



PIQUA CITY COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 18, 2025

6:00 PM

COMMISSION CHAMBER - 2ND FLOOR

201 WEST WATER STREET

PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

- 1) Rules of Conduct

PRESENTATION

Recreation Division 2025 Update - Tyler Barlage

CONSENT AGENDA

- 1) **Approval of Minutes**
Approval of the Minutes from the November 3, 2025, Regular City Commission Meeting

OLD BUSINESS

- 1) **Ordinance No. O-16-25 (Third Reading)**
An ordinance to amend Chapter 90: Nuisance and Title XV: Land Usage, Piqua Development Code
- 2) **Ordinance No. O-17-25 (Third Reading)**
An ordinance authorizing the establishment of the Loft Rental Special Revenue Fund

NEW BUSINESS

- 1) **Ordinance No. O-19-25 (First Reading)**
An ordinance amending Chapter 94 of the Piqua Code, relating to the Municipal Golf Course and the City Parks
- 2) **Ordinance No. O-20-25 (First Reading)**
An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2026
- 3) **Ordinance No. O-21-25 (First Reading)**
An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2025
- 4) **Resolution No. R-117-25**

A resolution authorizing the City Manager to enter into a Renewal Agreement with Hampton Golf for Echo Hills Golf Course

5) **Resolution No. R-118-25**

A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of insurance

6) **Resolution No. R-119-25**

A resolution to authorize an Economic Development Loan to The Piqua Improvement Corporation

7) **Resolution No. R-121-25**

Resolution Authorizing the Sale of Real Estate

8) **Resolution No. R-122-25**

A Resolution Authorizing a Transfer of Cash From The Scott Drive Redevelopment Capital Projects Fund to The Nontax Revenue Bonds '23 Debt Service Fund

9) **Resolution No. R-123-25**

Resolution to Authorize the Purchase of Real Estate

CITY MANAGER'S REPORT

COMMISSIONERS COMMENTS

ADJOURNMENT

NON-AGENDA PUBLIC COMMENT

(This is an opportunity for citizens to address the City Commission on Non-agenda items after the adjournment of the Business Agenda. Comments will be limited to seven (7) minutes.)

PROCEDURAL RULES AND RULES OF CONDUCT FOR CITY COMMISSION MEETINGS

BUSINESS AGENDA

1. Commission meetings shall be called to order by the mayor or presiding officer of the meeting. The clerk shall call the roll of the Commissioners.
2. The mayor or presiding officer shall thereafter lead the Commission in the Pledge of Allegiance.
3. Upon roll call being completed, the Business Meeting of the Commission shall commence.
4. The Commission shall, if necessary, add or remove items to the Business Agenda and approve the agenda once it is established.
5. After approval of the agenda, the Commission shall vote on approval of the minutes of prior meetings.
6. After the establishment of the agenda, the Commission shall permit public comment by the citizens of Piqua as required by Section 4 of the Piqua Charter on any approved agenda item. Any person providing public comment shall provide his or her name and street address prior to making any comments.
7. Any non-citizen may also participate in public comment if an ordinance or resolution made part of the agenda affects his or her business located within the city of Piqua or utility service they receive within the city of Piqua. Any non-citizen shall state his or her name and either what business he or she operates that is being affected by an ordinance or resolution, or what property address inside the city limits that he or she is receiving utility service.
8. Any person providing public comment may speak once for up to a total of five minutes on each resolution and ordinance made part of the agenda. No person shall be permitted to comment twice on an agenda item.
9. Once public comment is completed, the Commission shall immediately begin debate and deliberate on each agenda item. No public comments from the public shall be permitted during the debate and/or deliberation of ordinances and resolutions by the commission.

10. After deliberation on ordinances and resolutions, votes on ordinances shall be recorded by roll call and votes on resolutions may be recorded by voice vote; if a commissioner wishes to have a roll call vote on a resolution, any commissioner may request the clerk to call the roll to record the vote. The Clerk of Commission shall record the vote tally for each ordinance and resolution.
11. During the Business Agenda, only city employees including department heads and guests of department heads to discuss matters affecting the city, the Piqua Chamber Director, the Main Street Piqua Director, may make presentations during the Business Agenda part of the meeting.
12. At the completion of the Business Agenda, the mayor may or may not permit commissioners to address the community for the good of the city. Afterwards, the commissioners shall call the business meeting of the commission to a close and city staff may be excused.

NON-AGENDA PUBLIC COMMENT

13. Non-agenda public comment sessions may, upon the discretion of the Commission, commence after the regular business meeting of the commission adjourns.
14. Any non-agenda public comment shall not begin after 9 p.m. and shall not continue after 9 p.m.
15. Comments by the public shall be addressed to the Commission and mayor and shall be limited to a seven-minute period per person. Under no circumstances should the Commission or mayor interrupt any person's seven-minute time period unless the individual violates the Rules of Conduct or the individual commenting requests interactive dialogue. If a Commission member or the mayor comment during an individual's allotted time, the time taken for any comment by Commission members or the mayor shall not be deducted from the individual's allotted seven minutes so that they receive their full allotted time to speak. No person may speak more than one time during any non-agenda public comment session.
16. All comments shall be related to city business or activities.
17. The Clerk of Commission shall not be under any obligation to keep minutes of the non-agenda public comment session.

18. Public comment time shall be only afforded to persons who live within the City of Piqua city limits, Springcreek Township, Washington Township and/or Miami County or own property within the city or own a business within the city limits.
19. Any person providing public comment shall provide his or her name and street address prior to making any comments.
20. Any individual attending the Non-Agenda Public Comment period of the City Commission meeting may have signs that do not exceed 8 ½ x 11 in size. Such signs shall not be displayed in a way that obstructs the view of any other individual attending the meeting or any camera recording the meeting.

RULES OF CONDUCT

Recognizing that the city has a compelling and significant interest in conducting its meetings in an efficient manner, the following Rules of Conduct shall be enforced during the Commission Business Meeting and the Non-Agenda Public Comment session:

1. Obscene comments, physically threatening remarks, and disruptive conduct are prohibited;
2. Profanity that is disruptive is prohibited;
3. Racist and hate-filled epithets are prohibited;
4. Loud and boisterous conduct or comments are prohibited;
5. Cheering, jeering or clapping, unless for ceremonial purposes as determined by the mayor, are prohibited;
6. Noisemakers are prohibited;
7. All persons shall remain seated during commission meetings unless they are leaving the Commission Chambers or are addressing the Commission from the podium;
8. Any person desiring to make a public comment shall complete a public comment request card provided by the Clerk of Commission and shall deposit the card in the public comment request box. The box will be monitored throughout public comment

sessions and cards will be given to the mayor or presiding officer by the commission's designee during public comment sessions;

9. The mayor shall call the persons requesting to make public comment during the appropriate public comment periods;
10. When called by the mayor to address the Commission, the individual called shall address the Commission from the commission podium unless the person so called has a medical condition that prevents the individual from doing so; in such case, the mayor will make every attempt to accommodate the individual so his or her comments are heard by the public;
11. If during the non-agenda public comment session, the public comment cards have not all been called prior to the end of the meeting, the individuals not called will be placed at the top of the list for presenting comments at the next scheduled meeting;
12. If during the non-agenda public comment session, the public comment cards have been exhausted and the meeting has not been concluded, individuals who have not spoken may request to do so until the conclusion of the meeting.

Any individual violating a commission rule shall be warned by the mayor or presiding officer of the violation, and if such individual does not cease the activity so warned, he or she shall be asked to leave city hall. If an individual refuses to comply with the mayor or presiding officer's directive to leave city hall, the individual may be charged criminally for his or her conduct.

**PIQUA CITY COMMISSION REGULAR MEETING MINUTES
MONDAY, NOVEMBER 3, 2025**

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

A motion was made by Commissioner Simmons to excuse Commissioner Hohman because he was running late. Seconded by Mayor Lee.

- 1) To consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended;

EXECUTIVE SESSION

ADJOURNMENT FROM EXECUTIVE SESSION

A motion was made by Commissioner Vetter to adjourn from Executive Session. Seconded by Commissioner Hohman. All in favor. Motion carried.

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

- 1) Rules of Conduct

CONSENT AGENDA

Motion to approve the Consent Agenda , the Minutes from the October 21, 2025 City Commission

Meeting was made by Commissioner Vetter. Seconded by Commissioner DeBrosse.

1) **Approval of Minutes**

Approval of the Minutes from the October 21, 2025, Regular City Commission Meeting

OLD BUSINESS

1) **Ordinance No. O-16-25 (Second Reading)**

An ordinance to amend Chapter 90: Nuisance and Title XV: Land Usage, Piqua Development Code

Kyle Hinkleman presented there have been no changes to this Ordinance since the last meeting. There were no questions from the commission or public comment cards. This is a second reading so there was no vote.

2) **Ordinance No. O-17-25 (Second Reading)**

An ordinance authorizing the establishment of the Loft Rental Special Revenue Fund

Jerry O'Brien presented there have been no changes since the last meeting. There were no questions from the commission or public comment cards. This was a second reading so there was no vote.

NEW BUSINESS

1) **Ordinance No. O-18-25**

An ordinance declaring the improvement to certain real property located in the City of Piqua, Ohio to be a public purpose; declaring such improvement to be exempt from real property taxation pursuant to Ohio Revised Code Section 5709.40(b); requiring the owners thereof to make annual service payments in lieu of taxes; describing the public infrastructure improvements to be made that will directly benefit the real property; establishing a public improvement tax increment equivalent fund for the deposit of service payments, authorizing the execution of one or more compensation agreements with the Piqua City School District and the Upper Valley Career Center, and together with related authorizations, and declaring an emergency.

Commissioner Simmons left at 6:01 due to a family emergency.

Chris Schmiesing made a presentation outlining a proposed property development project on land located at Farrington and Washington Roads. After the presentation there was a question and answer exchange between Commissioner DeBrosse and Mr. Schmiesing outlining the benefits of a proposed data center to the city of Piqua. Commissioner DeBrosse and Commissioner Hohman then asked Kevin Krejny and RJ Monnier about the city's water treatment plant and power supply capabilities. Commissioner Hohman addressed the advantages to the schools and that the school board took many months to review this project before deciding to vote yes. Commissioner

Hohman then asked that the three readings be waived in this instance. Commissioner Vetter and Mayor Lee had no questions. Mayor Lee opened public comment on this ordinance to all residents of Piqua and surrounding townships that may be impacted. There were fourteen citizens that spoke on this ordinance.

Commissioner Hohman made a motion to waive the three readings and pass Ordinance No. O-18-25 as an emergency. The motion was seconded by Commissioner Vetter. All in favor. Motion carried.

Commissioner Hohman made a motion to pass Ordinance No. O-18-25 as an emergency. Seconded by Commissioner DeBrosse. Roll was called. All in favor. Motion carried.

2) Resolution No R-114-25

An emergency resolution authorizing the execution and delivery of certain agreements between the City and J5, LLC in connection with the proposed development, construction and operation of one or more data centers and/or other facilities as well as certain accessory uses or buildings in the city and other related or associated uses, buildings, infrastructure or structures such as (but not limited to) utility buildings, structures and appurtenances located on, adjacent to or near the project site that are reasonably related to the data center; and authorizing related actions.

Chris Schmiesing presented this resolution to follow the previously passed ordinance.

Commissioner Vetter asked what fuel will power the data center? The answer was diesel. The floor was opened for public comment. There were thirteen citizens that spoke. Jackie Holfinger lives off Stillwell and saw a line in the resolution about the possible drilling of wells. Mayor Lee asked Mr. Schmiesing if the resolution can be amended to eliminate the well drilling clause. Mr. Schmiesing said he believed that to not be a problem. Commissioner Hohman made a motion to amend the contract to omit language Section 4 (i) drilling wells on Property or in connection with Project be stricken. Seconded by Commissioner DeBrosse. Commissioner Hohman then made a motion to pass Resolution No R-114-25 as amended. Seconded by Commissioner Vetter. All in favor. Motion carried.

3) Resolution No. R-115-25

A resolution authorizing the City Manager to modify an existing agreement with Bricker Graydon for economic development legal services

This resolution was presented by Chris Schmiesing. There were no commissioner comments. There was one citizen that spoke during public comments.

Commissioner Vetter made a motion to pass Resolution No. R-115-25. Seconded by Commissioner DeBrosse. All in favor. Motion carried.

4) Resolution No. R-116-25

A resolution authorizing the City Manager to modify an existing agreement with Encompass Engineers & Architects, Inc for economic development engineering services

This resolution was presented by RJ Monnier to increase an existing purchase order. There were three citizens that spoke during public comments.

A motion was made by Commissioner Hohman to pass Resolution No. R-116-25. Seconded by Commissioner Vetter. All in favor. Motion carried.

CITY MANAGER'S REPORT

No comments this evening.

COMMISSIONERS COMMENTS

Commissioner DeBrosse found the accusations made this evening offensive. At the peak of tonight's attendance there were 67 people. The population of the city is 20,000. He has spoken with many citizens who are tired of the lack of growth and he is excited at this opportunity. Commissioner Vetter finds the accusation that commissioners are taking bribes offensive and libelous.

Commissioner Hohman agrees with Commissioner DeBrosse and Commissioner Vetter. He does believe this will be a good thing. Received emails in support of and against this data center, but all agree they want growth.

Mayor Lee stated when he ran eight years ago he wanted to bring jobs here. The city missed out on other opportunities because of opposition. Out of 20,000 residents, 67 came to voice their opinion and while he respects that the city needs to move forward.

ADJOURNMENT

NON-AGENDA PUBLIC COMMENT

(This is an opportunity for citizens to address the City Commission on Non-agenda items after the adjournment of the Business Agenda. Comments will be limited to seven (7) minutes.)



KRIS LEE, MAYOR

PASSED:

11-18-2025

ATTEST:

Kimberly Hughes
COMMISSION CLERK



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Partner
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October 30, 2025

City of Piqua
Attn: Chris Schmiesing
201 W. Water Street
Piqua, OH 45356

RE: Data Center Approving Legislation

To the City of Piqua, Ohio and the Piqua City Commissioners:

Bricker Graydon LLP was engaged by the City of Piqua Economic Development Department in August 2024 to assist with the Data Center project. We have worked with the City's team and professional advisors to model potential incentives, to assist in negotiations, and to draft various agreements related to the Data Center project. Bricker Graydon is an Ohio-based Firm with a strong emphasis of representation of public sector entities. Our Public Finance team is the largest in Ohio, and we have extensive experience negotiating Ohio's largest and most complex projects, including projects like the Data Center in Piqua.

We have assisted the City of Piqua in drafting and negotiating the Water and Wastewater Agreement, Development Agreement, and TIF Agreement based on our Firm's prior experience with similar transactions. At every stage, our team has worked closely with City officials to identify and mitigate potential risks, ensuring that all agreements reflect both market standards and the unique needs of the community.

We recommend that the City Commission approve Resolution No. R-114-25 and Ordinance No. O-18-25. Further, in order to provide for and facilitate the Project in a timely manner within the City, which actions supports the immediate preservation of public peace, property, health, and safety, we recommend the City Commission suspend the requirement to read the Resolution and Ordinance on three separate days by an affirmative vote of at-least seventy-five percent of the members of the Commission and passed the Ordinance as an emergency. The transaction is permissible under the laws and rules of the State of Ohio applicable to the City. The documents associated with the Data Center project accurately reflect the articulated objectives and intentions of the City.

We consider it a privilege to have worked with and assisted the City on this endeavor.

Sincerely yours,


John Caleb Bell

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

G.1.

MEETING DATE	November 18, 2025	
REPORT TITLE	<u>Ordinance No. O-16-25 (Third Reading)</u> An ordinance to amend Chapter 90: Nuisance and Title XV: Land Usage, Piqua Development Code	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	The City of Piqua Development Code was originally adopted in 2023. In an effort to continually make the Development Code better, staff is proposing modifications to sections noted in Exhibit A. The Planning Commission discussed the changes with public comment at their October 14, 2025 meeting and recommended approving the changes as proposed in a 3-0 vote.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Exhibit A - CC Packet - 10.21.25	

Ordinance No. O-16-25 (Third Reading)

An ordinance to amend Chapter 90: Nuisance and Title XV: Land Usage, Piqua Development Code

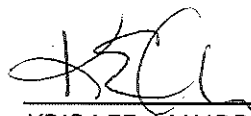
WHEREAS, Section 90: Nuisances and Title XV: Piqua Development Code adopted by Piqua Code of Ordinances regulates land use within the City of Piqua; and

WHEREAS, the Planning Commission has recommended in a 3-0 vote to amend the Sections listed attached as Exhibit A of Chapter 90: Nuisances and Title XV, the Piqua Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: Section 90: Nuisances and Title XV: Piqua Development Code are hereby amended as described herein and as reflected in the attached Exhibit A.

SEC. 2: This ordinance shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by ^{Comm. Hohman} ~~None~~, seconded by ^{Comm. DeBrosse} ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee	<u>Yea</u>
Commissioner Jim Vetter	<u>Yea</u>
Commissioner Paul Simmons	<u>Nay</u>
Commissioner Thomas Hohman	<u>Yea</u>

Commissioner Frank DeBrosse

Yea

RESOLUTION No. PC 18-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR AMENDMENTS TO THE CITY OF PIQUA DEVELOPMENT CODE

WHEREAS, the City of Piqua, Ohio, is empowered under Chapter 154 of the Piqua Code of Ordinances to regulate land use and development to promote the public health, safety, and welfare of its residents; and

WHEREAS, the Piqua Planning Commission has identified the need to update specific provisions of the City of Piqua Development Code to enhance clarity, ensure consistency with the City's Comprehensive Plan, and address evolving community needs; and

WHEREAS, the proposed amendments include revisions as detailed in the attached documentation, to improve the administration and enforcement of the Development Code; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, traffic impact analysis, and public testimony, and finds that the changes align with the City's goals for sustainable development and community well-being; and

WHEREAS, the proposed amendments are expected to have a positive impact on land use, economic development, and the overall quality of life in Piqua, with minimal disruption to existing property uses;

NOW THEREFORE BE IT RESOLVED, board member Mr. Underwood hereby moves to recommend approve of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Mr. Wright and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bupp	☐	☐	☐	☒
Mr. Eddie Harvey	☒	☐	☐	☐
Mr. Terry Wright	☒	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☒
Mr. Micah Underwood	☒	☐	☐	☐

RESOLUTION No. PC 18-25

Adopted this 14 day of October, 2025.

Chairman, Planning Commission


~~Bradley C. Bubb~~
Eddie Harvey, Vice Chair

Clerk, Planning Commission

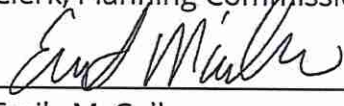

Emily McCulla

EXHIBIT A: Development Code Changes

§7.2. Development Review

§7.2.2. Text or Zoning Map Amendment

7. City Commission Public Hearing
 - a. Following the recommendation of the Planning Commission, the City Commission will conduct a public hearing. The City Commission will take no final action on any amendment until it has received and studied the recommendation of the Planning Commission.
 - b. The City Commission will act to approve, approve with conditions, deny, **or overturn the Planning Commission recommendation. ~~or return the application back to the Planning Commission for additional consideration.~~**
 - c. A text amendment will be approved by ordinance, and a map amendment will be approved as a resolution, following the City Commission's policies on procedure for noticing and recording.
-

3.7.2. Residential Accessory Structures and Uses

A. General Standards

11. For the purposes of this section, a "shed" is defined as a fully enclosed permanent accessory structure with a roof and walls constructed from durable, weather-resistant materials such as wood, brick, or approved siding that comply with the material standards of this section. Temporary or makeshift structures, including but not limited to tarps, fabric coverings, or other non-durable materials placed over items or frames, do not qualify as sheds or accessory structures and are prohibited.

EXHIBIT A: Chapter 91: Nuisances Modifications

§91 Nuisances

TREES, WEEDS, ~~AND~~ VINES, ~~AND~~ GRASS

...

§ 91.36 REMOVAL OF WEEDS AND VINES REQUIRED.

(A) **NOXIOUS WEEDS** shall mean and include any and all grass, weeds, and wild plants exceeding eight inches in height.

(B) Russian, Canadian, or common thistle, wild lettuce, wild mustard, wild parsley, ragweed, milkweed, and all other noxious weeds growing or being upon any lot or lands within the City of Piqua are hereby declared a public nuisance.

(C) ~~No owner or person in possession or control of any lot or parcel of land situated within the city, whether the same is improved or unimproved, vacant or occupied, shall fail to keep the entirety of such lot or parcel, or any public right-of-way or tree lawn abutting such lot or parcel, free from all noxious weeds as defined above.~~
~~The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them.~~ All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighborhood.

(D) City Commission shall, annually, cause a notice to be published in a newspaper of general circulation within the city, stating that overgrown vegetation and noxious weeds are growing on lands within the limits of the city. Such notice shall not be required to describe the lands or to specify the name of the owner of such property. However, such notice shall constitute notice to any owner, lessee, agent or tenant having charge of any land upon which overgrown vegetation and/or noxious weeds are grown that the same must be cut and destroyed within five calendar days after such publication. Such notice shall further specify that such overgrown vegetation and/or weeds shall be cut immediately every subsequent time the height exceeds eight inches thereafter without further notice or publication in order to prevent spreading or maturing of weeds. Such notice shall be published one time per year in order to constitute notice hereunder.

('97 Code, § 92.16) (Ord. C-734, passed 8-4-52; Am. Ord. 8-06, passed 5-1-06; Am. Ord. 29-07, passed 12-17-07; Am. Ord. 2-22, passed 4-5-22) Penalty, see § 91.99

4.2.5. Parking Requirements

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated without creating detrimental effects on surrounding properties or public right-of-way, and to encourage efficient and productive land use by encouraging rational planning and operation of parking lots.

B. Standards

1. Changes of use, modification of buildings, and new site construction may be required to submit a Transportation Management Plan (TMP) to the Development Director. The Director may require information as needed to assess the TMP.
2. The TMP will identify the maximum expected amount of parking demand that will be generated by the site during a typical operational day. This maximum expected parking demand will be based on the following:
 - a. A parking study that uses parking utilization rates from similar construction in a similar development pattern to determine expected parking demand to be generated. Similarities must include number of off-street spaces provided at the comparison site, size and use of facility, location within a rural, suburban, or urban context, and other features relevant to parking generation that can be compared between the existing and proposed site. **The parking study may incorporate local data, industry standards, or empirical observations of comparable developments, as approved by the Development Director.**
 - ~~b. The Institute of Transportation Engineers Parking Generation Report, 5th Edition parking generation ratios or models as applied to the uses of the site.~~
3. Relevant location-based characteristics that support multi-modal trips to the site will be assessed. These characteristics include:
 - a. Proximity to a residential service population within walking or biking distance, as determined by the availability of infrastructure that supports a safe and comfortable biking and pedestrian environment.
 - b. Proximity to a shared parking facility that is available to the project, connected to the site by infrastructure that supports a safe and comfortable biking and pedestrian environment.

4. The TMP will estimate the peak periods of parking demand throughout the typical day, based on the type of uses within the project and hours of operation.
5. The TMP will account for all parking available to the project, including:
 - i. Number of on-site parking spaces provided;
 - ii. Number of off-site, privately shared, and public parking spaces available; and
 - iii. Number of bicycle parking spaces provided.
6. The project is required to meet 100% of the estimated parking demand generated on a typical operational day using a combination of on-site, off-site, privately shared, and public parking spaces. The Director may require that up to 75% of this demand be met on-site in Suburban districts. The Director is authorized to assist with the further development of the applicant's TMP to reduce the project's demand for parking spaces.
7. Applicants are encouraged to share parking and limit construction of new lots to the number of spaces needed on a typical day. Oversizing lots to accommodate unusual conditions of high parking demand, like infrequent sales events, or scenarios where all users are assumed to drive in single-occupancy vehicles is not considered proper methodology of completing a TMP, and the Development Director may require revisions to the TMP to reflect a multi-modal strategy.
8. Off-street parking spaces may not exceed 100% of the parking demand estimated by the parking study, ~~recommended number of spaces provided by the ITE~~, unless shared parking or other uses for the parking spaces justify the additional spaces. The Development Director will assess the total conditions of the TMP to determine this maximum.
9. Parking lots may not be oversized to include more pavement than necessary to accommodate drive aisles, parking spaces, walkways, and necessary turnaround areas.
10. Where public parking facilities, including on-street parking, are to be used to meet the anticipated parking demand, the Director will provide an assessment of current parking utilization rates within those facilities. Where the latest data on parking utilization rates during the project's peak demand periods shows that the facilities cannot accommodate the adjusted parking demand anticipated by the project, the Director may determine one of the following:

- a. The project must be adjusted to reduce the expected parking demand to the amount that can be supported by the available supply.
 - b. The project must accommodate more parking on-site sufficient to meet the adjusted parking demand.
 - c. With the Development Director's permission, the project may employ Transportation Demand Management (TDM) strategies determined sufficient to reduce the adjusted parking demand to the supply of the project and shared facilities. TDM strategies include, but are not limited to:
 - i. Decoupling the price of parking from the rental rate for a residential project to reduce the number of vehicles owned by residents.
 - ii. Allowing a percentage or all of on-site spaces to be shared by off-site visitors or the public at large to increase the total amount of shared parking facilities in the area.
 - iii. Incentivizing or requiring employees to carpool to work.
 - iv. Voluntarily paying into a fund to create more off-site shared parking spaces or a bike share program.
 - v. Restricting leasing or HOA terms to allow site users only a pre-specified amount of parked vehicles.
 - d. The Development Director may require an application to be reviewed and approved by the Planning Commission where the applicant proposes to build or reduce availability of on-site parking to an amount that is less than ~~50% of the parking generation parking demand estimated by the parking study the 50% of the parking generation estimated by the ITE~~ and where availability of alternative parking locations appears inadequate to the Director.
11. Accessible parking spaces must be provided in accordance with the requirements of the Americans with Disabilities Act (Title III), the Ohio Administrative Code, and the American National Standards Institute.
12. Automobile parking spaces may be reserved for a specific tenant, individual, or unit, provided that the following standards are not exceeded:
- a. Residential

- i. Maximum of 1 reserved parking space per efficiency or 1-bedroom multi-unit living dwelling unit.
 - ii. Maximum of 2 reserved parking spaces per 2-bedroom or greater multi-unit dwelling unit.
- b. Nonresidential No more than 1/4 of the total provided spaces may be reserved.

13. Required parking spaces, as determined by the TMP, must remain available for vehicular parking and may not be used for outdoor merchandise display, storage, or other non-parking purposes, unless the applicant demonstrates through and updated TMP that the reduction in parking does not compromise the project's ability to meet 100% of the estimated parking demand. Any use of parking spaces for outdoor merchandise must be approved by the Development Director and may require a temporary use permit. The Development Director may revoke approval if the use negatively impacts surrounding properties or public parking facilities.

Div. 7.3. Nonconformities

7.3.1. General

A. Defined

A legally-established use, structure, building, site element, lot or sign that does not meet the current requirements of this Development Code.

B. City Policy

The City's policy with regard to nonconformities of all types is that they may be allowed to continue, subject to the standards in this Division, which provide parameters to resolve nonconformities incrementally or wholesale during specified development events.

C. Burden of Proof

The owner of the property with one or more nonconformities carries the burden of demonstrating that the nonconformity was established legally prior to the adoption of this Development Code, and, for nonconforming uses, that the use has been continuous since that time.

7.3.2. Nonconforming Use

A. Defined

Any lawful use of land or building occupied at the time of passage of this Development Code, or any amendment to this Development Code, that does not conform with the use regulations of the zoning district in which it is situated.

B. Continuance

A nonconforming use is allowed to continue legally, even though the use does not conform with the provisions of this Development Code, subject to the following provisions:

1. The nonconforming use must not be expanded to occupy a greater area of land or building;
2. The nonconforming use must continue in the original building, structure or on land area that was originally occupied by the nonconforming use;
3. The nonconforming use will not be reinstated after it has been abandoned. It is considered prima ~~facie~~ ~~facia~~ evidence of abandonment for the owner or operator of the nonconforming use to:
 - a) discontinue the nonconforming use for 6 months;

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

G.2.

MEETING DATE	November 18, 2025
REPORT TITLE	<u>Ordinance No. O-17-25 (Third Reading)</u> An ordinance authorizing the establishment of the Loft Rental Special Revenue Fund
SUBMITTED BY	Jerry O'Brien, Director Finance
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	On July 15, 2025, the City Commission approved Resolution R-82-25 providing authority for the City Manager to enter into an agreement with The Miami Valley Equity Partners, LLP to lease the property at E, Water St, Suites 201 and 202, Piqua, OH. The purpose of leasing the property is to provide the necessary space to meet the needs of the City related to the activities at Lock 9 Park and green room requirements for current and future entertainment, provide an additional asset to assist the Fort Piqua Plaza banquet center with marketing and package development for weddings and destination events, as well as provide space for anyone seeking short-term rental accommodations in the downtown area. The rentals were initially intended to provide a space to support activity at Lock 9 Park and budget was appropriated in the Parks Fund to pay for the lease. However, Staff has determined that since the lofts will be rented for various purposes besides Lock 9 events, it would be most appropriate to account for the activity in a separate special revenue fund rather than the Parks fund or the Fort Piqua Plaza Fund which is anticipated to generate some of the rental activity. This approach would also allow for easier tracking and provide more transparency related to the total rental activity of the lofts. The funds appropriated in the Parks Fund will be used to pay for the lease for the remainder of 2025 since a significant portion of the current activity at the lofts is anticipated to be park related for the remainder of 2025. If approved by the Commission and the State Auditor's Office, the Loft Rental Fund will be included in the 2026 budget as a special revenue fund to account for all rental activity of the lofts.

BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$0
	Expenditures \$:	\$0
	Source of Funds:	rental activity
	Narrative:	
ATTACHMENTS	None	

Ordinance No. O-17-25 (Third Reading)

An ordinance authorizing the establishment of the Loft Rental Special Revenue Fund

WHEREAS, The City Commission approved Resolution R-82-25 providing authority for the City Manager to enter into an agreement with The Miami Valley Equity Partners, LLP to lease the property at E, Water St, Suites 201 and 202, Piqua, and

WHEREAS, The 2 lofts (Suite 201 and Suite 202) will be rented to various parties seeking short-term rental accommodations in the City, and

WHEREAS, The Commissioners wish to account for the financial activity of the rentals of the lofts in a separate fund, and

WHEREAS, It is anticipated that the substantial revenue stream generated by the activity will be the revenue received from renting the lofts.

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Loft Rental Special Revenue Fund shall be established to account for the rental activity of the lofts described above under Ohio Revised Code Section 5705.12.

SEC. 2: This ordinance shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by ^{Comm. Hohman}~~None~~; seconded by ^{Comm. Vetter}~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee	<u>Yea</u>
Commissioner Jim Vetter	<u>Yea</u>
Commissioner Paul Simmons	<u>Nay</u>

Commissioner Thomas Hohman
Commissioner Frank DeBrosse

Yea
Yea

City of PIQUA

COMMISSION AGENDA STAFF REPORT

H.1.

MEETING DATE	November 18, 2025
REPORT TITLE	<u>Ordinance No. O-19-25 (First Reading)</u> An ordinance amending Chapter 94 of the Piqua Code, relating to the Municipal Golf Course and the City Parks
SUBMITTED BY	Amy Welker, Asst. City Manager Parks & Recreation Services
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	The proposed amendments to the Code include language clean-up, removal of outdated items, and updates to fees at the Echo Hills Golf Course. The Golf Advisory Board has reviewed and is recommending adoption of these changes. A summary of the changes is provided for review: Municipal Golf Course <u>94.02 Full-Season Membership</u> • Add language to allow memberships to run for 365 consecutive days versus expiring at the end of the calendar year. <u>94.03 Golf Course Prohibitions</u> • Remove language for clarity of programs that occur on the course to deter geese. The program is permitted by ODNR. <u>94.05 Rules of Play</u> • Add language to affect the speed of play. • Remove some restrictions on dress code. • Add language to allow flexibility for the manager to schedule outings. <u>94.06 Additional Provisions</u>

	Remove the option for split payments of memberships, as no one uses this option, nor is it favorable for accounting purposes.	
	City Parks	
	<u>94.23 Park Rules</u>	
	- Include language to allow exception to park hours for approved special events. - Add pickleball courts to the list of courts.	
	<u>94.26 Curfew and Prohibitions on use of the Linear Park</u>	
	- Remove language that is not necessary. - Update the permitted hours to match all other Parks.	
	Appendix A: Golf Rates and Fees	
	Rate adjustments to allow for more revenue while still remaining competitive in the market.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	
	Narrative:	Fee adjustments will generate additional revenue for the golf course.
ATTACHMENTS	1. Exhibit A Chapter 94	

Ordinance No. O-19-25 (First Reading)

An ordinance amending Chapter 94 of the Piqua Code, relating to the Municipal Golf Course and the City Parks

Whereas, Chapter 94 of the Piqua Code of Ordinances relates to the operation of Echo Hills Golf Course and the City Parks; and

Whereas, the code requires updates from time to time.

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: Chapter 94 of the Piqua Code of Ordinances is hereby amended to as described within Exhibit A included herewith.
- SEC. 2: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by None, seconded by None, and on roll call the following vote ensued:

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____

CHAPTER 94: PARKS AND RECREATION

Municipal Golf Course

[94.01](#) Green fees

[94.02](#) Full-season membership

[94.03](#) Golf course prohibitions

[94.04](#) [Reserved]

[94.05](#) Rules of play

[94.06](#) Additional provisions

City Parks

[94.20](#) [Reserved]

[94.21](#) Fees for use of park facilities

[94.22](#) Driving prohibitions

[94.23](#) Park rules

[94.24](#) Regulation for public facilities and parks

[94.25](#) [Reserved]

[94.26](#) Curfew and prohibitions on use of Linear Park

Use of Hydraulic Canal

[94.35](#) Fishing restrictions

[94.36](#) Prohibited acts

[Appendix A](#): Golf Rates and Fees

[Appendix B](#): Park Facility Fees

MUNICIPAL GOLF COURSE

§ 94.01 GREEN FEES.

(A) The charges for green fees at the municipal golf course shall be as listed in Appendix A following this chapter.

(B) Special promotional rates proposed by the Golf Manager: Special lower rates for daily greens fees, driving range fees and cart rental may be charged if recommended by the Golf

Advisory Board and approved by the City Manager. Special promotional rates may not exceed those rates established above. When approved, special promotional rates shall include the cost, the period of time for which the rates are available, and any special conditions associated with the special promotion.

('97 Code, § 90.01) (Ord. 36-83, passed 10-17-83; Am. Ord. 34-98, passed 9-21-98; Am. Ord. 7-99, passed 2-15-99; Am. Ord. 35-99, passed 11-1-99; Am. Ord. 4-02, passed 2-19-02; Am. Ord. 3-03, passed 2-18-03; Am. Ord. 13-03, passed 6-16-03; Am. Ord. 2-04, passed 1-20-04; Am. Ord. 22-05, passed 12-19-05; Am. Ord. 38-08, passed 1-5-09; Am. Ord. 2-17, passed 2-21-17; Am. Ord. 4-18, passed 3-20-18; Am. Ord. 13-22, passed 11-1-22; Am. Ord. 16-23, passed 12-12-23)

§ 94.02 FULL-SEASON MEMBERSHIP.

(A) Each membership fee at the municipal golf course shall be charged as listed in Appendix A following this chapter.

(B) Memberships shall be active for 365 days from the date of purchase. The Golf Manager reserves the right to close the course due to inclement weather and at other times as may be necessary.

(B C) Notwithstanding the rates set forth in Appendix A, all or a portion of membership fees may be refunded for good cause shown (death, illness, relocation, and the like). Written application for a refund shall be made to the Golf Control Board, who shall submit a recommendation to the City Manager, whose decision shall be final.

(E D) Special promotional membership rates: Special lower rates for early payment of membership fees may be charged if recommended by the Golf Advisory Board and approved by the City Manager. Special promotional membership rates may not exceed those rates established in Appendix A. When approved, special promotional membership rates shall include the cost, the period of time for which the rates are available, and any special conditions associated with the special promotion. No adjustment shall be made to either the rate or the number of available limited memberships described above.

('97 Code, § 90.02) (Ord. 36-83, passed 10-17-83; Am. Ord. 8-97, passed 2-17-97; Am. Ord. 7-98, passed 2-16-98; Am. Ord. 7-99, passed 2-15-99; Am. Ord. 4-02, passed 2-19-02; Am. Ord. 3-03, passed 2-18-03; Am. Ord. 2-04, passed 1-20-04; Am. Ord. 20-04, passed 11-1-04; Am. Ord. 22-05, passed 12-19-05; Am. Ord. 38-08, passed 1-5-09; Am. Ord. 2-17, passed 2-21-17; Am. Ord. 13-22, passed 11-1-22; Am. Ord. 16-23, passed 12-12-23)

§ 94.03 GOLF COURSE PROHIBITIONS.

(A) Except for golf carts, city vehicles and other authorized vehicles or uses, no person, firm or corporation shall drive or operate a motor driven (gasoline or electric) vehicle, motorcycle, scooter, snowmobile, or bicycle on the grounds of the municipal golf course (except parking lots).

(B) No person, firm or corporation shall hunt, fish, trap, ~~chase or otherwise interfere with~~ or molest any animal, bird or fish on the grounds of the municipal golf course.

(C) No person, firm or corporation shall bring or exercise any animal upon the grounds of the municipal golf course.

(D) No person, firm or corporation shall use the municipal golf course or enter upon its grounds for any unauthorized purpose or in violation of any provision of this chapter.

('97 Code, § 90.03) (Ord. 36-83, passed 10-17-83; Am. Ord. 13-22, passed 11-1-22; Am. Ord. 16-23, passed 12-12-23) Penalty, see § 10.99

§ 94.04 [RESERVED].

§ 94.05 RULES OF PLAY.

(A) Players on the Echo Hills Golf Course shall at all times comply with the following rules:

(1) *Course rules.*

(a) Each player must have his or her own set of clubs.

(b) Playing alone is not permitted when the course is busy. ~~Singles and Doubles will be paired up to create Foursomes for efficient pace of play.~~

(c) Practice on the course is prohibited.

(d) All players are to know the basic rules of golf.

(e) Groups who do not hold their positions should ask the following group to play through.

(f) Players are to rake bunkers, replace divots, and repair ball marks.

(g) The golf pro, pro-shop staff, and rangers/~~starters~~ shall manage play on the course.

(h) No carry-on alcoholic beverages are permitted.

(2) *Dress code.*

(a) Shirts are required at all times.

~~— (b) No tank tops or tube tops are permitted.~~

~~— (c) No short-shorts or halter tops are permitted.~~

~~— (d) No cut-off shorts or cut-off shirts are permitted.~~

(3) *Outings.*

(a) Outings shall be scheduled with the golf pro on a first-come-first-served basis.

(b) Outings shall be for a minimum of 32 golfers per outing.

(c) Outings shall be permitted at all times with the approval of the golf manager. The Golf Manager may enter into agreements with outing hosts at a rate higher than the posted daily fee schedule. ~~following exception: No outings may be scheduled on weekends or holidays before 1:00 p.m., from Memorial Day to Labor Day.~~

(d) Carts are required for all outing golfers.

~~— (e) Outing cost is a \$1 outing fee per golfer plus green fees and cart fees. Fees are to be paid for each participant, regardless of Echo Hills membership status.~~

~~— (f)~~ (e) A ~~\$350~~ deposit ~~is may be~~ required by the Golf Manager to secure the requested date for an outing.

(B) Whoever violates any provision of this section is subject to immediate ejection from the course.

('97 Code, § 90.06) (Ord. 14-95, passed 4-3-95; Am. Ord. 30-96, passed 7-1-96; Am. Ord. 3-03, passed 2-18-03; Am. Ord. 13-22, passed 11-1-22; Am. Ord. 16-23, passed 12-12-23) Penalty, see § 10.99

§ 94.06 ADDITIONAL PROVISIONS.

(A) The municipal golf course shall be available for use weather permitting at the discretion of the golf manager.

~~— (B) All membership fees may be paid in two equal installments, due on or before March 1 and May 15 of each year.~~

(~~E~~ B) The Golf Control Board may recommend special accommodations for student golf team use of the course. The City Manager may enter into agreements with school districts to accommodate such play and establish special rates.

(~~D~~ C) All current active members of the Professional Golfers Association may use the municipal golf course without charge.

('97 Code, § 90.05) (Am. Ord. 30-96, passed 7-1-96; Am. Ord. 13-22, passed 11-1-22; Am. Ord. 16-23, passed 12-12-23)

CITY PARKS

§ 94.20 [RESERVED].

§ 94.21 FEES FOR USE OF PARK FACILITIES.

(A) The park department shall charge fees in accordance with the approved fee schedule.

(B) *The Hollow Park*. House rent: \$375 per month effective March 1, 2021 (payable in monthly installments) per lease agreement.

(Ord. 13-22, passed 11-1-22)

§ 94.22 DRIVING PROHIBITIONS.

It is declared to be unlawful for any person to drive or operate any motor vehicle, motorcycle, or ride or drive any horse, or horse-drawn vehicle within the limits of any public park or grounds owned or controlled by the city, except such ground explicitly designated by the Park Board for such specified purposes, except for repair, construction or delivery purposes.

('97 Code, § 97.26) (Ord. 1-51, passed 9-15-52; Am. Ord. 13-22, passed 11-1-22) Penalty, see § [10.99](#)

§ 94.23 PARK RULES.

(A) No person shall do any of the following in any public park or grounds or any other public park designated by signage by the City of Piqua, ~~the tennis courts~~ or the municipal golf course:

(1) (a) Be in the parks between dusk and 7:00 a.m. of the following day. (~~Except for during City of Piqua approved events~~)

(b) On all lighted softball, baseball, football, ~~tennis / pickleball courts~~ or soccer fields, no inning (or equivalent period) will start after 10:30 p.m. except at tournament time; then, the game in progress may be completed.

(2) Ignite or maintain any fire except in designated areas in accordance with fire laws.

(3) Camp.

(4) Park motor vehicles except in designated parking areas.

- (5) Hunt (excluding fishing), trap, or otherwise injure, abuse or torture any animal.
 - (6) Sell or offer for sale any article, privilege or service.
 - (7) Operate or participate in a game of chance. (No Gambling)
 - (8) Excavate, dig or remove sod, turf or soil.
 - (9) Use any type of metal detection device.
 - (10) Possess or consume any alcoholic beverage with the exception fo properties in the DORA District or illegal drug.
 - (11) Golf except at the golf course or in designated areas.
 - (12) Place or hide items for geocaching or any other purpose without the permission of the City Manager.
 - (13) Ride horses.
 - (14) Loiter in the vicinity of restrooms or in the abandoned locks from the Ohio Erie Canal.
 - (15) Possess or release fireworks or other explosives.
 - (16) Perform skateboard tricks or BMX type activities except at area designated within Pitsenbarger Park.
- (B) All dogs shall be leashed at all times in any of the public parks unless otherwise authorized. The person in control of the dog shall remove any waste from the dog.
- (C) Any of the prohibitions listed in divisions (A)(1) through (16) may be permitted with prior city approval if the City Manager finds good cause and issues a permit for the activity.
- ('97 Code, § 97.27) (Ord. 43-70, passed 7-20-70; Am. Ord. 38-85, passed 10-21-85; Am. Ord. 47-88, passed 9-19-88; Am. Ord. 38-94, passed 9-6-94; Am. Ord. 7-01, passed 4-16-01; Am. Ord. 10-16, passed 7-5-16; Am. Ord. 13-22, passed 11-1-22)

§ 94.24 REGULATIONS FOR PUBLIC FACILITIES AND PARKS.

(A) Rules and regulations shall be established for the rental of any park facility. All rules and regulations shall be reviewed by the Park Board and approved by the City Manager. All renters shall receive a copy of the rules and regulations upon rental. Such rules and regulations shall include the possibility of the security deposit being forfeited for non-compliance.

(B) *Smoking in parks.*

(1) *Pitsenbarger Park*. Smoking will only be permitted in the parking lots. All other areas will be deemed non-smoking, including all of the athletic fields and bleachers.

(2) *Fountain Park*. There will be no smoking permitted in the bleachers or within 50 feet of the fence at Hardman Field. Hance Pavilion, which is already non-smoking inside, will not allow smoking on the concrete walkway, which abuts to the fence of the facility.

(3) *Mote Park Softball Fields*. There will be no smoking permitted in the bleachers or within 50 feet of the fence.

(4) All other city parks shall permit smoking in designated areas only, which shall be designated by signage. In no park shall there be smoking within 50 feet of a playground or within 50 feet of the entrance to a building or within 50 feet of the parameter of a picnic shelter or other structure.

(5) A violation of § 94.24(B) is a minor misdemeanor, punishable by a fine up to \$150 for a first offense. The penalty for each subsequent offense is enhanced from a fourth degree misdemeanor up to a first degree misdemeanor, with such penalty as that as being established by the Ohio Revised Code.

(C) Confetti, glitter, non-biodegradable items are not permitted in any park. Any such items left in a park will be considered litter and are subject to littering penalties allowed by law.

('97 Code, § 97.28) (Res. C-6916, passed 3-16-81; Am. Ord. 14-88, passed 3-21-88; Am. Ord. 19-93, passed 6-7-93; Am. Ord. 8-96, passed 3-4-96; Am. Ord. 26-06, passed 8-7-06; Am. Ord. 11-10, passed 4-20-10; Am. Ord. 10-16, passed 7-5-16; Am. Ord. 13-22, passed 11-1-22) Penalty, see § 10.99

§ 94.25 [RESERVED]

§ 94.26 CURFEW AND PROHIBITIONS ON USE OF THE LINEAR PARK.

(A) The Linear Park shall include those areas designated by the city ~~as French Park, Lock 9 Park, the property owned, leased, or otherwise controlled by the city and~~ comprising the bike trail and adjacent land on the current and former Hydraulic Canal as designated by the city including the connector to the Greene Street Section, and all the real property from the western boundary of the city, as amended from time to time, to the eastern boundary of the city, as amended from time to time, in which said description can be obtained from the City Engineer's Office.

(B) No person shall do any of the following while in the Linear Park:

(1) Enter or remain in or on any section of the Linear Park from dusk until ~~7am dawn~~. This section does not apply to persons attending organized activities in the Linear Park previously approved by the city.

(2) Operate or possess any motorized vehicles on or in the Linear Park except in designated parking areas. The use of the Linear Park shall be limited to bicycles, walking, jogging, wheelchairs (motorized or other wheelchairs), snow skis, skates, skateboards, and non-motorized scooters. Emergency, law enforcement, and vehicles necessary for the maintenance of the Linear Park are exempted from the prohibition of motorized vehicles.

(3) Block, impede, or obstruct the safe passage of emergency, law enforcement, or maintenance vehicles.

(4) Permit the presence of any animal, other than a domesticated dog. All domestic dogs must be leashed. Owners are required to clean and remove any solid waste deposited by their animals(s).

(5) Fish or angle from the bridge crossing the Great Miami River east of Lock 9 Park or from any stoned, paved or finished surface of Linear Park unless designated by the city for angling.

(6) Occupy any space outside or on top of the fenced area on the bridge crossing the Great Miami River and the bridge over College Street.

(7) Possess or consume any alcoholic beverages with the exception of properties in the DORA District.

(8) Smoke or use tobacco products or possess an open flame on the bridge over the Great Miami River, the bridge over College Street, or the tunnel under Sunset Drive.

(9) Operate any vehicle, or bicycles, on or atop the designated spillway bridges. Emergency, law enforcement, wheelchairs and vehicles necessary for the maintenance of the Linear Park are exempt from this prohibition.

(10) Enter onto any designated section of linear park that is closed and/or a sign is posted prohibiting use of that section of the linear park.

(11) Enter any drainage pipe culverts that cross the linear park.

(12) Walk, skate, skateboard or ride on any walls, rails, curbs or other fixtures not intended for said usage. Skateboards and skates are not permitted on the grooved portion of the bicycle steps on the west side of the Great Miami River bridge.

(C) Users of the Linear Park shall be considered recreational users as defined by R.C. § 1533.18, as amended, and the city shall assume no liability for damage or injury to persons or property while using Linear Park.

(D) Whoever violates this section is guilty of a minor misdemeanor. If an offender has been previously convicted of this section or persists in violation of this section after repeated warnings, then the violation is a misdemeanor of the fourth degree.

(Ord. 7-01, passed 4-16-01; Am. Ord. 2-02, passed 2-4-02; Am. Ord. 21-02, passed 8-5-02; Am. Ord. 18-03, passed 9-2-03; Am. Ord. 10-16, passed 7-5-16; Am. Ord. 13-22, passed 11-1-22)

USE OF HYDRAULIC CANAL

§ 94.35 FISHING RESTRICTIONS.

(A) It shall be unlawful for any person to take, catch, kill or possess any black bass, walleye or saugeye taken from the Piqua Hydraulic Canal or any body of water connected therewith and over which the city has jurisdiction or control, except by angling and except as hereinafter provided.

('97 Code, § 96.01)

(B) It shall be unlawful to take or possess more than six black bass within any 24-hour period, and any black bass so taken or possessed must be at least 12 inches in length.

('97 Code, § 96.02)

(C) It shall be unlawful to take or possess more than six walleye or saugeye (or any combination thereof) within any 24-hour period.

('97 Code, § 96.03) (Ord. C-83, passed 1-5-31; Am. Ord. 39-87, passed 7-20-87; Am. Ord. 13-22, passed 11-1-22) Penalty, see § 10.99

§ 94.36 PROHIBITED ACTS.

(A) (1) It shall be unlawful for any person to drive, propel, or operate a boat of any kind or description driven, propelled, or operated by an electric trolling motor in excess of 12 volts, or a gasoline motor of any horsepower, or to operate a snowmobile, motorcycle, or any type of off-road recreational vehicle on the hydraulic canal and the lakes and ponds connected therewith.

(2) The terms of divisions (A)(1) and (D) of this section shall not apply to employees of the city when acting in their capacity as a city employee in the exercising of police power in patrolling the hydraulic canal, and the lakes and ponds connected therewith.

('97 Code, §96.06) (Ord. C-742, passed 8-4-52; Am. Ord. 17-84, passed 2-20-84; Am. Ord. 42-84, passed 10-1-84; Am. Ord. 12-08, passed 4-21-08)

(B) It shall be unlawful for any person to bathe or swim, or throw animals, trash or other debris into the Hydraulic Canal, and the lakes and ponds connected therewith.

('97 Code, § 96.07) (Ord. C-742, passed 8-4-52; Am. Ord. 20-62, passed 5-7-62)

(C) (1) It shall be unlawful for any person to abandon any boat in the Hydraulic Canal or the lakes and ponds connected therewith.

(2) The City Manager or their designee is authorized and directed to remove and destroy any abandoned boats found in the Hydraulic Canal and the lakes and ponds connected therewith.

(3) For the purpose of this section **ABANDONED BOATS** shall be boats which are submerged in the water, or which are in an unusable condition, or boats which are not licensed by the state.

('97 Code, § 96.08) (Ord. 21-62, passed 5-7-62)

(D) It shall be unlawful for any person to operate a motor vehicle, motorcycle, motor bicycle, snowmobile or any type of off-road recreational vehicle on the banks of the hydraulic canal, except for the purpose of loading or unloading boats when the consent of the Water Works Superintendent is first obtained.

('97 Code, § 96.09) (Ord. 23-65, passed 6-21-65; Am. Ord. 17-84, passed 2-20-84; Am. Ord. 12-08, passed 4-21-08; Am. Ord. 13-22, passed 11-1-22) Penalty, see § [10.99](#)

Appendix A: Golf Rates and Fees

Greens Fees	9 Holes	18 Holes
Weekday M – THF	\$ 15 20.00	\$ 22 27.00
Senior 62+	\$ 12 17.00	\$ 18 23.00
Junior 17+	\$ 12 17.00	\$ 18 23.00
Weekend (Sat. Sun. Holiday)	\$ 20 25.00	\$ 27 32.00
Junior after 3 PM	\$ 12 17.00	\$ 18 23.00

Cart Fees	9 Holes	18 Holes
Per person	\$10.00	\$15.00
Spectator cart (High school tournaments)	\$10.00	\$15.00
Any additional riders before noon Friday - Sunday pay full Green fee/Cart fee	\$25.00 / \$30.00 35.00	\$37.00 / \$42.00 47.00
Value Coupon - 11 rounds (18)	\$100.00	\$150.00
Driving Range	Small Bag	Large Bag
Bag 25 balls	\$4 5.00	
Bag 50 balls	\$7 9.00	
20 small bags coupon	\$65 85.00	
Unlimited range pass	\$300.00	
Memberships		
Limited Membership		
—Single Adult	—\$475.00 plus \$8.00 per round	Cart additional
—Senior	—\$400.00 plus \$8.00 per round	Cart additional
Unlimited Membership		
Single Adult	\$950.00 1150.00	Cart additional
Husband & Wife	\$1,350.00 1550.00	Cart additional
Senior (62 & above)	\$800.00 1000.00	Cart additional
Senior Husband & Wife	\$1,290.00 1490.00	Cart additional

Junior (17 & below)	\$400.00	Cart additional
Young Adult (18-23 years old)	\$600.00 800.00	Cart additional
Premium Unlimited (Includes Cart, Range)		
Single Adult	\$1,950.00 2150.00	Cart/Range included
Husband & Wife	\$2,350.00 2550.00	Cart/Range included
Senior (62 & above)	\$1,800.00 2000.00	Cart/Range included
Senior Husband & Wife	\$2,290.00 2490.00	Cart/Range included
Young Adult (18-23 years old)	\$1,600.00 1800.00	Cart/Range included

(Ord. 13-22, passed 11-1-22; Am. Ord. 16-23, passed 12-12-23)

Appendix B: Park Facility Fees

Fountain Park Dining Hall - Enclosed Hall with refrigerator, serving area, electricity and restrooms. Available May through October. Seats 125 persons.		
City Resident Fee	Non-City Resident Fee	
\$100.00	\$125.00	per day Monday-Thursday
\$125.00	\$150.00	per day Friday-Sunday
Mote Park Community Center - Enclosed Hall with stove, refrigerator, electricity and restrooms. Available all year round. Seats 135 persons.		
City Resident Fee	Non-City Resident Fee	
\$100.00	\$125.00	per day Monday-Thursday
\$150.00	\$175.00	per day Friday-Sunday
Fountain Park Hance Pavilion - Open air covered entertainment facility, lights for evening activities, stage. Available May through October. Seats over 1,000.		
City Resident Fee	Non-City Resident Fee	

(C) Users of the Linear Park shall be considered recreational users as defined by R.C. § 1533.18, as amended, and the city shall assume no liability for damage or injury to persons or property while using Linear Park.

(D) Whoever violates this section is guilty of a minor misdemeanor. If an offender has been previously convicted of this section or persists in violation of this section after repeated warnings, then the violation is a misdemeanor of the fourth degree.

(Ord. 7-01, passed 4-16-01; Am. Ord. 2-02, passed 2-4-02; Am. Ord. 21-02, passed 8-5-02; Am. Ord. 18-03, passed 9-2-03; Am. Ord. 10-16, passed 7-5-16; Am. Ord. 13-22, passed 11-1-22)

USE OF HYDRAULIC CANAL

§ 94.35 FISHING RESTRICTIONS.

(A) It shall be unlawful for any person to take, catch, kill or possess any black bass, walleye or saugeye taken from the Piqua Hydraulic Canal or any body of water connected therewith and over which the city has jurisdiction or control, except by angling and except as hereinafter provided.

('97 Code, § 96.01)

(B) It shall be unlawful to take or possess more than six black bass within any 24-hour period, and any black bass so taken or possessed must be at least 12 inches in length.

('97 Code, § 96.02)

(C) It shall be unlawful to take or possess more than six walleye or saugeye (or any combination thereof) within any 24-hour period.

('97 Code, § 96.03) (Ord. C-83, passed 1-5-31; Am. Ord. 39-87, passed 7-20-87; Am. Ord. 13-22, passed 11-1-22) Penalty, see § 10.99

§ 94.36 PROHIBITED ACTS.

(A) (1) It shall be unlawful for any person to drive, propel, or operate a boat of any kind or description driven, propelled, or operated by an electric trolling motor in excess of 12 volts, or a gasoline motor of any horsepower, or to operate a snowmobile, motorcycle, or any type of off-road recreational vehicle on the hydraulic canal and the lakes and ponds connected therewith.

(2) The terms of divisions (A)(1) and (D) of this section shall not apply to employees of the city when acting in their capacity as a city employee in the exercising of police power in patrolling the hydraulic canal, and the lakes and ponds connected therewith.

('97 Code, §96.06) (Ord. C-742, passed 8-4-52; Am. Ord. 17-84, passed 2-20-84; Am. Ord. 42-84, passed 10-1-84; Am. Ord. 12-08, passed 4-21-08)

(B) It shall be unlawful for any person to bathe or swim, or throw animals, trash or other debris into the Hydraulic Canal, and the lakes and ponds connected therewith.

('97 Code, § 96.07) (Ord. C-742, passed 8-4-52; Am. Ord. 20-62, passed 5-7-62)

(C) (1) It shall be unlawful for any person to abandon any boat in the Hydraulic Canal or the lakes and ponds connected therewith.

(2) The City Manager or their designee is authorized and directed to remove and destroy any abandoned boats found in the Hydraulic Canal and the lakes and ponds connected therewith.

(3) For the purpose of this section **ABANDONED BOATS** shall be boats which are submerged in the water, or which are in an unusable condition, or boats which are not licensed by the state.

('97 Code, § 96.08) (Ord. 21-62, passed 5-7-62)

(D) It shall be unlawful for any person to operate a motor vehicle, motorcycle, motor bicycle, snowmobile or any type of off-road recreational vehicle on the banks of the hydraulic canal, except for the purpose of loading or unloading boats when the consent of the Water Works Superintendent is first obtained.

('97 Code, § 96.09) (Ord. 23-65, passed 6-21-65; Am. Ord. 17-84, passed 2-20-84; Am. Ord. 12-08, passed 4-21-08; Am. Ord. 13-22, passed 11-1-22) Penalty, see § 10.99

Appendix A: Golf Rates and Fees

Greens Fees	9 Holes	18 Holes
Weekday M – TH F	\$ 15 20.00	\$ 22 27.00
Senior 62+	\$ 12 17.00	\$ 18 23.00
Junior 17+	\$ 12 17.00	\$ 18 23.00
Weekend (Sat. Sun. Holiday)	\$ 20 25.00	\$ 27 32.00
Junior after 3 PM	\$ 12 17.00	\$ 18 23.00

Cart Fees	9 Holes	18 Holes
Per person	\$10.00	\$15.00
Spectator cart (High school tournaments)	\$10.00	\$15.00
Any additional riders before noon Friday - Sunday pay full Green fee/Cart fee	\$25.00 / \$30.00 35.00	\$37.00 / \$42.00 47.00
Value Coupon - 11 rounds (18)	\$100.00	\$150.00
Driving Range	Small Bag	Large Bag
Bag 25 balls	\$4 5.00	
Bag 50 balls	\$7 9.00	
20 small bags coupon	\$65 85.00	
Unlimited range pass	\$300.00	
Memberships		
Limited Membership		
Single Adult	\$475.00 plus \$8.00 per round	Cart additional
Senior	\$400.00 plus \$8.00 per round	Cart additional
Unlimited Membership		
Single Adult	\$950.00 1150.00	Cart additional
Husband & Wife	\$1,350.00 1550.00	Cart additional
Senior (62 & above)	\$800.00 1000.00	Cart additional
Senior Husband & Wife	\$1,290.00 1490.00	Cart additional

Junior (17 & below)	\$400.00	Cart additional
Young Adult (18-23 years old)	\$600.00 800.00	Cart additional
Premium Unlimited (Includes Cart, Range)		
Single Adult	\$1,950.00 2150.00	Cart/Range included
Husband & Wife	\$2,350.00 2550.00	Cart/Range included
Senior (62 & above)	\$1,800.00 2000.00	Cart/Range included
Senior Husband & Wife	\$2,290.00 2490.00	Cart/Range included
Young Adult (18-23 years old)	\$1,600.00 1800.00	Cart/Range included

(Ord. 13-22, passed 11-1-22; Am. Ord. 16-23, passed 12-12-23)

Appendix B: Park Facility Fees

Fountain Park Dining Hall - Enclosed Hall with refrigerator, serving area, electricity and restrooms. Available May through October. Seats 125 persons.		
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City Resident Fee	Non-City Resident Fee	
\$100.00	\$125.00	per day Monday-Thursday
\$150.00	\$175.00	per day Friday-Sunday
Fountain Park Hance Pavilion - Open air covered entertainment facility, lights for evening activities, stage. Available May through October. Seats over 1,000.		
City Resident Fee	Non-City Resident Fee	

\$100.00	\$125.00	per day Monday-Thursday
\$140.00	\$175.00	per day Friday-Sunday
Gazebo in Downtown Square - Elevated gazebo with lights for evening activities		
No Charge		
Hollow Park Dining Hall - Open shelter with electric and restrooms.		
No Charge		
Small Shelters	No Charge	
	*Hollow Park West	*Upper Fountain Park
	*Fountain Park South	Pitsenbarger Park

** First Come, First Served - No Reservations

(Ord. 4-15, passed 4-7-15; Am. Ord. 13-22, passed 11-1-22)

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

H.2.

MEETING DATE	November 18, 2025	
REPORT TITLE	<u>Ordinance No. O-20-25 (First Reading)</u> An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2026	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	We are required to present and pass the 2026 Annual Budget by the end of the year. This is the first reading of this ordinance.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$177,860,879 total appropriations, \$148,020,351 net of transfers
	Expenditure \$:	
	Source of Funds:	All Funds
	Narrative:	
ATTACHMENTS	1. 2026 Initial Appropriations	

ORDINANCE NO. O-20-25
AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE
CITY OF PIQUA, OHIO FOR THE YEAR 2026

BE IT ORDAINED by the Commission of the City of Piqua, Miami County,
Ohio, the majority of all members elected or appointed thereto concurring:

SEC. 1: That there be appropriated from the GENERAL FUND (001)

<u>ACCOUNT</u>	<u>2026</u> <u>BUDGET</u>
<u>City Building</u>	
Operation & Maintenance	\$ 314,381
Capital Outlay (including labor)	203,780
Allocated Expenses	<u>(16,787)</u>
TOTAL	\$ 501,374
<u>City Commission</u>	
Personal Services/Administrative Support	\$ 31,860
Operation & Maintenance	<u>44,630</u>
TOTAL	\$ 76,490
<u>City Manager</u>	
Personal Services/Administrative Support	\$ 403,397
Operation & Maintenance	61,466
Allocated Expenses	<u>(340,140)</u>
TOTAL	\$ 124,723
<u>Civil Service</u>	
Operation & Maintenance	<u>\$ 10,200</u>
TOTAL	\$ 10,200
<u>Engineering</u>	
Personal Services/Administrative Support	\$ 455,878
Operation & Maintenance	176,949
Allocated Expenses	<u>(514,606)</u>
TOTAL	\$ 118,221
<u>Finance</u>	
Personal Services/Administrative Support	\$ 817,915
Operation & Maintenance	133,486
Allocated Expenses	<u>(650,815)</u>
TOTAL	\$ 300,586
<u>Law</u>	
Personal Services/Administrative Support	\$ 292,447
Operation & Maintenance	101,786
Allocated Expenses	<u>(234,750)</u>
TOTAL	\$ 159,483
<u>Income Tax</u>	
Personal Services/Administrative Support	\$ 54,386
Operation & Maintenance	<u>615,420</u>
TOTAL	\$ 669,806

<u>Planning & Zoning</u>	
Personal Services/Administrative Support	\$ 524,374
Operation & Maintenance	247,171
TOTAL	\$ 771,545
<u>General Government</u>	
Operation & Maintenance	\$ 1,011,386
TOTAL	\$ 1,011,386
<u>Human Resources</u>	
Personal Services/Administrative Support	\$ 407,011
Operation & Maintenance	104,074
Allocated Expenses	(430,243)
TOTAL	\$ 80,842
<u>Public Relations</u>	
Personal Services/Administrative Support	\$ 253,366
Operation & Maintenance	108,533
Allocated Expenses	(214,027)
TOTAL	\$ 147,872
<u>Facilities</u>	
Personal Services/Administrative Support	\$ 136,881
Operation & Maintenance	5,175
Allocated Expenses	(142,056)
TOTAL	\$ -
<u>Purchasing</u>	
Personal Services/Administrative Support	\$ 314,621
Operation & Maintenance	27,938
Allocated Expenses	(328,141)
TOTAL	\$ 14,418
<u>Transfers</u>	
Transfer to Parks Fund 105	\$ 1,898,000
Transfer to Safety Fund 106	3,290,000
Transfer to Lock 9 Lofts 108	50,000
Transfer to Forest Hill Mausoleum Fund 110	39,100
Transfer to Capital Improvement Bonds Fund 264	144,045
Transfer to ED Improvement Bonds '26 Fund 265	321,394
Transfer to Fort Piqua Plaza 410	330,000
TOTAL	\$ 6,072,539
TOTAL GENERAL FUND	10,059,485
SEC. 2:	That there be appropriated from the STREET DEPARTMENT FUND (101)
Personal Services/Administrative Support	\$ 1,987,376
Operation & Maintenance	3,569,686
Capital Outlay (including labor)	1,764,744
TOTAL	\$ 7,321,806

SEC. 3: That there be appropriated from the STATE HIGHWAY FUND (102)

Operation & Maintenance	\$ 93,200
TOTAL	\$ 93,200

SEC. 4: That there be appropriated from the STREET INCOME TAX FUND (103)

Operation & Maintenance	\$ 2,086,954
Capital Outlay (including labor)	5,244,070
TOTAL	\$ 7,331,024

SEC. 5: That there be appropriated from the NEIGHBORHOOD IMPROVEMENT PROGRAM FUND (104)

Operation & Maintenance	\$ 91,450
TOTAL	\$ 91,450

SEC. 6: That there be appropriated from the PARK AND RECREATION FUND (105)

Personal Services/Administrative Support	\$ 905,407
Operation & Maintenance	1,133,816
Capital Outlay (including labor)	416,000
Transfers Out	167,835
TOTAL	\$ 2,623,058

SEC. 7: That there be appropriated from the PUBLIC SAFETY FUND (106)009 Fire Department

Personal Services/Administrative Support	\$ 4,985,979
Operation & Maintenance	1,336,336
Capital Outlay (including labor)	27,170
Transfer Out	300,000
TOTAL	\$ 6,649,485

014 Police Department

Personal Services/Administrative Support	\$ 5,931,390
Operation & Maintenance	1,197,006
Capital Outlay (including labor)	185,934
TOTAL	\$ 7,314,330
TOTAL PUBLIC SAFETY	\$ 13,963,815

SEC. 8: That there be appropriated from the LOCK 9 LOFTS FUND (108)

Operation & Maintenance	\$ 102,800
TOTAL	\$ 102,800

SEC. 9: That there be appropriated from the D.U.I. EDUCATIONAL FUND (109)

Operation & Maintenance	\$ 13,500
TOTAL	\$ 13,500

SEC. 10:	That there be appropriated from the FOREST HILL MAUSOLEUM FUND (110)	
Operation & Maintenance	\$	14,100
Capital Outlay (including labor)		<u>25,000</u>
TOTAL	\$	39,100
SEC. 11:	That there be appropriated from the MANDATORY DRUG FINE FUND (111)	
Operation & Maintenance	\$	<u>4,400</u>
TOTAL	\$	4,400
SEC. 12:	That there be appropriated from the SCARBROUGH TIF FUND (112)	
Operation & Maintenance	\$	<u>550</u>
TOTAL	\$	550
SEC. 13:	That there be appropriated from the ONEOHIO OPIOID SETTLEMENT FUND (113)	
Operation & Maintenance	\$	<u>118,950</u>
TOTAL	\$	118,950
SEC. 14:	That there be appropriated from the CHIP FUND (117)	
Operation & Maintenance	\$	<u>221,066</u>
TOTAL	\$	221,066
SEC. 15:	That there be appropriated from the CDBG '25 FUND (118)	
Operation & Maintenance	\$	<u>148,500</u>
TOTAL	\$	148,500
SEC. 16:	That there be appropriated from the C.H.I.P. PROGRAM INCOME FUND (119)	
Operation & Maintenance	\$	<u>61,850</u>
TOTAL	\$	61,850
SEC. 17:	That there be appropriated from the WORKER'S COMP FUND (124)	
Personal Services/Administrative Support	\$	<u>250,000</u>
TOTAL	\$	250,000
SEC. 18:	That there be appropriated from the INSURANCE RESERVE FUND (125)	
Operation & Maintenance	\$	<u>686,797</u>
TOTAL	\$	686,797
SEC. 19:	That there be appropriated from the DEMOLITION DEFENSE FUND (126)	
Operation & Maintenance	\$	<u>100,000</u>
TOTAL	\$	100,000

SEC. 20:	That there be appropriated from the SMALL BUSINESS GRANT FUND (127)	
Operation & Maintenance		\$ 4,633
TOTAL		\$ 4,633
SEC. 21:	That there be appropriated from the REVOLVING LOAN FUND (130)	
Operation & Maintenance		\$ 130,000
TOTAL		\$ 130,000
SEC. 22:	That there be appropriated from the COMMUNITY DEVELOPMENT FUND (135)	
Personal Services/Administrative Support		\$ 476,790
Operation & Maintenance		259,161
Allocated Expenses		(735,951)
TOTAL		\$ -
SEC. 23:	That there be appropriated from the AGRICULTURAL REVOLVING LOAN FUND (142)	
Operation & Maintenance		\$ 78,000
TOTAL		\$ 78,000
SEC. 24:	That there be appropriated from the ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (144)	
Operation & Maintenance		\$ 70,000
TOTAL		\$ 70,000
SEC. 25:	That there be appropriated from the OPWC WASTEWATER LIFT STATIONS DEBT SERVICE FUND (210)	
Principal & Interest		\$ 33,419
TOTAL		\$ 33,419
SEC. 26:	That there be appropriated from the OFFSITE PIPELINE (OWDA) DEBT SERVICE FUND (250)	
Principal & Interest		\$ 184,126
TOTAL		\$ 184,126
SEC. 27:	That there be appropriated from the EQUALIZATION TANK '08 NOTE (OWDA) DEBT SERVICE FUND (254)	
Principal & Interest		\$ 297,897
TOTAL		\$ 297,897
SEC. 28:	That there be appropriated from the WATER PLANT OWDA DEBT SERVICE FUND (256)	
Principal & Interest		\$ 2,303,440
TOTAL		\$ 2,303,440

SEC. 29:	That there be appropriated from the WASTEWATER PLANT ENGINEERING DEBT SERVICE FUND (257)	
Principal & Interest		\$ 2,233,450
TOTAL		\$ 2,233,450
SEC. 30:	That there be appropriated from the OWDA WATER TOWER DEBT SERVICE FUND (258)	
Principal & Interest		\$ 177,569
TOTAL		\$ 177,569
SEC. 31:	That there be appropriated from the NONTAX REVENUE BONDS '23 DEBT SERVICE FUND (263)	
Principal & Interest		\$ 238,096
TOTAL		\$ 238,096
SEC. 32:	That there be appropriated from the CAPITAL IMPROVEMENT BONDS DEBT SERVICE FUND (264)	
Principal & Interest		\$ 240,075
TOTAL		\$ 240,075
SEC. 33:	That there be appropriated from the LOCK 9 PARK IMPROVEMENTS FUND (342)	
Operation & Maintenance		\$ 12,000
Transfer Out		167,835
TOTAL		\$ 179,835
SEC. 34:	That there be appropriated from the ED IMPROVEMENTS 2026 FUND (346)	
Operation & Maintenance		\$ 435,000
Capital Outlay (including labor)		981,096
TOTAL		\$ 1,416,096
SEC. 35:	That there be appropriated from the POWER SYSTEM FUND (401)	
Personal Services/Administrative Support		\$ 3,812,766
Operation & Maintenance		34,634,582
Capital Outlay (including labor)		7,225,003
Overhead Transfers		(427,829)
TOTAL		\$ 45,244,522
SEC. 36:	That there be appropriated from the WATER SYSTEM FUND (403)	
Personal Services/Administrative Support		\$ 1,827,399
Operation & Maintenance		5,930,876
Capital Outlay (including labor)		23,761,001
Transfer Out		2,665,135
TOTAL		\$ 34,184,411

SEC. 37: That there be appropriated from the WASTEWATER SYSTEM FUND (404)

Personal Services/Administrative Support	\$	1,538,368
Operation & Maintenance		2,884,252
Capital Outlay (including labor)		12,411,096
Transfer Out		2,564,766
TOTAL	\$	19,398,482

SEC. 38: That there be appropriated from the GARBAGE AND REFUSE FUND (405)

Operation & Maintenance	\$	3,138,389
TOTAL	\$	3,138,389

SEC. 39: That there be appropriated from the CITY INCOME TAX ADMINISTRATION FUND (407)

Operation & Maintenance	\$	323,000
Transfer Out		15,496,000
TOTAL	\$	15,819,000

SEC. 40: That there be appropriated from the INFORMATION TECHNOLOGY FUND (408)

Personal Services/Administrative Support	\$	654,934
Operation & Maintenance		713,653
Capital Outlay (including labor)		44,000
TOTAL	\$	1,412,587

SEC. 41: That there be appropriated from the GOLF COURSE FUND (409)

Operation & Maintenance	\$	1,177,272
Capital Outlay (including labor)		212,000
TOTAL	\$	1,389,272

SEC. 42: That there be appropriated from the FORT PIQUA PLAZA FUND (410)

Operation & Maintenance	\$	640,734
Transfer Out		96,030
TOTAL	\$	736,764

SEC. 43: That there be appropriated from the STORMWATER UTILITY FUND (411)

Personal Services/Administrative Support	\$	239,583
Operation & Maintenance		646,971
Capital Outlay (including labor)		1,589,079
TOTAL	\$	2,475,633

SEC. 44: That there be appropriated from the UTILITIES BUSINESS OFFICE FUND (413)

Personal Services/Administrative Support	\$	729,251
Operation & Maintenance		616,266
Allocated Expenses		(1,345,517)
TOTAL	\$	-

SEC. 45: That there be appropriated from the UNCLAIMED TRUST (606)

Operation & Maintenance	\$ 2,000
TOTAL	\$ 2,000

SEC. 46: That there be appropriated from the LAW ENFORCEMENT TRUST (609)

Operation & Maintenance	\$ 52,000
TOTAL	\$ 52,000

SEC. 47: That there be appropriated from the CONSERVANCY FUND (611)

Operation & Maintenance	\$ 106,650
TOTAL	\$ 106,650

SEC. 48: That there be appropriated from the CITY HEALTH INSURANCE FUND (614)

Operation & Maintenance	\$ 3,073,182
TOTAL	\$ 3,073,182

SEC. 49: That there be appropriated from the EMPLOYEE FLEXIBLE SPENDING FUND (615)

Personal Services/Administrative Support	\$ 10,000
TOTAL	\$ 10,000

SEC. 50: That the sum appropriated are actual expenditures for goods and services or other government functions performed in the calendar year 2026. Future commitments representing encumbrances of fund balance or future receipts will be appropriated in the future year when those services or goods are rendered to the city.

SEC. 51: That the sums expended from the appropriations and which are proper charges against any other department or against any person, firm or corporation which are repaid with the period covered by such appropriations shall be considered reappropriated for such original purposes; provided, that the net total of expenditures under any item of said appropriations shall not exceed the amount of the item.

SEC. 52: That the Director of Finance is hereby authorized and directed to draw her warrant upon the City Treasury for the amounts appropriated in this order when claims are properly presented and approved, the same to be chargeable to the appropriations for the year 2026 when passed and legally contracted for in conformity by law.

SEC. 53: That the Finance Director at the discretion of the City Manager make temporary advances from the General Fund to any Fund to cover temporary shortages of cash until revenues or permanent transfers become available to repay that temporary advance. That these advances may not exceed \$1,000,000 in the aggregate nor extend past December 31, 2026; except those that are to be reimbursed by federal, state or other grant programs that were previously approved by this Commission.

SEC. 54: That all ordinances, or parts of ordinances, inconsistent with this ordinance be and they are hereby repealed.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by _____

seconded by _____ and on roll call the following vote ensued:

Mayor Kris Lee _____

Commissioner Thomas Hohman _____

Commissioner James Vetter _____

Commissioner Paul Simmons _____

Commissioner Frank DeBrosse _____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

H.3.

MEETING DATE	November 18, 2025
REPORT TITLE	<u>Ordinance No. O-21-25 (First Reading)</u> An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2025
SUBMITTED BY	Jerry O'Brien, Director Finance
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	The changes to the appropriations are due to changes in plans and unforeseen circumstances at the time the 2025 budget was completed. SECTION 1: There was an increase in the income tax division due to an increase in fees paid to RITA. The fees charged are based on the taxes collected. The collections increased so this increased the fees for 2025. The HR personnel services were under-budgeted. SECTION 2: In the Tax Levy Fund, there was an increase to the contractual services due to a memo entry. This was an on-behalf payment by the Ohio Public Works Commission for the City on the Looney Rd. project. When another entity pays an on-behalf payment for the City, an entry is posted to the City's books showing the payment and an equal amount of revenue even though the City did not expend any cash. The ADA curb project came in under budget allowing the capital outlay line to be reduced. There was a net \$0 change in the budget to this fund. SECTION 3: A repair job on a skid unit went over cost. SECTION 4: The increase was due to an increase in utilities.

	SECTION 5: Appropriations are being moved from capital outlay to personnel services due to under-budgeting. There is a net \$0 effect on the budget. SECTION 6: The increase was due to increases in utilities/food/beverages/bank fees/insurance.
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$: \$90,292
	Expenditure \$:
	Source of Funds: various funds
	Narrative:
ATTACHMENTS	1. Final Appropriation

ORDINANCE NO. O-21-25
AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE
CITY OF PIQUA, OHIO FOR THE YEAR 2025

BE IT ORDAINED by the Commission of the City of Piqua, Miami County,
Ohio, the majority of all members elected or appointed thereto concurring:

Page 1 of 3

SEC. 1: **That there be appropriated from the GENERAL FUND (001)**

<u>ACCOUNT</u>	<u>2025 BUDGET</u>	<u>INCREASE (DECREASE)</u>	<u>2025 REVISED BUDGET</u>
<u>City Building</u>			
Operation and Maintenance	\$ 431,176		\$ 431,176
Capital Outlay (including labor)	124,900		124,900
Allocated Expenses	(18,758)		(18,758)
TOTAL	\$ 537,318	\$ -	\$ 537,318
<u>City Commission</u>			
Personal Services/Administrative Support	\$ 59,126		\$ 59,126
Operation and Maintenance	47,538		47,538
TOTAL	\$ 106,664	\$ -	\$ 106,664
<u>City Manager</u>			
Personal Services/Administrative Support	\$ 391,368		\$ 391,368
Operation and Maintenance	42,556		42,556
Allocated Expenses	(317,502)		(317,502)
TOTAL	\$ 116,422	\$ -	\$ 116,422
<u>Civil Service</u>			
Operation and Maintenance	\$ 20,023		\$ 20,023
TOTAL	\$ 20,023	\$ -	\$ 20,023
<u>Engineering</u>			
Personal Services/Administrative Support	\$ 364,677		\$ 364,677
Operation and Maintenance	177,245		177,245
Allocated Expenses	(440,636)		(440,636)
TOTAL	\$ 101,286	\$ -	\$ 101,286
<u>Finance</u>			
Personal Services/Administrative Support	\$ 803,547		\$ 803,547
Operation and Maintenance	168,793		168,793
Allocated Expenses	(662,980)		(662,980)
TOTAL	\$ 309,360	\$ -	\$ 309,360
<u>Law</u>			
Personal Services/Administrative Support	\$ 292,446		\$ 292,446
Operation and Maintenance	217,426		217,426
Allocated Expenses	(229,564)		(229,564)
TOTAL	\$ 280,308	\$ -	\$ 280,308
<u>Income Tax</u>			
Personal Services/Administrative Support	\$ 66,744		\$ 66,744
Operation and Maintenance	500,359	30,000	530,359
TOTAL	\$ 567,103	\$ 30,000	\$ 597,103
<u>Planning & Zoning</u>			
Personal Services/Administrative Support	\$ 610,340		\$ 610,340
Operation and Maintenance	89,336		89,336
Capital Outlay (including labor)	35,600		35,600
TOTAL	\$ 735,276	\$ -	\$ 735,276
<u>General Government</u>			
Operation and Maintenance	\$ 1,202,773		\$ 1,202,773
Capital Outlay (including labor)	485,000		485,000
TOTAL	\$ 1,687,773	\$ -	\$ 1,687,773

Human Resources

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

Page 2 of 3

\$	401,315	\$	4,000	\$	405,315
	155,796				155,796
	(448,710)				(448,710)

TOTAL

\$	108,401	\$	4,000	\$	112,401
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Public Relations

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

\$	242,974			\$	242,974
	96,513				96,513
	(200,773)				(200,773)

TOTAL

\$	138,714	\$	-	\$	138,714
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Facilities

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

\$	211,844			\$	211,844
	1,456				1,456
	(213,300)				(213,300)

TOTAL

\$	-	\$	-	\$	-
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Purchasing

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

\$	259,165			\$	259,165
	21,706				21,706
	(268,455)				(268,455)

TOTAL

\$	12,416	\$	-	\$	12,416
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Transfers

Transfer to Parks Fund 105
 Transfer to Safety Fund 106
 Transfer to Forest Hill Mausoleum Fund 110
 Transfer to Pro Piqua Fund 128
 Transfer to Capital Improvement Bonds 264
 Transfer to Golf 409
 Transfer to Fort Piqua Plaza 410

\$	1,807,500			\$	1,807,500
	3,600,000				3,600,000
	25,000				25,000
	30,000				30,000
	63,383				63,383
	75,000				75,000
	442,537				442,537

TOTAL

\$	6,043,420	\$	-	\$	6,043,420
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TOTAL GENERAL FUND

\$	10,764,484			\$	10,798,484
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SEC. 2: That there be appropriated from the STREET INCOME TAX FUND (103)

Operation and Maintenance
 Capital Outlay (including labor)

\$	1,227,541	\$	65,000	\$	1,292,541
	4,400,124		(65,000)		4,335,124

TOTAL

\$	5,627,665	\$	-	\$	5,627,665
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SEC. 3: That there be appropriated from the PUBLIC SAFETY FUND (106)009 Fire Department

Personal Services/Administrative Support
 Operation and Maintenance
 Capital Outlay (including labor)
 Transfer to Fire Department Ladder Truck 344

\$	4,819,581			\$	4,819,581
	1,140,580				1,140,580
	567,901		942		568,843
	300,000				300,000

TOTAL

\$	6,828,062	\$	942	\$	6,829,004
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014 Police Department

Personal Services/Administrative Support
 Operation and Maintenance
 Capital Outlay (including labor)

\$	5,674,826			\$	5,674,826
	1,011,115				1,011,115
	229,574				229,574

TOTAL

\$	6,915,515	\$	-	\$	6,915,515
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TOTAL PUBLIC SAFETY

\$	13,743,577	\$	942	\$	13,744,519
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SEC. 4: That there be appropriated from the FOREST HILL MAUSOLEUM FUND (110)

Operation & Maintenance

\$	25,000	\$	1,000	\$	26,000
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TOTAL

\$	25,000	\$	1,000	\$	26,000
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SEC. 5: **That there be appropriated from the COMMUNITY DEVELOPMENT FUND (135)**

Page 3 of 3

Personal Services/Administrative Support	\$	344,331	\$	6,000	\$	350,331
Operation and Maintenance		277,665				277,665
Capital Outlay (including labor)		925,000		(6,000)		919,000
Allocated Expenses		(1,546,996)				(1,546,996)

TOTAL	\$	-	\$	-	\$	-
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SEC. 6: **That there be appropriated from the GOLF COURSE FUND (409)**

Operation and Maintenance	\$	930,364	\$	54,350	\$	984,714
Capital Outlay (including labor)		201,064				201,064

TOTAL	\$	1,131,428	\$	54,350	\$	1,185,778
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SEC. 7: That the sum appropriated are actual expenditures for goods and services or other government functions performed in the calendar year 2025. Future commitments representing encumbrances of fund balance or future receipts will be appropriated in the future year when those services or goods are rendered to the city.

SEC. 8: That the sums expended from the appropriations and which are proper charges against any other department or against any person, firm or corporation which are repaid with the period covered by such appropriations shall be considered reappropriated for such original purposes; provided, that the net total of expenditures under any item of said appropriations shall not exceed the amount of the item.

SEC. 9: That the Director of Finance is hereby authorized and directed to draw her warrant upon the City Treasury for the amounts appropriated in this order when claims are properly presented and approved, the same to be chargeable to the appropriations for the year 2025 when passed and legally contracted for in conformity by law.

SEC. 10: That the Finance Director at the discretion of the City Manager make temporary advances from the General Fund to any Fund to cover temporary shortages of cash until revenues or permanent transfers become available to repay that temporary advance. That these advances may not exceed \$1,000,000 in the aggregate nor extend past December 31, 2025; except those that are to be reimbursed by federal, state or other grant programs that were previously approved by this Commission.

SEC. 11: That all ordinances, or parts of ordinances, inconsistent with this ordinance be and they are hereby repealed.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by _____

seconded by _____ and on roll call the following vote ensued:

Mayor Kris Lee	_____
Commissioner Thomas Hohman	_____
Commissioner James Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Frank DeBrosse	_____

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

H.4.

MEETING DATE	November 18, 2025		
REPORT TITLE	<u>Resolution No. R-117-25</u> A resolution authorizing the City Manager to enter into a Renewal Agreement with Hampton Golf for Echo Hills Golf Course		
SUBMITTED BY	Amy Welker, Asst. City Manager Parks & Recreation Services		
AGENDA CLASSIFICATION	Fiscal Legislation		
BACKGROUND	In 2023, the City entered into a three-year agreement with Hampton Golf to provide management services for Echo Hills Golf Course. The contract will expire on December 1, 2025. This resolution will invoke the 3-year renewal period allowed in the agreement. The agreement includes the management fees, marketing, and all compensation for the employees at the course. The city has experienced a good relationship with Hampton Golf since our initial engagement and satisfaction with the services provided. Under the leadership of Hampton Golf, the course has experienced steady improvement in terms of use of the course, the conditions of the course, and the financial outlook for the course. The last two years, there has been no transfer needed from the City's general fund to support the operation of the golf course.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$531,000	
	Expenditure \$:	\$531,000	
	Source of Funds:	Golf Fund	
	Narrative:	The funding will be included in the 2026 budget. The funding covers the management of the course, marketing, and the compensation of the employees.	
ATTACHMENTS	None		

Resolution No. R-117-25

A resolution authorizing the City Manager to enter into a Renewal Agreement with Hampton Golf for Echo Hills Golf Course

WHEREAS, the City realizes the benefits of the use of a third-party management company that is an expert in the golf industry to lead the Echo Hills Golf Course; and

WHEREAS, on January 27, 2023, the City entered into an agreement with Hampton Golf for management services as authorized by Resolution R-5-23; and

WHEREAS, the City desires to continue the relationship with Hampton Golf by invoking the 3-year renewal period allowed in the agreement;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: The City Manager is authorized to renew the contract with Hampton Golf for professional management services at Echo Hills Golf Course for 3 additional years; and
- SEC. 2: The Finance Director certifies that the amount required to meet the obligation in the current fiscal year under this contract has been lawfully appropriated and is in the treasury or in the process of collection. Any amounts owed under this agreement for subsequent years are contingent upon the appropriation of funds by the City Commission. The Finance Director is hereby authorized to draw their warrant from time to time on the appropriate account of the City treasury in payment according to contract terms, not exceeding a total of \$531,000 for 2026.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ^{Comm. Hohman} ~~None~~, seconded by ^{Comm. Vetter} ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee

nay

Commissioner Jim Vetter

yea

Commissioner Paul Simmons

nay

Commissioner Thomas Hohman

yea

Commissioner Frank DeBrosse

yea

A handwritten signature in black ink, appearing to be 'H. Lee', located in the lower right quadrant of the page.

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

H.5.

MEETING DATE	November 18, 2025	
REPORT TITLE	<u>Resolution No. R-118-25</u> A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of insurance	
SUBMITTED BY	Catherine Bogan, Director Human Resources	
AGENDA CLASSIFICATION	Fiscal Legislation	
BACKGROUND	This resolution updates the new contract year to 2026	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Included in the 2026 appropriations;
	Expenditure \$:	\$686,797
	Source of Funds:	Various
	Narrative:	
ATTACHMENTS	None	

Resolution No. R-118-25

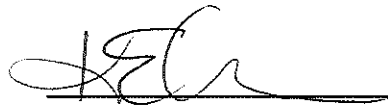
A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of insurance

WHEREAS, on January 22, 2002, the Commission passed Resolution No. R-16-02 awarding a contract to Miami Valley Risk Management Association, Inc. for the purpose of entering into a risk management pool for property and liability insurance; and

WHEREAS, it is a desire of the City of Piqua to continue participation in the risk management pool in calendar year 2026 through the Miami Valley Risk Management Association.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: A purchase order is hereby authorized not to exceed \$686,797 to Miami Valley Risk Management Association for property and liability insurance for the calendar year 2026.
- SEC. 2: The Finance Director certifies that the amount required to meet the obligation in the current fiscal year under this contract has been lawfully appropriated and is in the treasury or in the process of collection. Any amounts owed under this agreement for subsequent years are contingent upon the appropriation of funds by the City Commission. The Finance Director is hereby authorized to draw their warrant from time to time on the appropriate account of the City treasury in payment according to contract terms, not exceeding a total of \$686,797.
- SEC. 3: This Resolution shall take effect and be in force from the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ^{Comm. DeBrosse} ~~None~~, seconded by ^{Comm. Hohman} ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

yea
yea
recused
yea
yea

City of PIQUA

COMMISSION AGENDA STAFF REPORT

H.6.

MEETING DATE	November 18, 2025	
REPORT TITLE	<u>Resolution No. R-119-25</u> A resolution to authorize an Economic Development Loan to The Piqua Improvement Corporation	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Fiscal Legislation	
BACKGROUND	Piqua Improvement Corporation will facilitate the relocation of the existing business office to enable 128 S. Main Street and the adjoining parcels to be redeveloped with 30 new townhome units.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	420,000
	Expenditure \$:	420,000
	Source of Funds:	General Fund
	Narrative:	This loan will support completion of the improvements necessary to enable the townhome project to move forward.
ATTACHMENTS	1. Resolution Exhibit A	

Resolution No. R-119-25

A resolution to authorize an Economic Development Loan to The Piqua Improvement Corporation

WHEREAS, investments in economic and community development activities are vital to job creation, attracting and retaining workforce and businesses, and encouraging community growth; and,

WHEREAS, the City of Piqua supports development opportunities to attract and leverage additional investment, resulting in the creation of housing options for residents; and,

WHEREAS, The Piqua Improvement Corporation intends to enter into an agreement with a development interest planning to make a substantial investment in the redevelopment of certain parcels with 30 new 3-story townhome units, illustrated on "Exhibit A" included herewith; and,

WHEREAS, The Piqua Improvement Corporation desires to enter into an agreement with the City of Piqua to support the construction of certain public infrastructure improvements and to facilitate the purchase and conveyance of the subject parcels; and,

WHEREAS, Piqua Improvement Corporation has requested the City provide an Economic Development Loan in support of the project, including the acquisition of 128 S. Main Street and the construction of improvements at 200 S. Main Street to enable the townhome project.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The City Manager is hereby directed to execute the Economic Development Loan and supporting agreements and documents, as described herein.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrant from time to time on the appropriate account of the City Treasury according to loan terms, not exceeding a total of \$420,000 plus incidental closing and loan fees.

SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes

CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ^{Comm. Vetter}~~None~~, seconded by ^{Comm. Hohman}~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee	<u>yea</u>
Commissioner Jim Vetter	<u>yea</u>
Commissioner Paul Simmons	<u>nay</u>
Commissioner Thomas Hohman	<u>yea</u>
Commissioner Frank DeBrosse	<u>yea</u>

Exhibit A

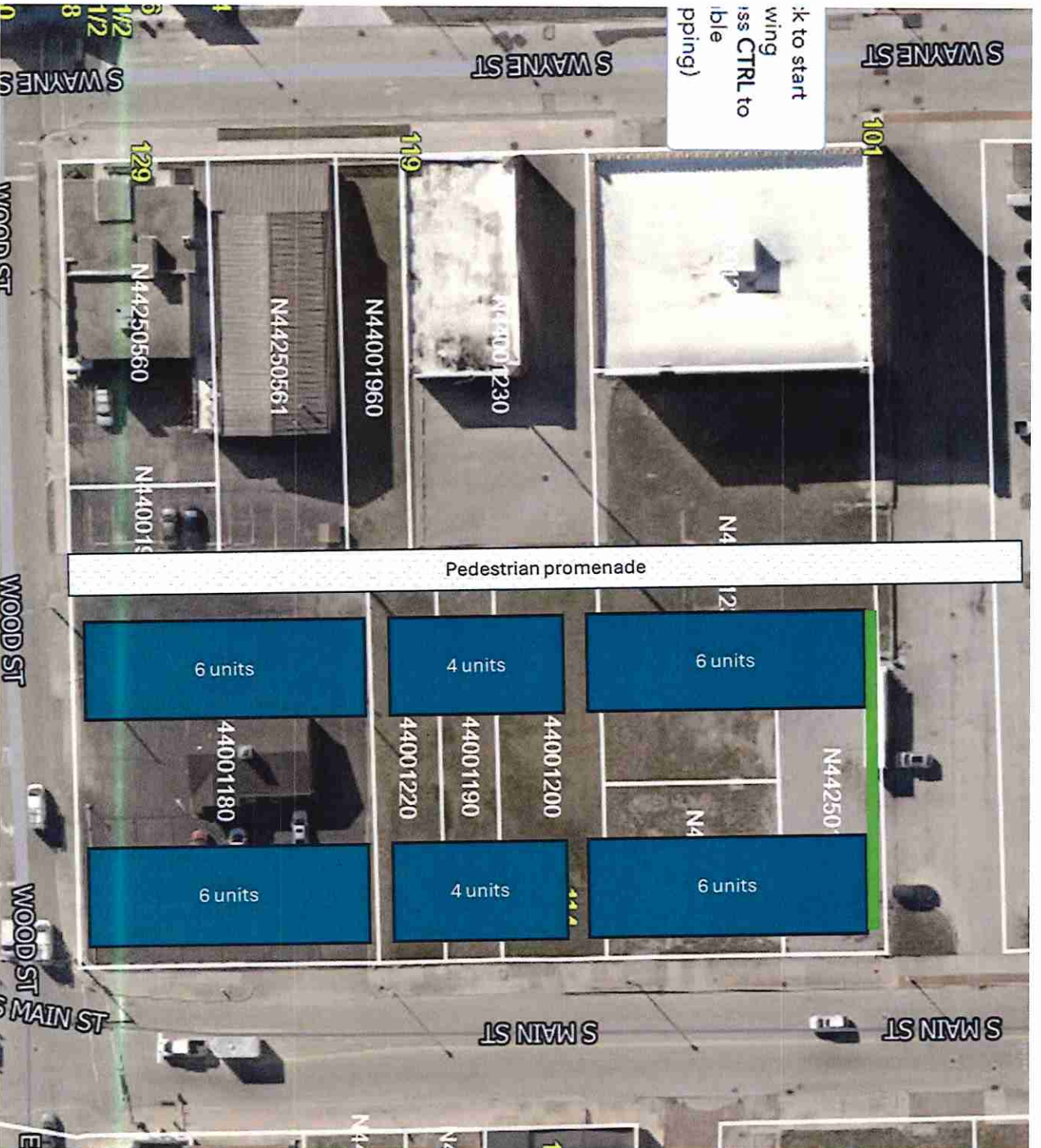


Exhibit A



WYK 10/20/2018
Artist Rendering - CONCEPT ONLY

PIQUA CITY TOWNES
GREEN SPACES
DEVELOPMENT

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

H.7.

MEETING DATE	November 18, 2025		
REPORT TITLE	<u>Resolution No. R-121-25</u> Resolution Authorizing the Sale of Real Estate		
SUBMITTED BY	Chris Schmiesing, Director Economic Development		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	The subject parcels were previously assembled by the City of Piqua for a future redevelopment opportunity, such as the one that has been presented.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0	
	Expenditure \$:	0	
	Source of Funds:	N/A	
	Narrative:	The sale of the subject parcels will enable the redevelopment of the parcels with 30 new 3-story townhome units.	
ATTACHMENTS	1. Resolution Exhibit A		

Resolution No. R-121-25
Resolution Authorizing the Sale of Real Estate

WHEREAS, the City of Piqua Code of Ordinances Section 34.36 describes the conditions to be satisfied for the sale of real estate belonging to the City of Piqua; and,

WHEREAS, the Prospective Purchaser, Charles V. Simms Development Corp. desires to purchase parcels N44-250142, N44-251267, N44-001200, N44-001190, and N44-001220, shown on "Exhibit A" included herewith; and,

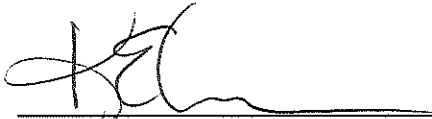
WHEREAS, the Prospective Purchaser, intends to make a substantial investment in redeveloping the parcels with 30 new 3-story townhome units; and,

WHEREAS, The Piqua Improvement Corporation intends to enter into an agreement with the City of Piqua to support the construction of certain public infrastructure improvements and to facilitate the purchase and conveyance of the subject parcels; and,

WHEREAS, in the sound judgment of the City Manager, the conveyance of the City-owned property in support of the proposed redevelopment project is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: The City Manager is hereby authorized to execute the contracts necessary to facilitate the purchase and conveyance of the City-owned parcel N44-250142, N44-251267, N44-001200, N44-001190, and N44-001220 for one-dollar (\$1) to enable the redevelopment of the parcels with the townhome products described herein.
- SEC. 2: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ^{Comm. DeBrosse} ~~None~~, seconded by ^{Comm. Hohman} ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee	<u>Yea</u>
Commissioner Jim Vetter	<u>Yea</u>
Commissioner Paul Simmons	<u>Nay</u>
Commissioner Thomas Hohman	<u>Yea</u>
Commissioner Frank DeBrosse	<u>Yea</u>

Exhibit A

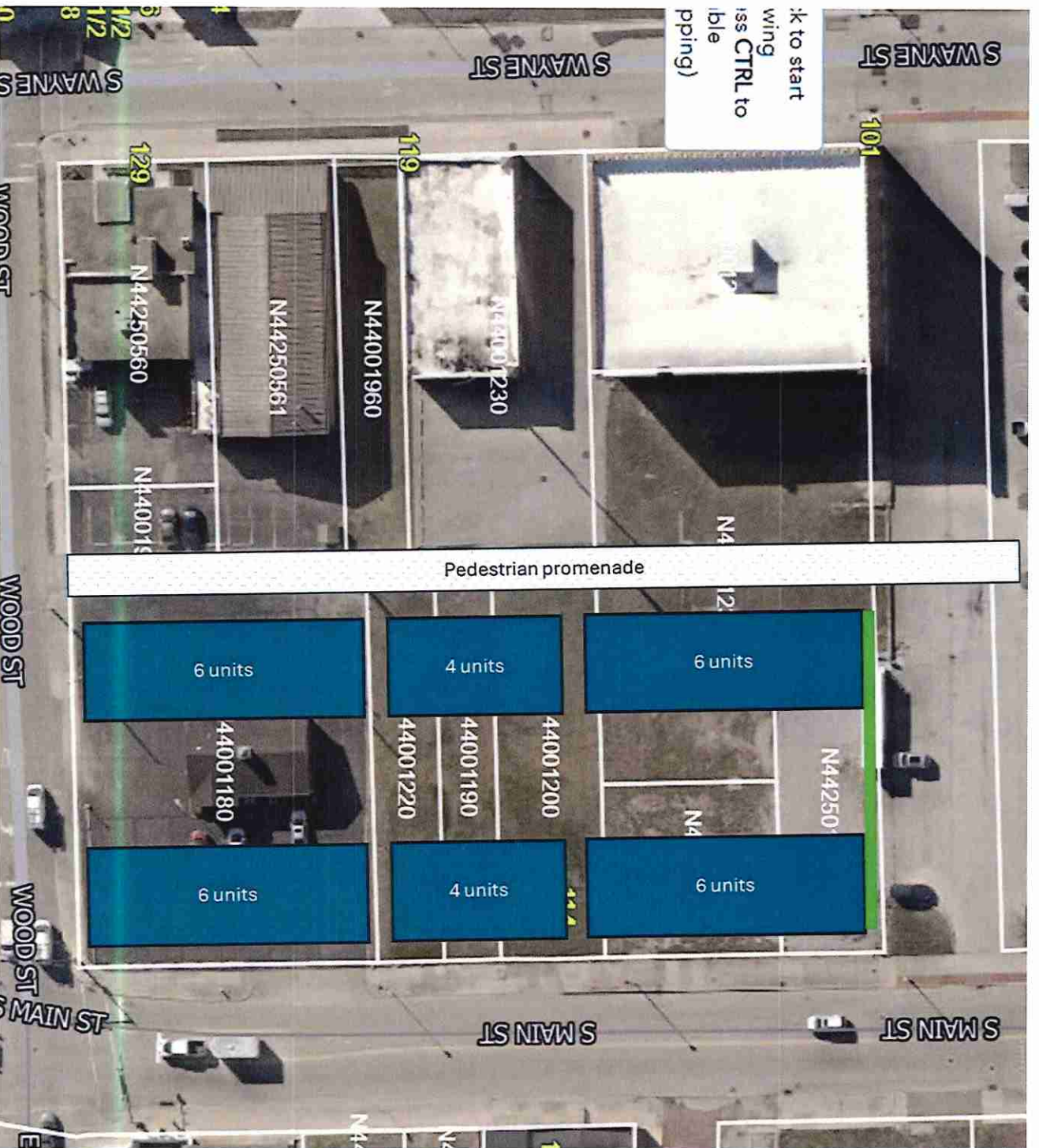


Exhibit A



VISIONS
Artist Rendering - CONCEPT ONLY

PIQUA CITY TOWNHOMES
GREEN STEPPED
DEVELOPMENT

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

H.8.

MEETING DATE	November 18, 2025	
REPORT TITLE	<u>Resolution No. R-122-25</u> A Resolution Authorizing a Transfer of Cash From The Scott Drive Redevelopment Capital Projects Fund to The Nontax Revenue Bonds '23 Debt Service Fund	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Scott Drive Redevelopment Project was completed and all associated costs have been paid. The remaining balance shall be used to pay debt service payments related to the project. The Commission has authorized appropriations to transfer the balance in the Scott Drive Redevelopment Fund to the Nontax Revenue Bonds 2023 Debt Service Fund. However, the Auditor of State Compliance Supplement requires that in addition to approval of appropriations for interfund transfers, transfers must be authorized by the City Commission. This resolution will serve to provide the authorization for this transfer.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	147,335.00
	Expenditure \$:	147,334.19 interfund transfer
	Source of Funds:	
	Narrative:	
ATTACHMENTS	None	

Resolution No. R-122-25

A Resolution Authorizing a Transfer of Cash From The Scott Drive Redevelopment Capital Projects Fund to The Nontax Revenue Bonds '23 Debt Service Fund

WHEREAS, The Scott Drive Redevelopment Project has been completed and all related costs of the project have been paid; and,

WHEREAS, This Commission has authorized appropriations to transfer the balance in the Scott Drive Redevelopment Fund to the Nontax Revenue Bond '23 Debt Service Fund; and,

WHEREAS, The Auditor of State Ohio Compliance Supplement requires that: "Transfers require a resolution authorizing the transfers."

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: That the Finance Director be authorized to transfer the current cash balance of \$147,334.19 from the Scott Drive Redevelopment Fund to the Nontax Revenue Bonds '23 Debt Service Fund.

SEC. 2: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ^{Comm. Vetter}~~None~~, seconded by ^{Comm. Hohman}~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee	<u>Yea</u>
Commissioner Jim Vetter	<u>Yea</u>
Commissioner Paul Simmons	<u>Yea</u>
Commissioner Thomas Hohman	<u>Yea</u>
Commissioner Frank DeBrosse	<u>Yea</u>

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

H.9.

MEETING DATE	November 18, 2025	
REPORT TITLE	<u>Resolution No. R-123-25</u> Resolution to Authorize the Purchase of Real Estate	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The existing structure is slated for demolition and the lot will be combined with adjacent properties owned by the City of Piqua to create additional downtown parking.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	65,000
	Expenditure \$:	65,000
	Source of Funds:	General Fund
	Narrative:	The acquisition of the property for redevelopment as public parking will support existing downtown businesses and the revitalization of adjacent properties.
ATTACHMENTS	1. Resolution Exhibit A	

Resolution No. R-123-25
Resolution to Authorize the Purchase of Real Estate

WHEREAS, the City of Piqua intends to construct additional public parking improvements in support of downtown businesses ; and,

WHEREAS, the City of Piqua desires to enter into an agreement to purchase the real estate known as parcel N44-001900, shown on "Exhibit A" included herewith; and,

WHEREAS, in the sound judgment of the City Manager, the acquisition of the property in support of the planned public parking improvements is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: The City Manager is hereby authorized to execute the contracts necessary to facilitate the purchase of parcel N44-001900 to enable the redevelopment of the parcel with the planned public parking lot improvements.
- SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrant from time to time on the appropriate account of the City Treasury according to agreement terms, not exceeding a total of \$65,000 plus incidental closing and loan fees.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 11-18-2025

ATTEST: Kimberly Hughes
CLERK OF COMMISSION

Comm. DeBrosse Comm. Hochman

The Motion to adopt the foregoing Resolution was offered by ~~None~~, seconded by ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee

Commissioner Jim Vetter

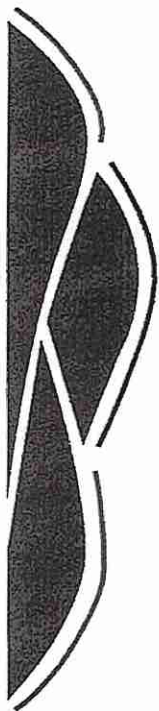
Commissioner Paul Simmons

Commissioner Thomas Hohman

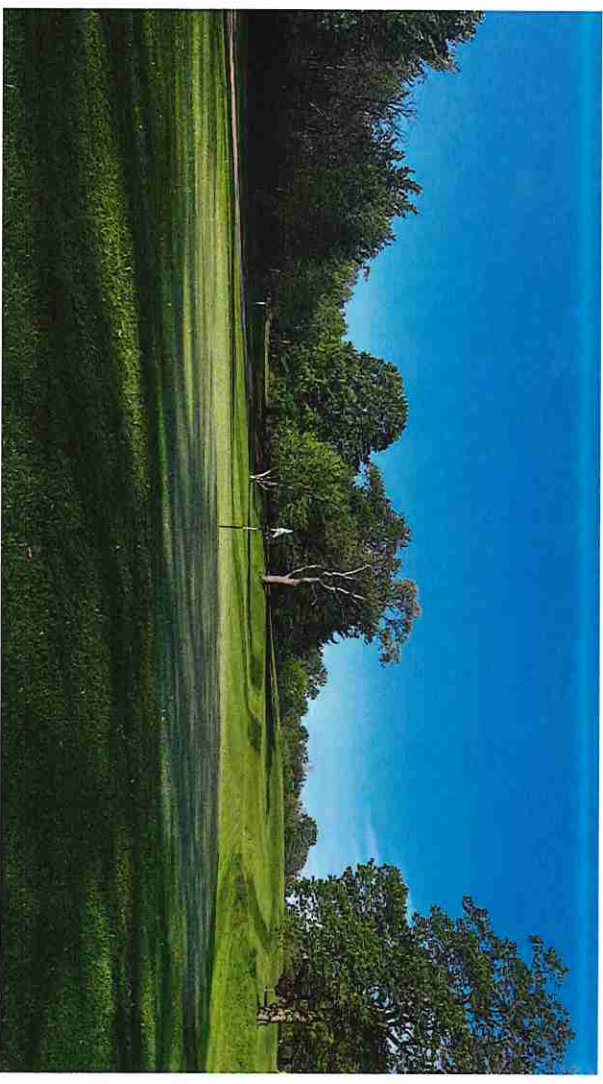
Commissioner Frank DeBrosse

Yea
Yea
Nay
Yea
Yea

[illegible]



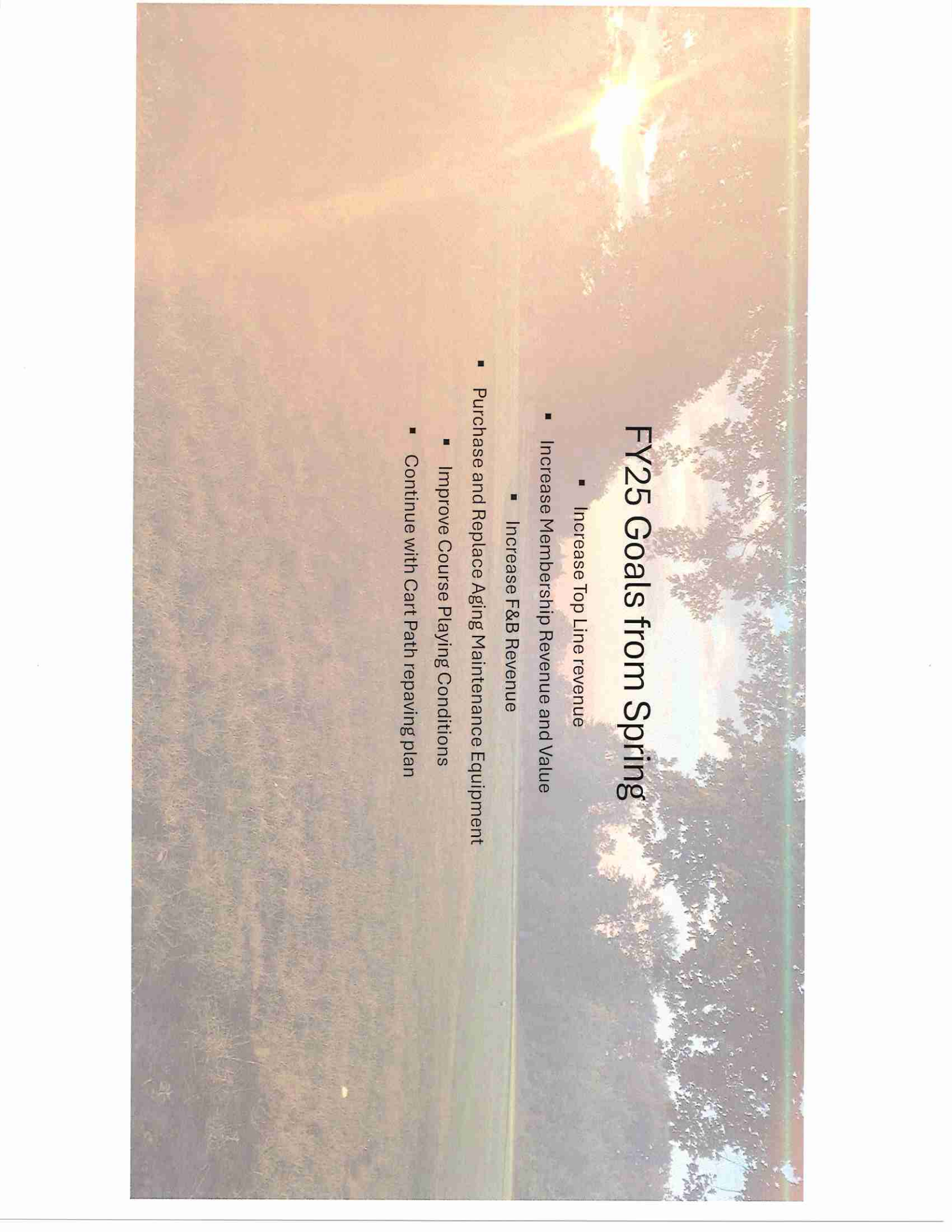
ECHO HILLS GOLF CLUB



City Commission Meeting:

November 18th, 2025

Patrick Kirkland
General Manager



FY25 Goals from Spring

- Increase Top Line revenue
- Increase Membership Revenue and Value
 - Increase F&B Revenue
- Purchase and Replace Aging Maintenance Equipment
 - Improve Course Playing Conditions
- Continue with Cart Path repaving plan

A year in review

2025 Season Metrics



\$1,233,326M top line
revenue 9% Increase



32,000 rounds played
4% Increase



\$170K F&B Revenue
12% Increase YTD

Challenges of the season

- +Golf Cart steering damage
- +Drought conditions August-September
- +Irrigation system failures. Many breakdowns.
- +Parking



Merchandise
Revenue \$69K Up
9%YTD



Membership Revenue
\$112K Up 10% YTD

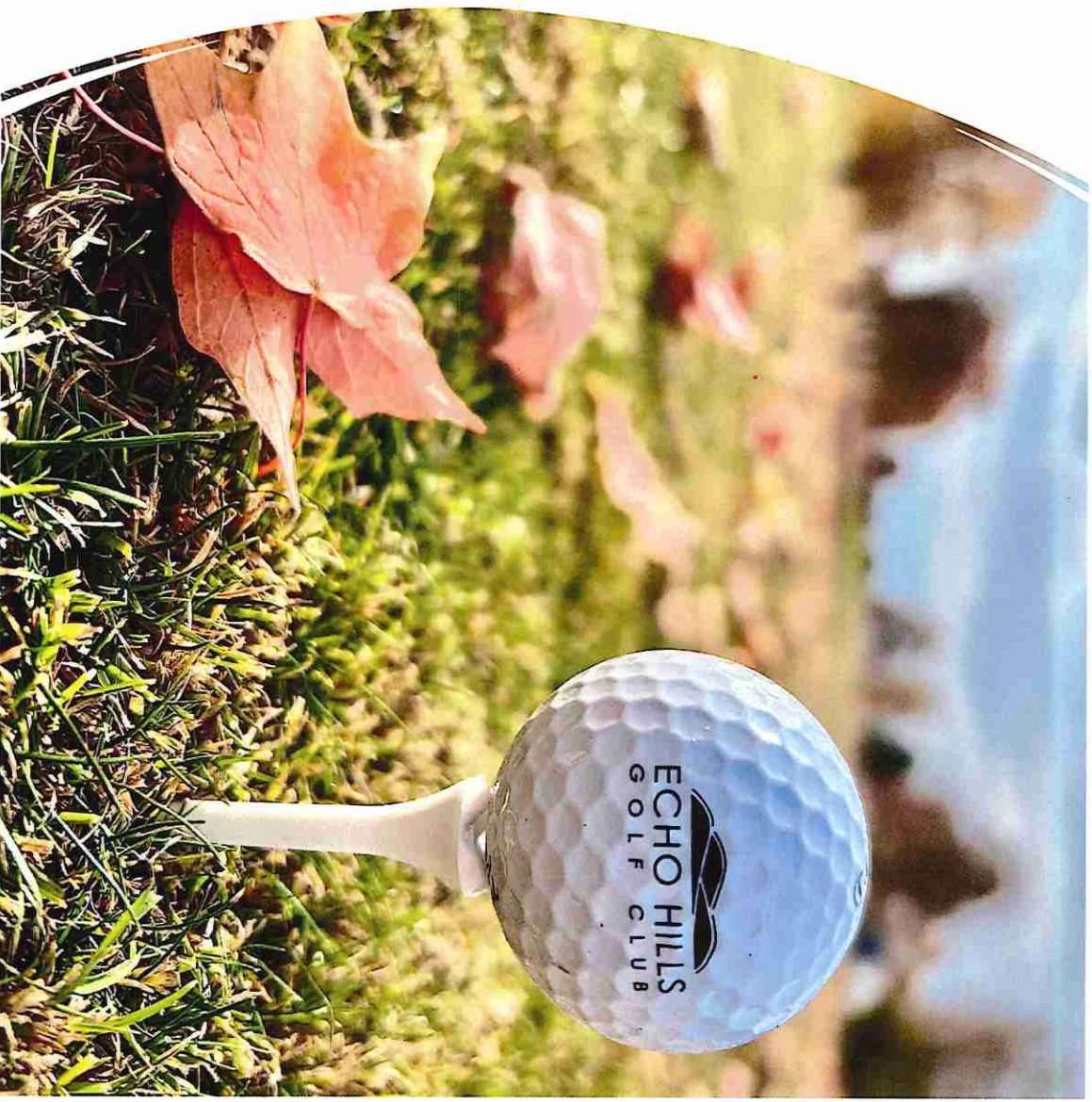
Memberships

- Past benefits: play more to save more
 - 2022: 92 memberships sold
 - 2023: 117 memberships sold
 - 2024: 123 memberships sold
- 2025: 151 memberships sold-revenue up \$10,639. Limited members converting to Unlimited Memberships
- Changes to Membership next year:
 - Eliminating Limited Membership offering
 - \$200 Increase to Existing Offerings Excluding Junior Membership



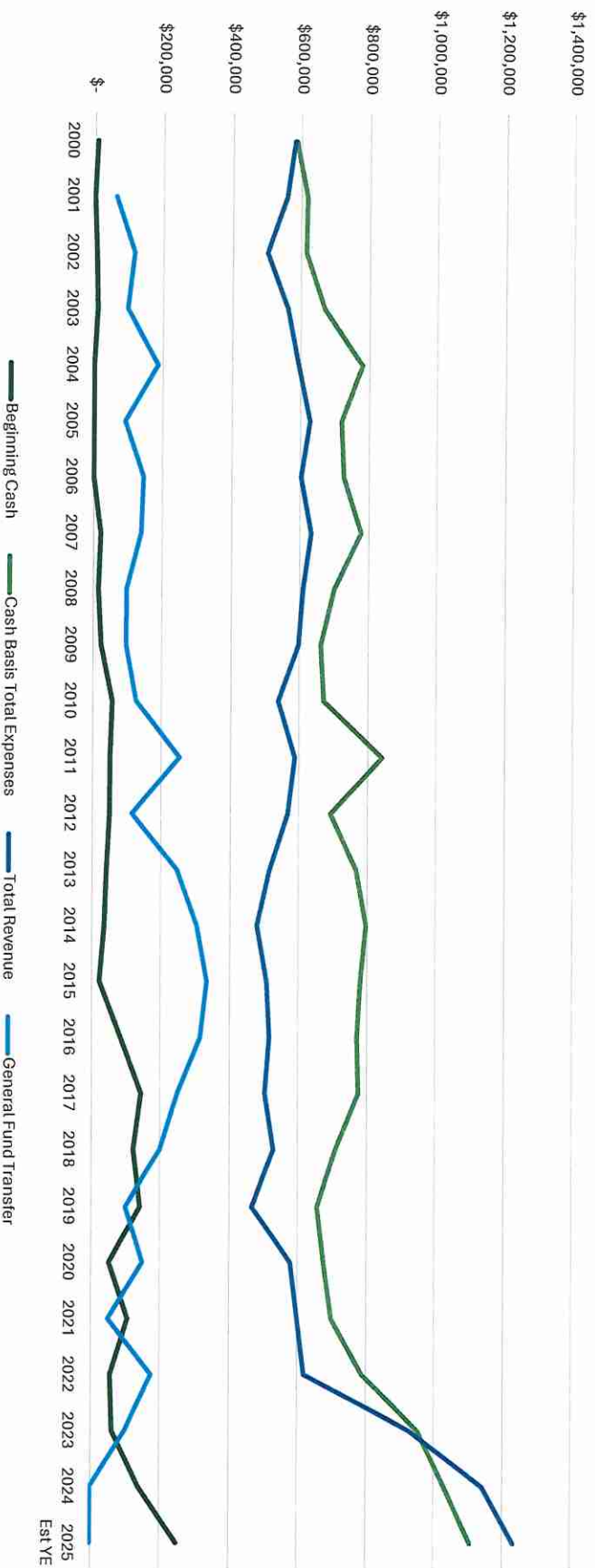
Daily Fee Proposed Changes

- Remove Senior Rate Offerings from Fridays-Weekend Rate will be Friday through Sunday
- Green Fee Rate increase \$5 across all offerings
- Still competitive with other area courses
- Online discounts always available for price conscience golfers



Echo Hills Financial History

Echo Hills Financial History



2025 CALENDAR OF EVENTS

2025 GOLF CALENDAR

MARCH

- 17 | Monday 2-Man League Meeting, 6PM
- 19 | Wednesday 4-Man League Meeting, 6PM
- 20 | Thursday 4-Man League Meeting, 6PM

APRIL

- 7 | Monday 2-Man League Begins, 5:30PM
- 9 | Wednesday 4-Man League Begins, 5:30PM
- 10 | Thursday 4-Man League Begins, 5:30PM
- 30 | Golden Boys 10 AM

MAY

- 2 | Date Night Event, 5PM
- 7 | Golden Boys, 10AM
- 7 | Callaway Demo Day, 3-7PM
- 13 | Silver Swingers, 9:30AM
- 16 | Date Night Event, 5PM
- 17 | 2-Man Scramble, 9AM
- 24 | 3rd Annual Steak & Dog Tournament, 9AM
- 25 | Couples' Golf - Pink Ball, 12PM
- 30 | Date Night Event, 5PM

JUNE

- 2-5 | Junior Golf Camp #1, 10AM - 12PM
- 7 | Sean & Dave Brading Memorial Outing, 8AM
- 9-12 | Junior Golf Camp #2, 10AM - 12PM
- 14 & 15 | Inaugural Father's Day Weekend Stableford Championship, 8AM
- 21 | Glow Golf, 9PM
- 28 & 29 | Piqua City Championship, 7AM
- 30 | Match Play Tournament Begins, 12PM

JULY

- 16 | Golden Boys, 10AM
- 19 | Inaugural Member-Member 2-Man Scramble, 8AM
- 20 | Couples' Golf Jack & Jill, 12PM

AUGUST

- 2 | Regional Sons of ANNETS OUTING, 8AM
- 3 | Match Play Final, 8AM
- 7 | Callaway Demo Day, 3-7PM
- 9 & 10 | Club Championship, 8AM
- 16 | The Huzz, 8AM
- 17 | Bradford Fire Department Outing, 8AM
- 23 | Glow Golf, 8:30PM
- 31 | Couples' Golf Scramble, 12PM

SEPTEMBER

- 3 | Golden Boys, 10AM
- 6 | Miami County Championship, 7:30AM
- 13 | Scott Arnold Memorial Outing, 9AM
- 14 | Couples' Bingo Bango Bongo, 9AM
- 16 | OHSSAA Girls D1 Sectional, 9AM
- 21 | Piqua Braves Outing, 9AM
- 25 | NFL Draft Night, 7:30PM
- 27 | American Legion Outing, 8AM
- 28 | NFL Scramble, 9AM
- 29 | Aeration/Car Path Paving

OCTOBER

- 11 | Newton Athletics Outing, 9AM
- 15 | Golden Boys, 10AM
- 26 | 18 Hole Par-3 Tournament, 10AM
- 18 | Green Keepers Revenge, 10AM

NOVEMBER

- 28 | Black Friday Sale, 10AM-5PM
- 28 | Black Nine Back Nine Outing, 11AM

DECEMBER

- Holiday Hours Begin December 1
- Closed Monday-Tuesday
- Open Wednesday-Sunday, 10AM-3PM
- Split Tee if conditions playable
- December 24 | Last Day of Season



*Events and times are subject to change
For more information, please contact the club: (937) 615-6690
www.echohillsgolf.com | 2100 Echo Lake Dr | Piqua, OH 45356

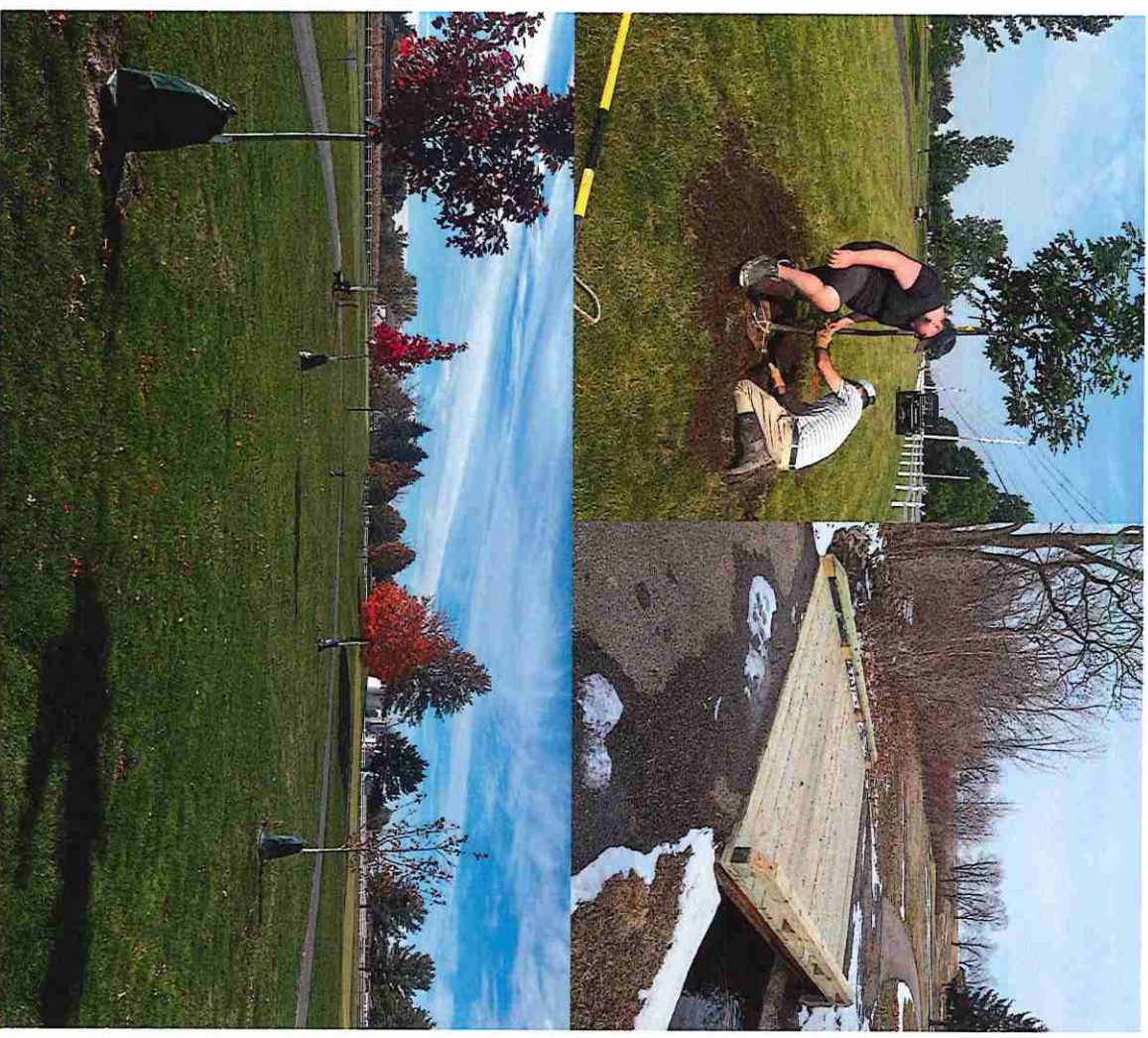


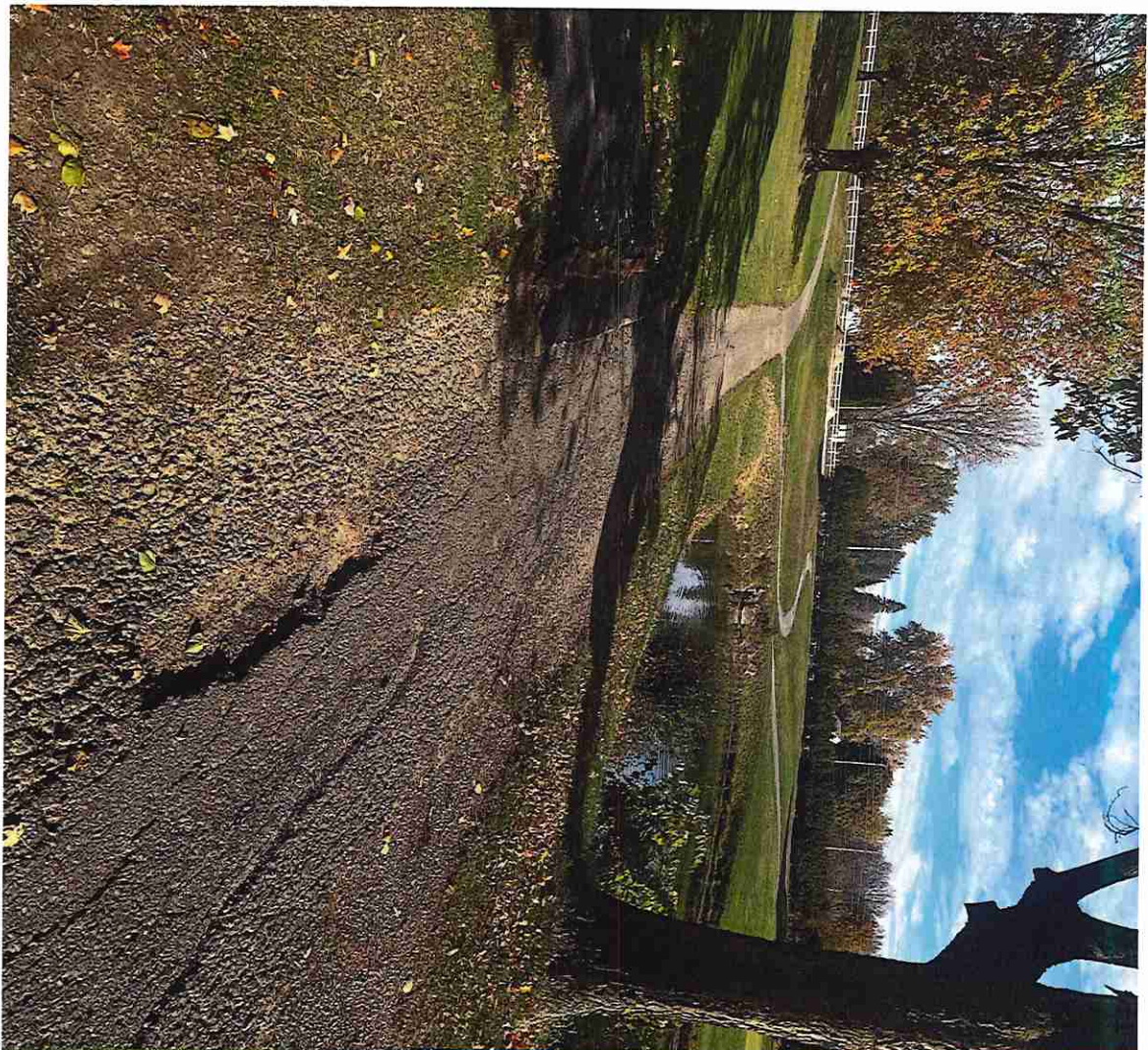


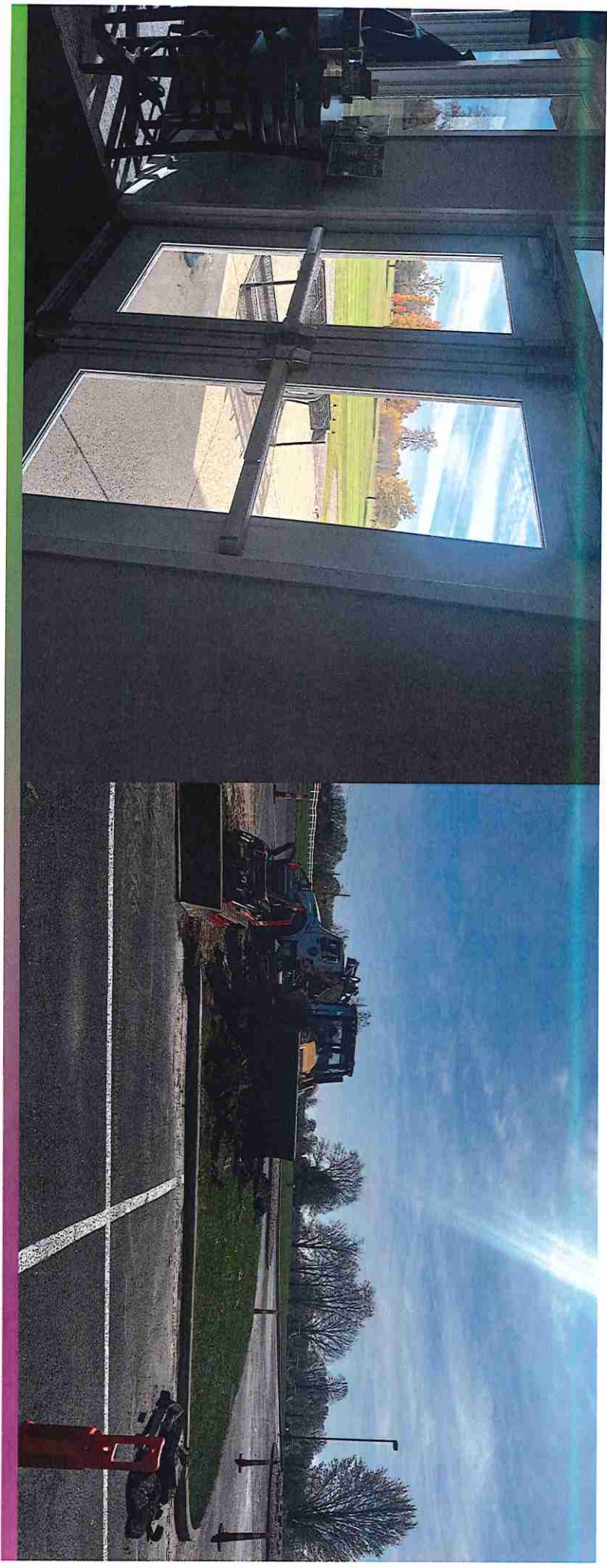
JUNIOR GOLF CAMP

Course Improvements

- Tree Removal
- Tree Plantings
- Rebuilt bridge to 14
- Cart Path Paving







Clubhouse Improvements

Course Improvements Planned for Next Year



Design work on bridge
reconstruction hole
15-16



Hire irrigation
consultant-design new
system



Continue Golf cart
path repaving project



New tee box on 9 Red,
14 Gold



Planting over 100
Arborvitae Trees for
old parking lot privacy-
unsightly



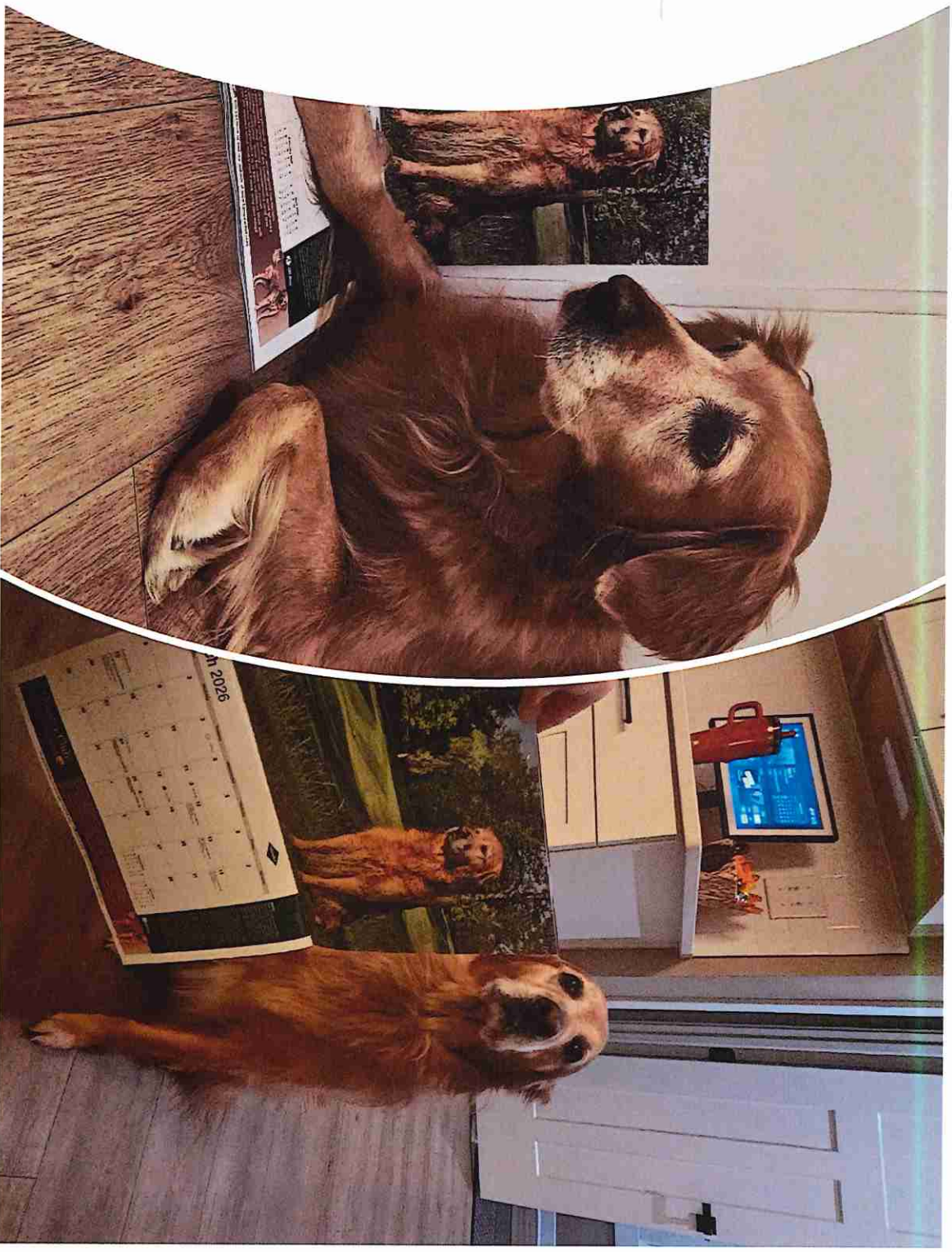
Bunker refacing on
hole12-possibly more.



Continue to clear
overgrown invasive
tree/bush species
from back nine
hole14-16. Return to
original design.

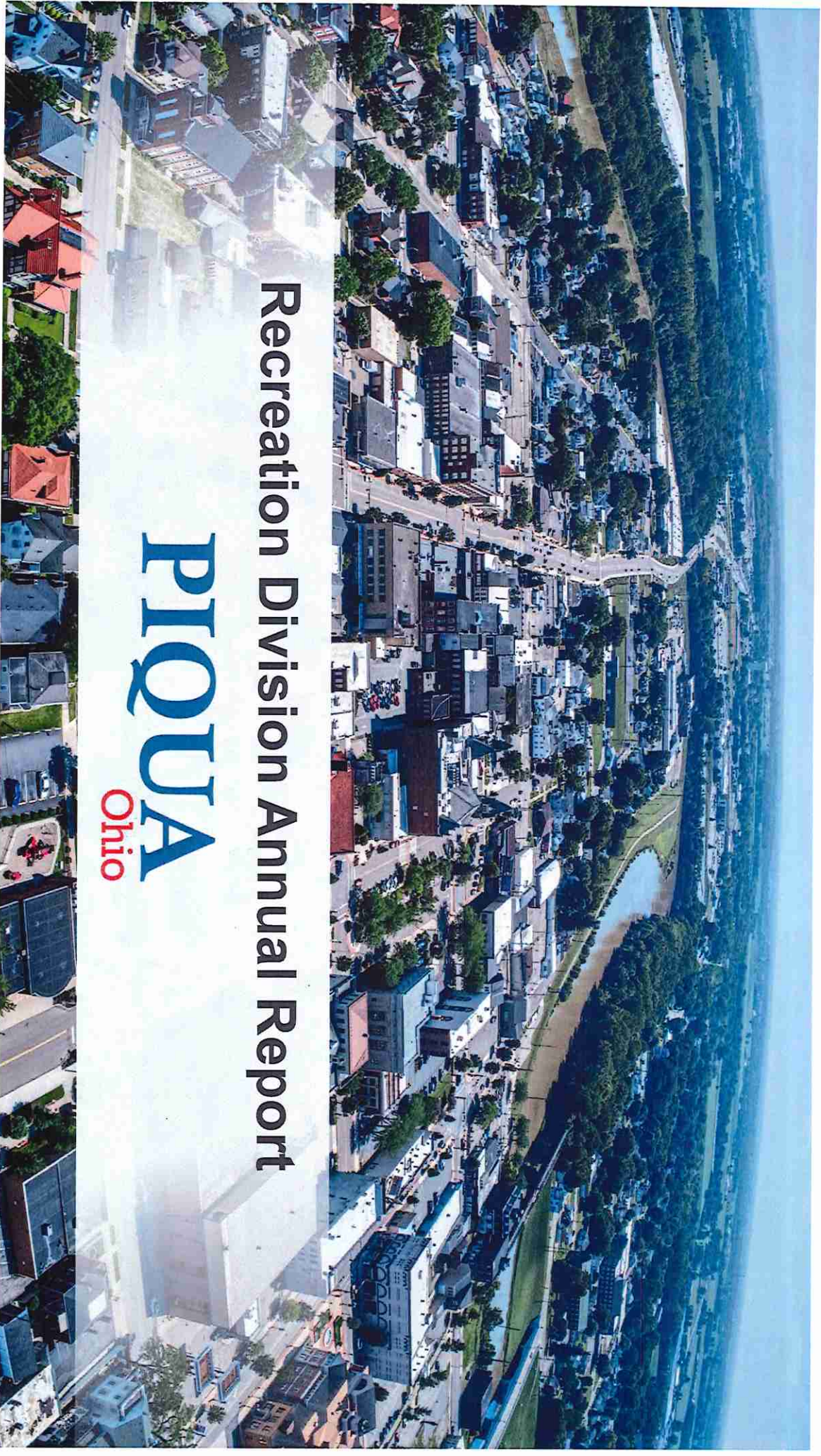
Stella is a Star!

- Was selected to be the March 2026 Calendar Dog in the GCCSAA Annual Calendar
- Calendar goes out all over America
- Merch, Meet and Greet coming in March





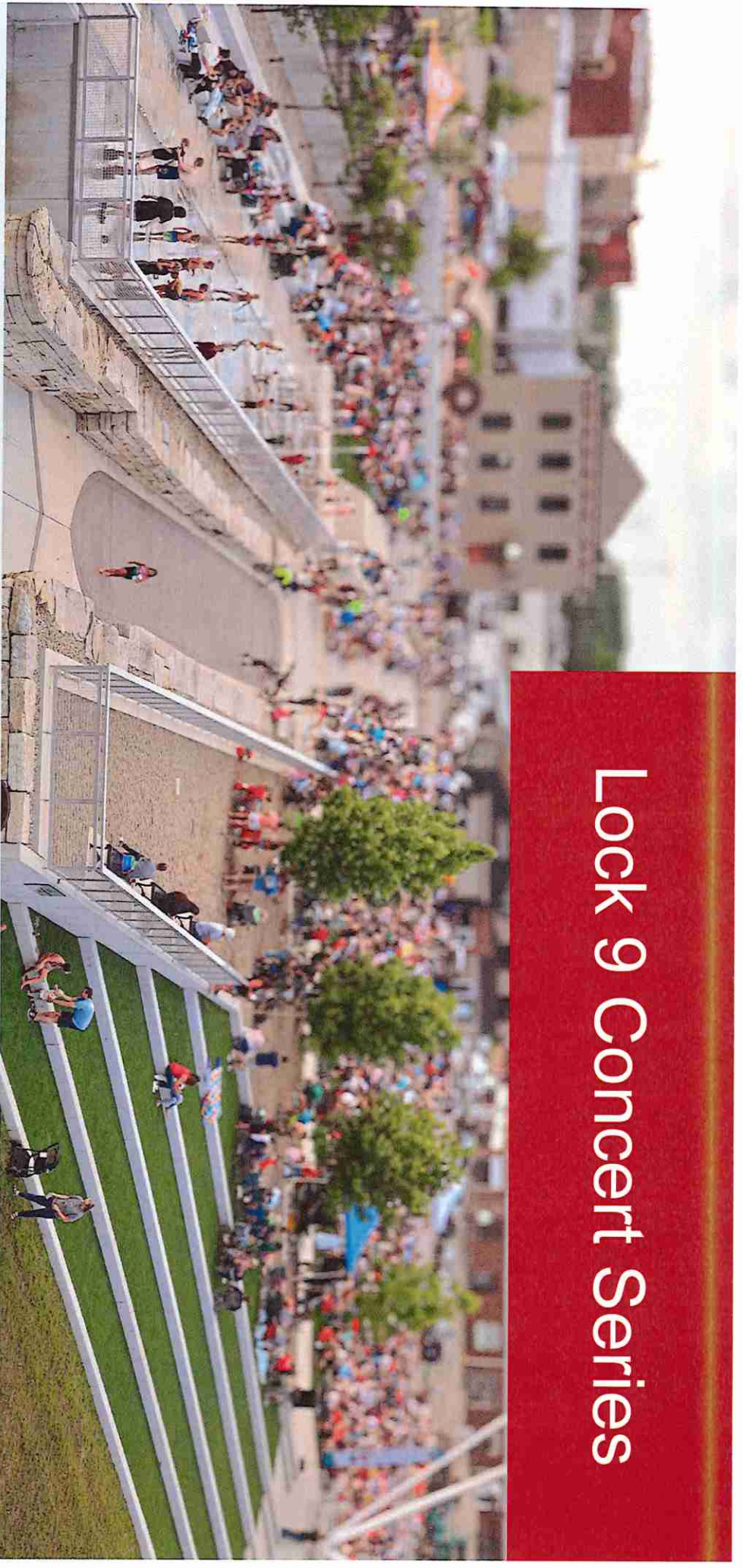
Thank you!



Recreation Division Annual Report

PIQUA
Ohio

Lock 9 Concert Series



PIQUA
Ohio

2025 Lock 9 @ the Trevino Performance Pavilion Concert Series

PRESENTED BY The Piqua Community Foundation City of Piqua

FREE ENTRY

MAY 30	NOAH WOTHERSPOON BAND
JUNE 6	BRASS TRACKS BAND
JUNE 13	THE DRIVING FORCE BAND
JUNE 20	ROCK THIS TOWN ORCHESTRA
JUNE 27	THE HATHAWAYS
JULY 18	MCGUFFEY LANE
JULY 25	CRUSH: THE BON JOVI EXPERIENCE
AUGUST 1	FREDIN HILLBILLYS
AUGUST 8	ALEX MILLER
AUGUST 15	5 BAND
AUGUST 22	REFLEKTION
AUGUST 23	PINK DROYD
SEPTEMBER 5	ZACK ATTACK
SEPTEMBER 12	PHIL, DIRT & THE DOZERS
SEPTEMBER 13	THE ULTIMATE DOORS W/ KASHMIR

PIQUA.ORG/LOCK9

MIAMI VALLEY STEEL SERVICE, PSC CRANE & RIGGING, WHIMAN'S COFFEE & CHOCOLATE

PIQUA CENTER

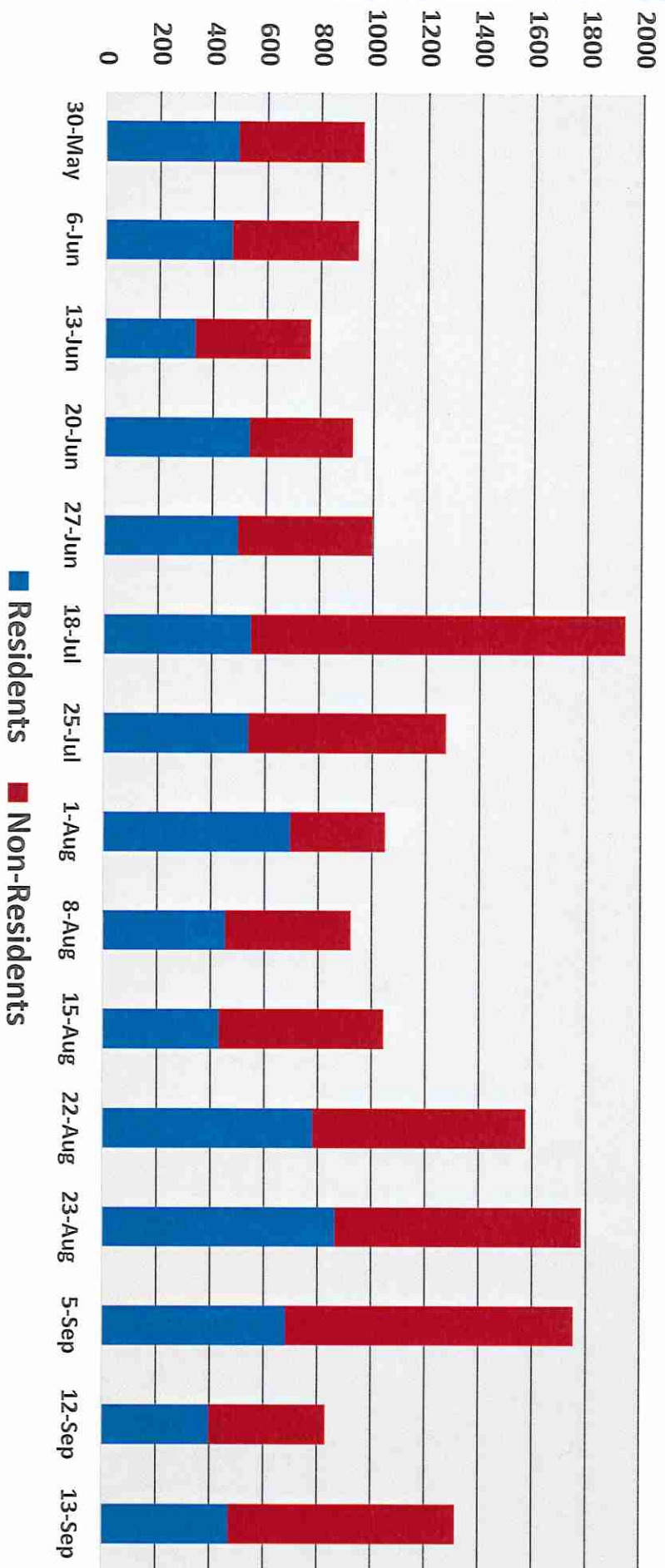
KROGER

KSD KANSAS STATE INSURANCE

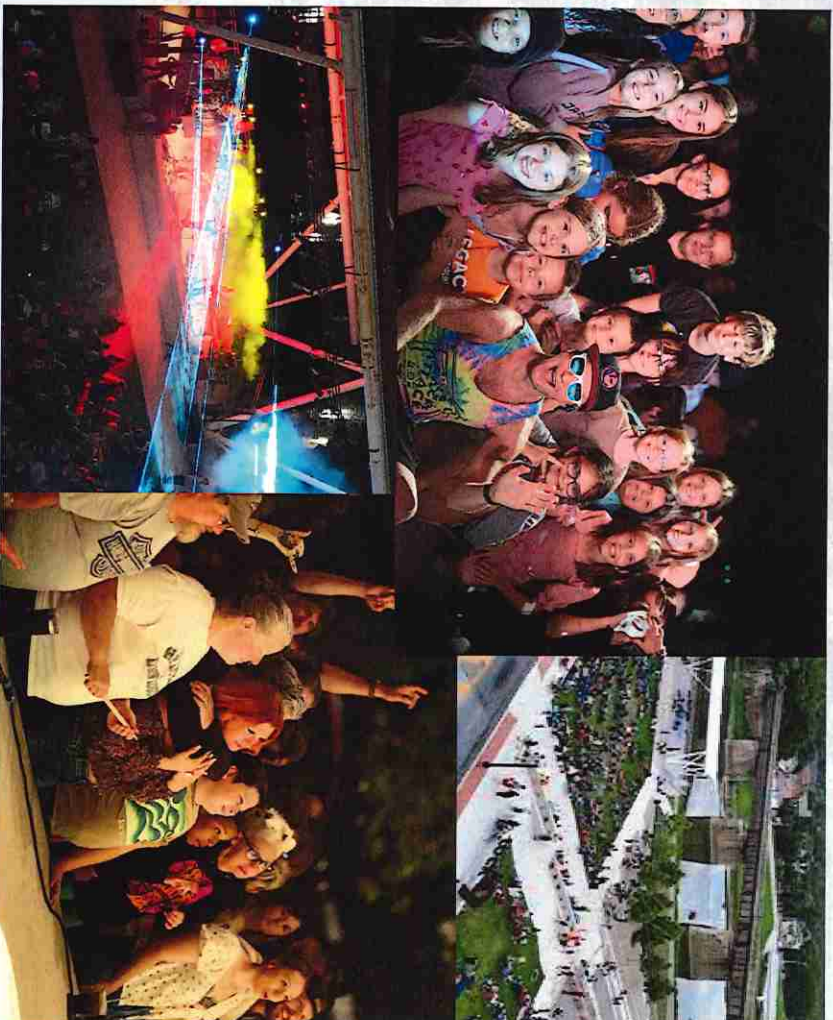
Lock 9 Concert Series

- 2025 Concert Series was the first full season lineup since the construction of the Trevino Performance Pavilion.
- Positive feedback from community on the lineup of performers and positive feedback from the bands on our venue and hospitality.
- \$128,500 total sponsorship/grant funding received for the 2025 Concert Series.
- An average of over 1,200 attendees per concert.
 - 45% residents and 55% non-residents

Visits by Date



Lock 9 Concert Series



- The 2026 Lock 9 Concert Series will again include 15 performance dates from Memorial Day to Labor Day.
- Concerts will now include an opening performer to increase the duration of concert nights.
- Predominately new performers with a few returning favorites.
- A range of genres to provide something for everyone.
- A full day of music at Lock 9 for 2026 PiquaFest moving downtown.

Community Events



Movies in the Park



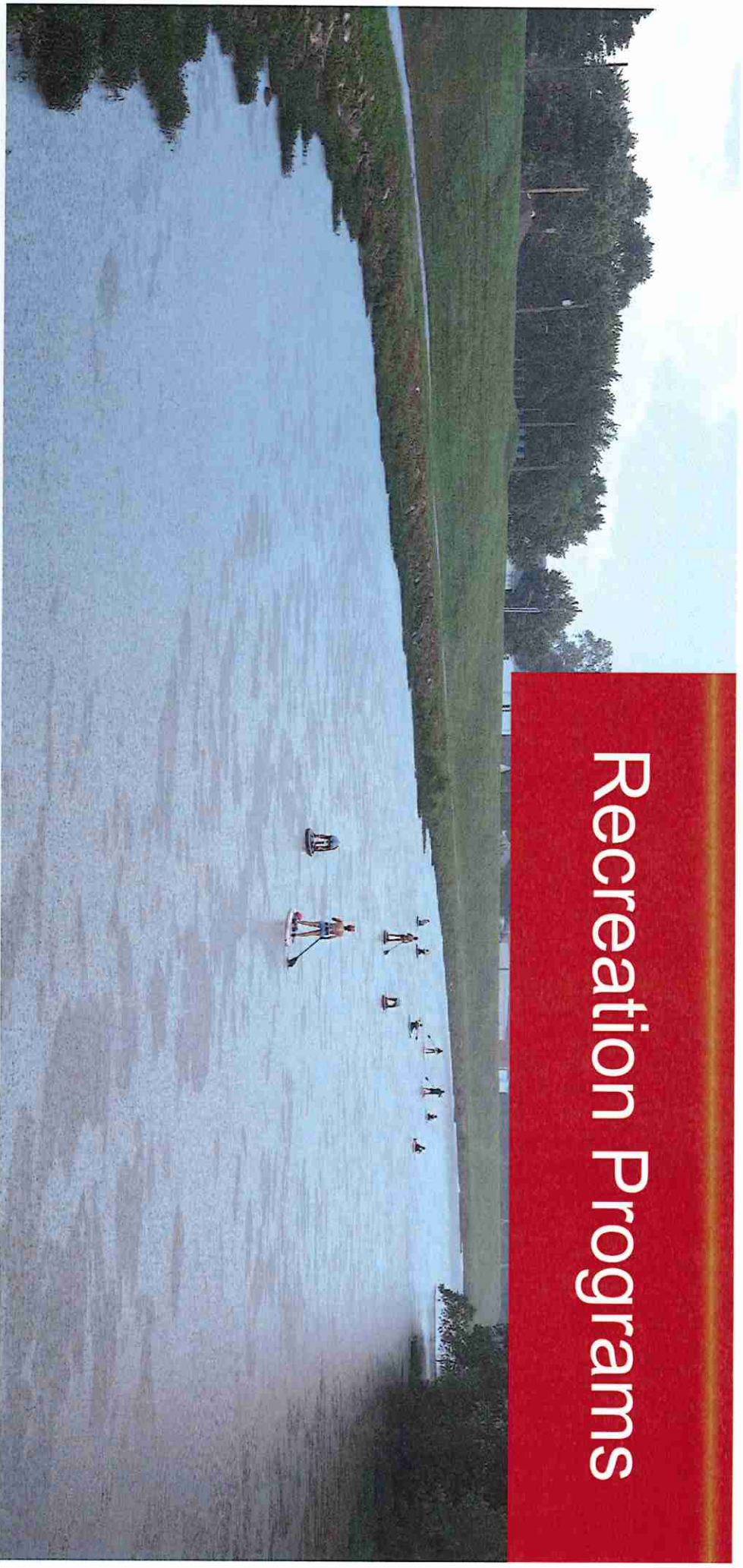
- Three family-friendly summer movies in the park sponsored by Elliott Land & Hardscaping.
- Featured character appearances, free popcorn, face-painting, and more.
- Plan to offer 3 Movie in the Park events again in 2026.

Other Community Events



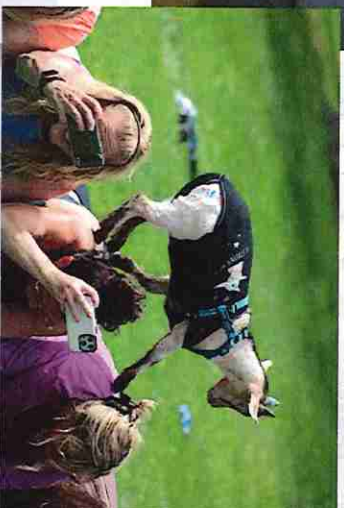
- Community Shredding Day
- Older Americans Month Lunch and Learn
- Independence Day Fireworks
- Shakespeare in the Park
- Community Health and Wellness Fair
- Touch-a-Truck
- OSU Football Watch Party
- New Years Fireworks

Recreation Programs



PIQUA
Ohio

Recreation Programs



- Recreation offerings in Parks
 - Goat Yoga
 - Paddleboarding
 - Walking Club
 - Disc Golf Instruction
 - Evening Yoga
- Partnerships
 - Flag Football program and fitness series with YMCA
 - Additional program partnerships with Police Department and YMCA