



PIQUA CITY COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 9, 2025

5:00 PM

COMMISSION CHAMBER - 2ND FLOOR

201 WEST WATER STREET

PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION

The Jan Mulder Citizenship Award to Mr. Julio "Cris" Deleon is to be presented by Kathy Hostetter of the Piqua Area Chamber and Fire Captain Nick Schmitz.

State Representative Johnathan Newman Proclamation

ADJOURNMENT TO EXECUTIVE SESSION

- 1) To consider matters regarded as confidential by federal law or rules or state statutes;

EXECUTIVE SESSION

ADJOURNMENT FROM EXECUTIVE SESSION

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

- 1) Rules of Conduct

WORK SESSION

Miami County Sheriff and Commissioner Wade Westfall to discuss proposed jail

PRESENTATION

- 1) Quarterly Financial Status Presentation by Jerry O'Brien

CONSENT AGENDA

- 1) **Approval of Minutes**

Approval of the Minutes from the November 25, 2025 and December 2, 2025, Regular City Commission Meetings

OLD BUSINESS

1) Ordinance No. O-19-25 (Third 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 (Third Reading)

An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2026

3) Ordinance No. O-21-25 (Third Reading)

An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2025

NEW BUSINESS

1) Resolution No. R-120-25

A Resolution authorizing purchase orders to Shannon Chemical Corporation, Water Solutions Unlimited, Inc., SAL Chemical, Greer Lime Company, Chemical Services, Inc., Air Products and Chemicals, Inc., and Alexander Chemical Corporation for the 2026 purchase of various Water Treatment Chemicals

2) Resolution No. R-130-25

A resolution adopting a Cybersecurity Plan for the City of Piqua

3) Resolution No. R-131-25

A resolution approving the Special Events Support List for 2026

4) Resolution No. R-132-25

A resolution authorizing the City Manager to contract for architectural and engineering services for an assessment of Hance Pavilion

5) Resolution No. R-133-25

A resolution to authorize the City Manager to enter into a lease agreement with DM Piqua LLC / Submarine House

6) Resolution No. R-134-25

A resolution to authorize the City Manager to enter into a lease agreement with Lighthouse at the Lock

7) Resolution No. R-135-25

A resolution to authorize the City Manager to enter into a lease agreement with Crooked Handle Brewing Company for use of a portion of parcel #N44-250008

8) Resolution No. R-136-25

A Resolution Authorizing the City's Purchasing Department to Advertise for Bids during the 2026 Year.

9) Resolution No. R-137-25

A resolution to adopt a zoning map amendment from AG- Agriculture to PD-R - Planned Residential and adoption of a Preliminary Development Plan with Development Standards for the Shaw Farm Development on Parcel #N44-076909.

10) Resolution No.R-138-25

A resolution to adopt a zoning map amendment from CX - Corridor Mixed-Use to PD-MUD - Planned Mixed-Use and adoption of a Preliminary Development Plan with Development Standards for the Piqua Center Development at or near 987 E. Ash Street.

11) Resolution No.R-139-25

A resolution to adopt a zoning map amendment from T-RL- Traditional Residential Low Density to T-NX - Traditional Neighborhood Mixed-Use District at 1601 Nicklin Avenue.

12) Resolution No R-140-25

A resolution authorizing expenditures in excess of \$75,000 to Sawvel & Associates, Inc

13) Resolution No. R-141-25

A resolution to transfer ownership of an issued liquor permit from Godine, LLC located at 608 Weber St., Piqua, OH 45356 to Harsha Drive Thru, Inc., 608 Weber St., Piqua, OH 45356.

14) Resolution No. R-142-25

A Resolution Authorizing Interfund Transfers of Cash Between Funds For the Fiscal Year 2025

15) Resolution No. R-143-25

A Resolution Authorizing Interfund Transfers of Cash Between Funds for the Fiscal Year 2026

16) Resolution No. R-144-25

A resolution authorizing a Temporary Loan of Cash from the General Fund to other funds for the Fiscal Year 2026

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.

A Safer, Stronger Miami County

Investing in our Jail & Justice System



Incarceration Facility (minimum security)

BUILT IN 1999: POPULATION 98,587

2042 N. County Road 25A Troy, Ohio 45373

- Opened in 2000 – 30 year life span
- Minimum Security Facility – Designed to hold non-violent misdemeanors
- Construction was funded with state and federal funds – no local funds were used
- Cannot house inmates accused of any crime of violence nor any inmate charged with a felony 1, 2, or 3
 - 4 sixty person pods with inmate capacity of 240
 - 3 pods are currently staffed, fourth pod is idle



Downtown Jail (maximum security)

BUILT IN 1970S: POPULATION 84,000

201 W. Main St. Troy, Ohio 45373



**CONSTRUCTED
WITH 1960S
TECHNOLOGY**



NOT DESIGNED FOR:

- **LARGER POPULATION**
- **MODERN STANDARDS**
- **RISING MENTAL HEALTH
& ADDICTION CHALLENGES**



**SAFETY &
LIABILITY
RISKS**



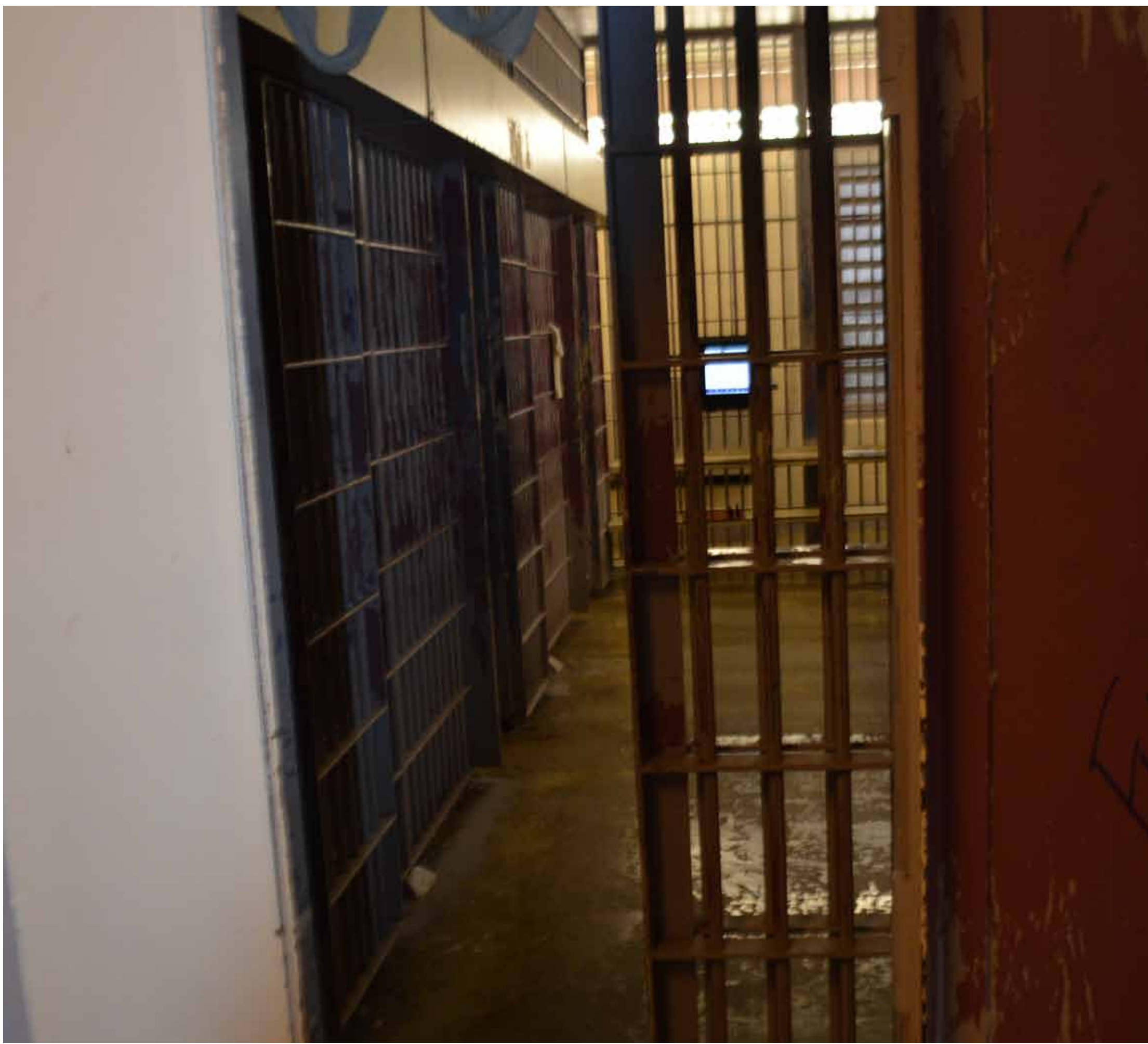
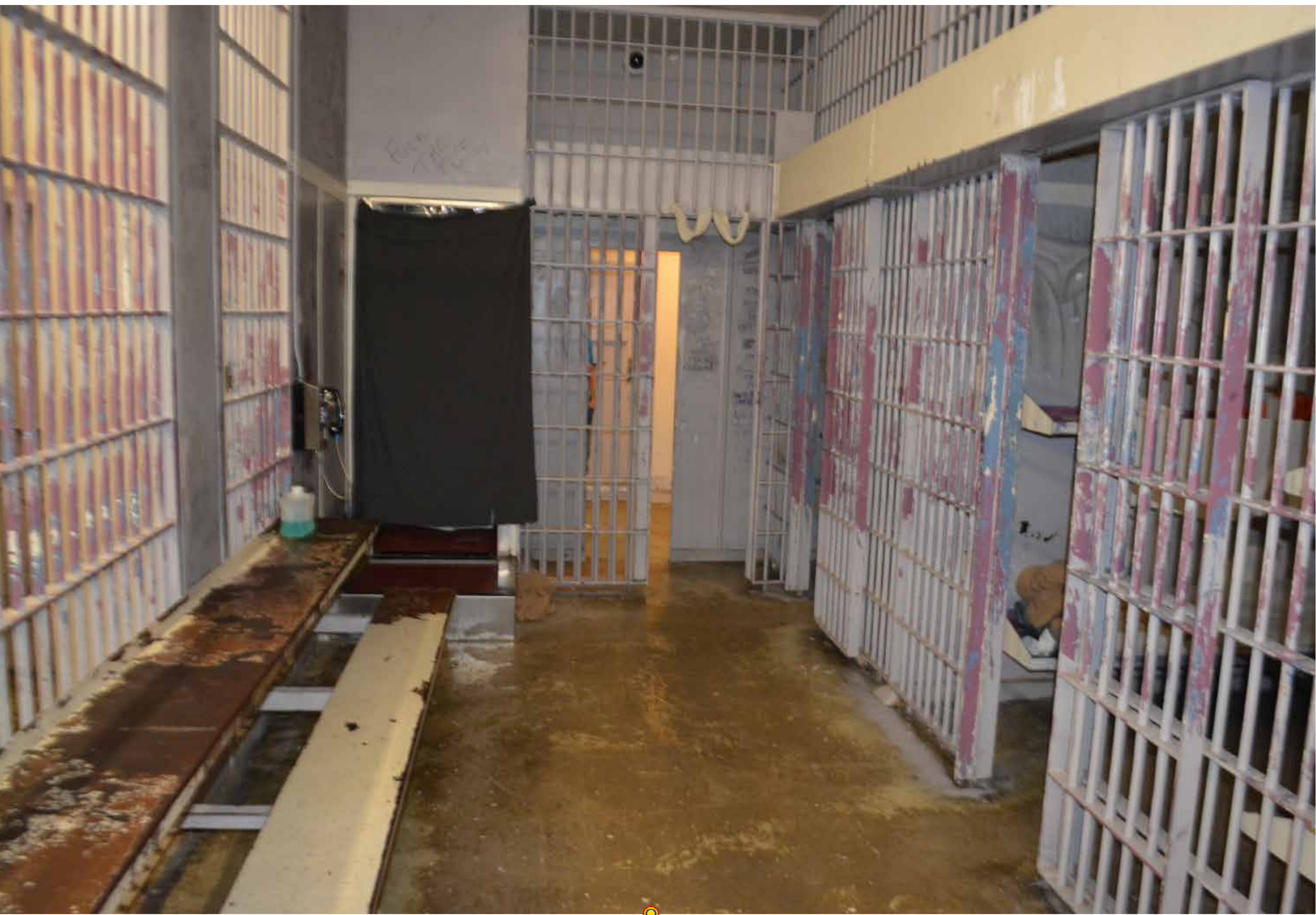
Existing Conditions | Downtown Jail



Existing Conditions | Downtown Jail



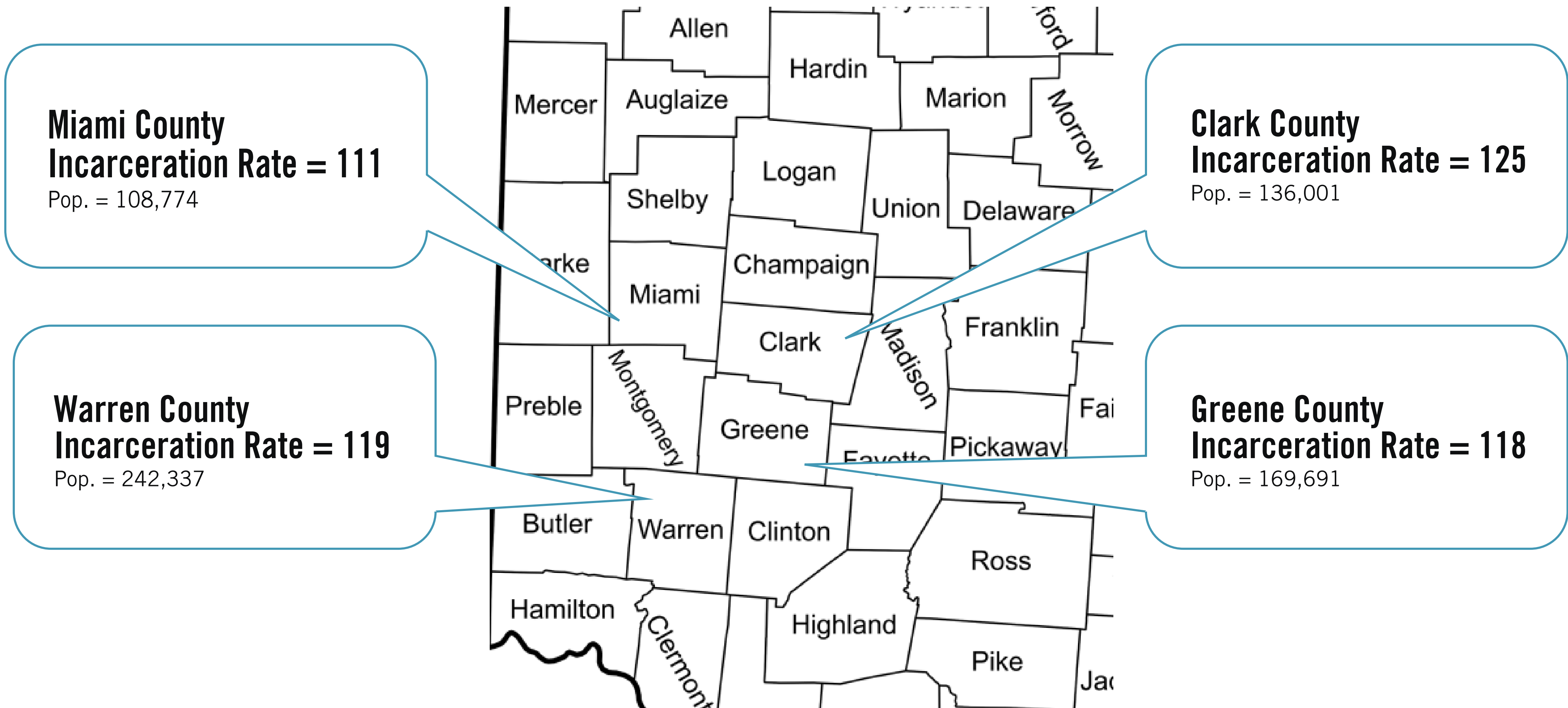
Existing Conditions | Downtown Jail



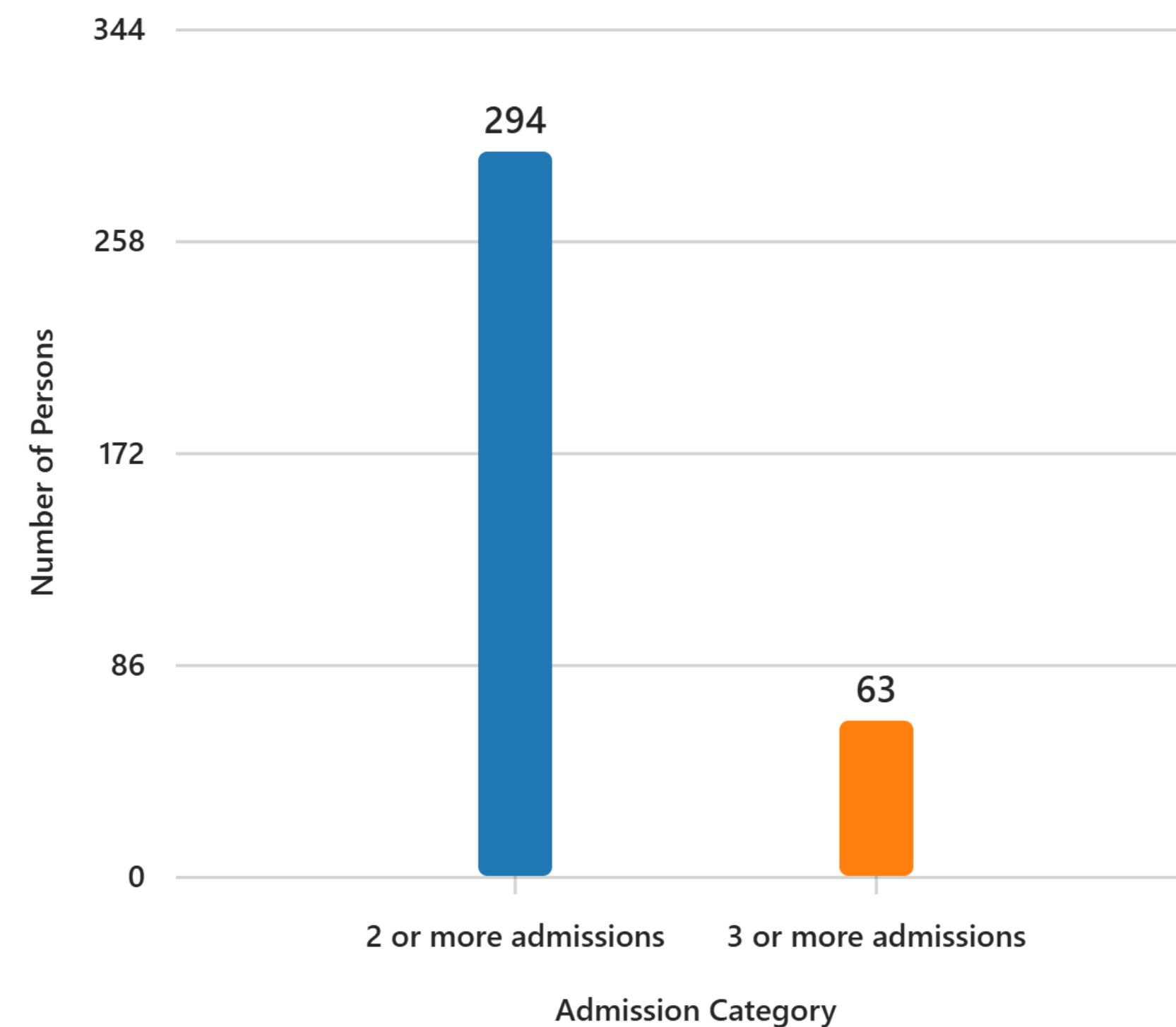
Existing Conditions | Downtown Jail



Comparable Incarceration Rates | 2023



High Utilizers of the Jail

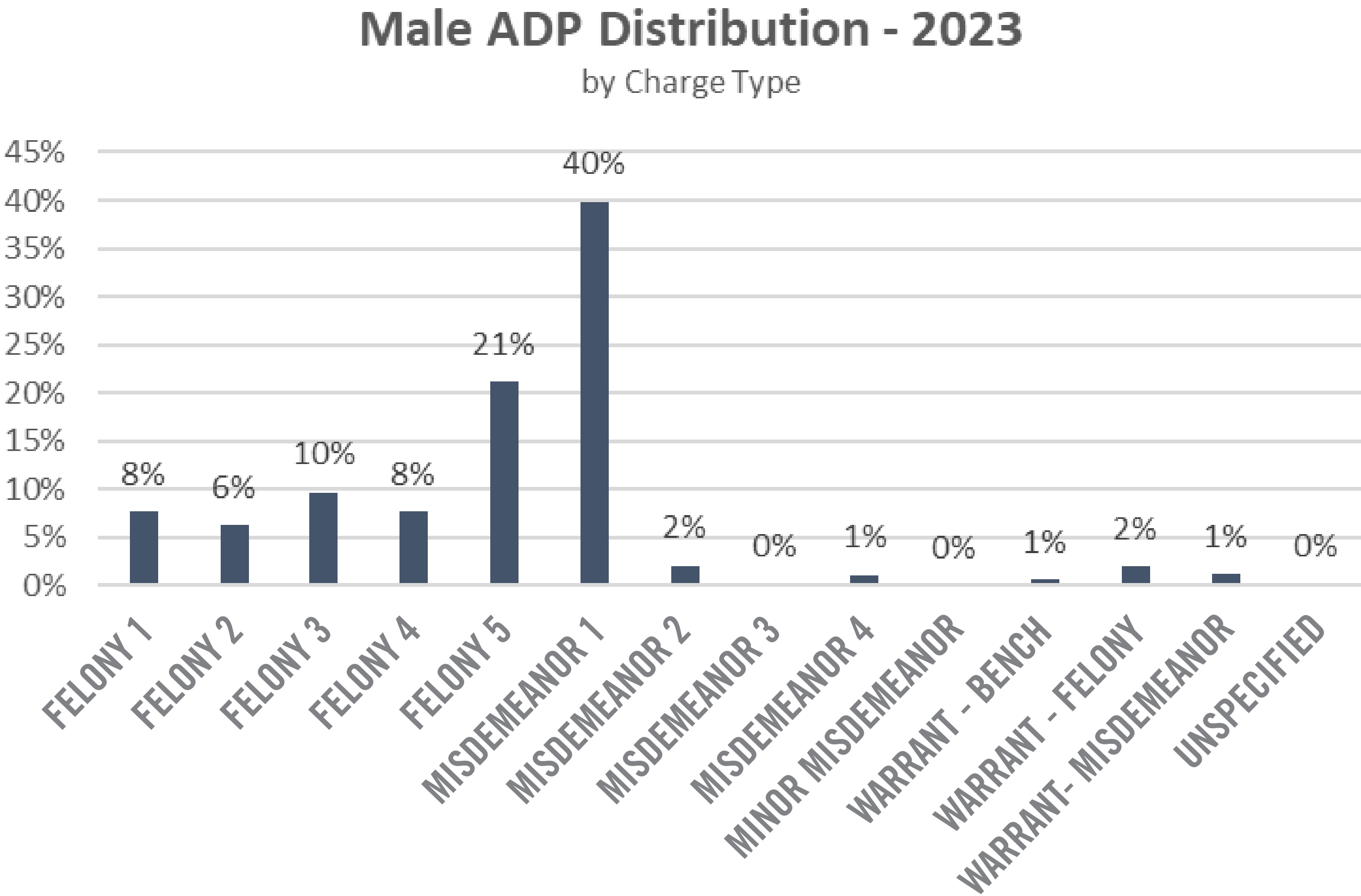


- ★ **294 persons were admitted to the jail 2 or more times and represented 41.9 ADP (35%)**
- ★ **63 persons were admitted to the jail 3 or more times and represented 10.7 ADP (9%)**

ADP = Average Daily Population



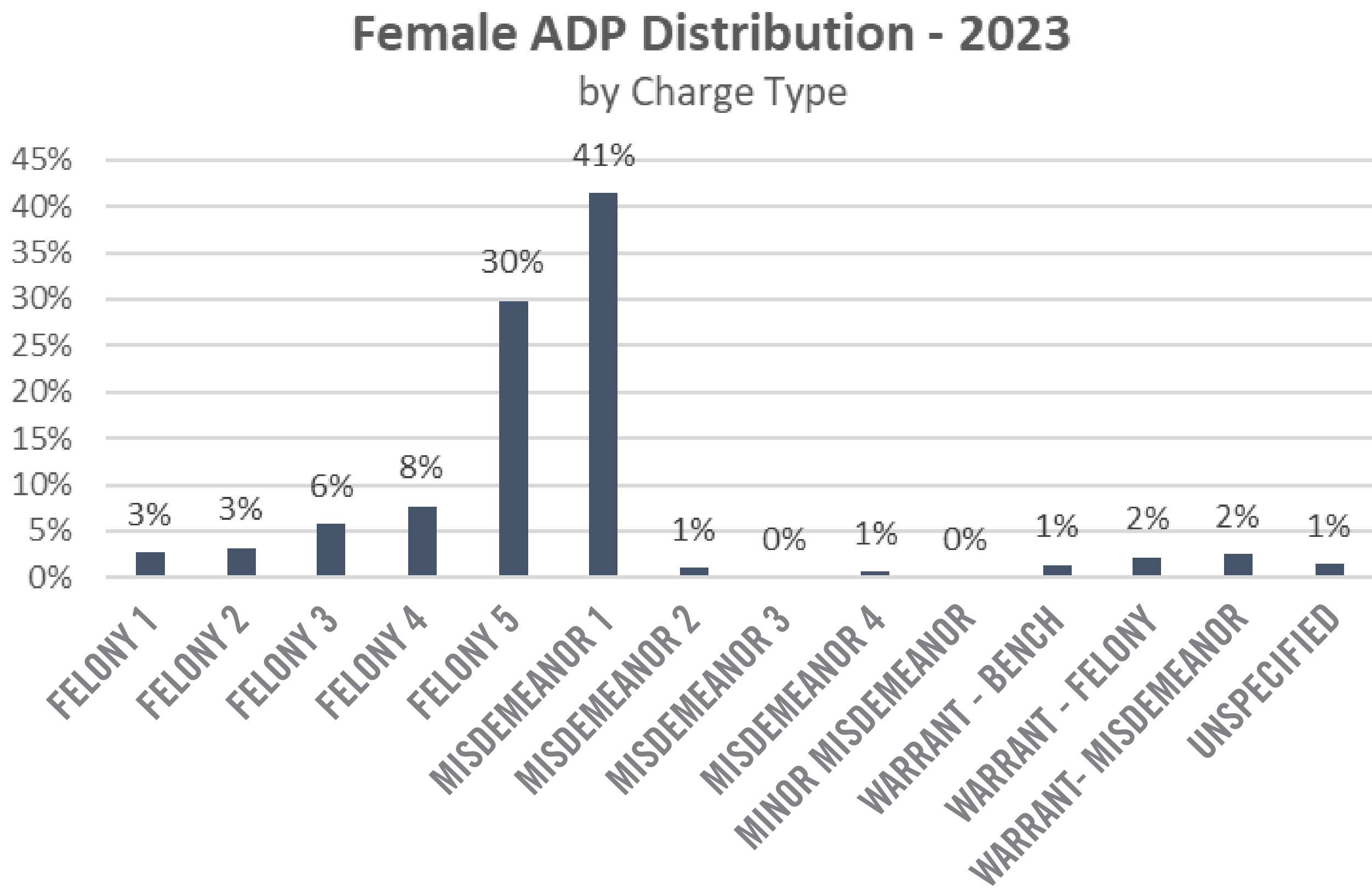
Inmate Charges | Males, 2023



- ★ 93% have a misdemeanor 1 charge or higher
- ★ 53% have a felony charge



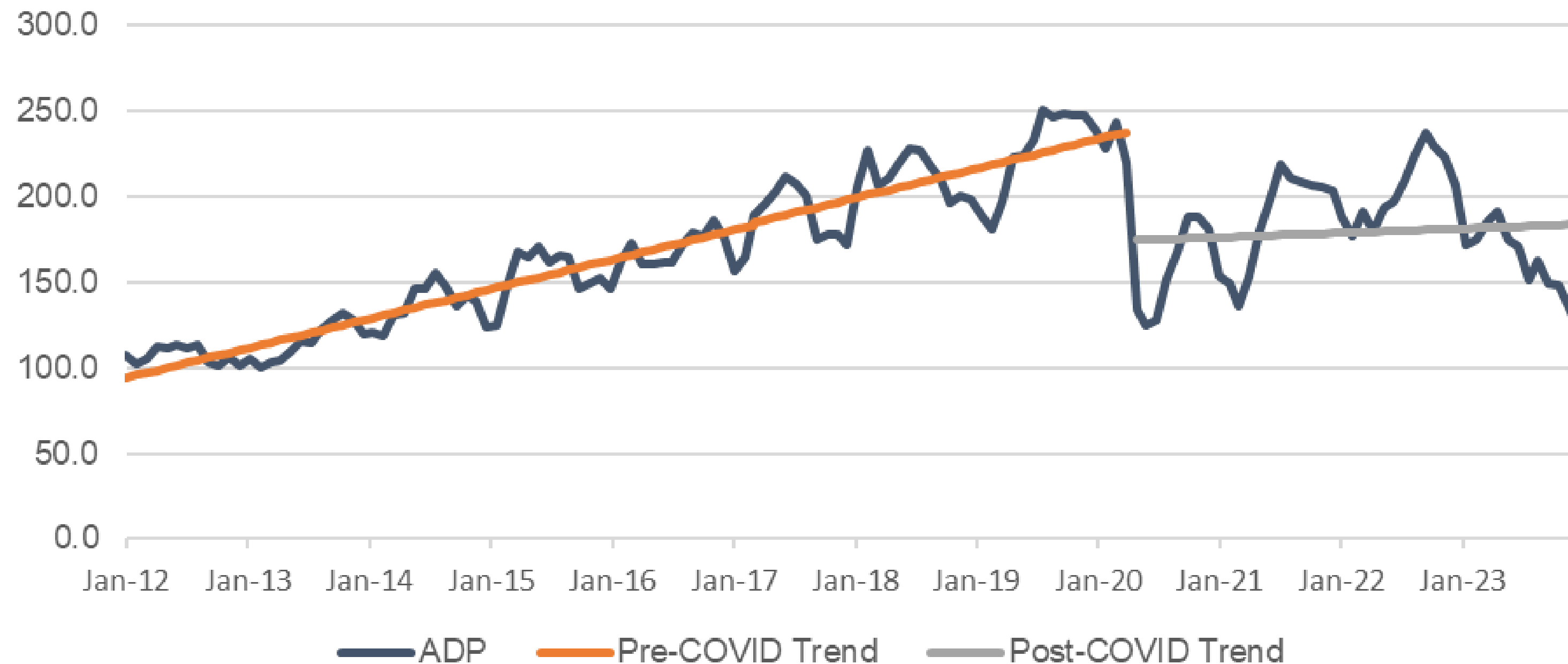
Inmate Charges | Females, 2023



- ★ 91% have a misdemeanor 1 charge or higher
- ★ 50% have a felony charge



Average Daily Population



★ **Pre-COVID ADP rising at a rate of 17.5 annually**

★ **Since depopulation during COVID ADP is rising at a rate of 2.6 annually**



The CHALLENGE Today

INMATE

65% of all inmates have a mental health issue, substance abuse issue or both

Jail has turned into a detox and mental health facility

Average length of stay downtown: 13 days

STAFF

Mid 1980s: state mental health was defunded.

Jail has zero infirmary beds to treat inmates. Staff is being paid overtime to guard hospital rooms.

12 hours shifts – Average length of stay downtown: 10 years



The SOLUTION + Project Goals

- ★ **Meet jail bed capacity needs** until the year 2050
- ★ **Meet needs for today's detainee & growing female population**
- ★ **Meet needs detainees with Mental Health/SUDs**
- ★ **Enhance Medical Care in-house** to reduce hospital trips & furloughs
- ★ **Enhance Reintegration through enhanced therapies**
- ★ **Put the jail under one roof** to improve staffing efficiency & enhance medical & MH care
- ★ **Combine jail + Sheriff's Office** to improve communications & eliminate space redundancies
- ★ **Provide EMA + back-up 911 in Sheriff's Office**
- ★ **Free up one third of the Safety Building for offices + courts**



Option 2 | Reuse MCIF

Reduce beds of Jail and reuse portions of ICF

Jail

- 200 new beds to Full-Service BAD standards
- Reuse portions of ICF (Jail Admin/Lobby/Food Service/Laundry)
- 63,781 GSF of new construction
- Hard/Construction Cost = \$67.1 million
- Project Cost = \$80.5 million
- ICF Upgrades Needed

Sheriff's Office & EMA (no changes)

- 24,637 GSF
- Hard/Construction Cost = \$15.6 million
- Project Cost = \$18.7 million

Total Cost

- Hard/Construction Cost = \$85.9 million
- Project Cost = \$103.1 million

Jail Staffing

- 64.6 Correctional Officers / \$6.0 million annually with benefits

Note: All costs escalated to January 2027 as midpoint of construction. 4.5% annually.

Note: 20% soft costs per Danis/Granger have been included in project cost.

Jail					
COMPONENT/AREA:		# OF BEDS	TOTAL NET S.F.	GROSS FACTOR	TOTAL GROSS S.F.
		200			
1.1	Vehicle Sallyport		2,550	1.10	2,805
1.2	Prebooking Area		330	1.35	446
1.3	Booking/Intake		2,045	1.30	2,659
1.5	Property		870	1.15	1,001
2.1	Clinic		1,570	1.30	2,041
2.2	Medical/Mental Health Housing	32	4,640	1.60	7,424
3.1	Housing - Restrictive	48	6,560	1.65	10,824
3.2	Housing - Classification	24	3,570	1.60	5,712
3.3	Housing - Female	48	6,830	1.60	10,928
3.4	Housing - General Population	48	6,565	1.50	9,848
3.4	Housing - General Population		6,565	1.50	0
3.4	Housing - General Population		6,565	1.50	0
4	Programs		140	1.15	161
5	Central Control		610	1.25	763
6	Lobby/Jail Administration		2,288	1.30	0
7	Staff Facilities		520	1.25	0
8	Food Service		4,120	1.20	0
9	Laundry		1,250	1.30	0
10	Maintenance		510	1.20	612
11	Mechanical (5%)				2,761

	58,098	1.00	57,983
X Gen'l Bldng Gross Factor for Core (corridors, stairs, chases, etc.): 1.1			
TOTAL GSF:			63,781
TOTAL G.S.F.			
GSF per bed:			319

Sheriff's Office				
COMPONENT/AREA:		TOTAL NET S.F.	GROSS FACTOR	TOTAL GROSS S.F.
1	Public Lobby	990	1.30	1,287
2	Command Staff	1,752	1.30	2,278
3	Fiscal/Quartermaster	560	1.20	672
4	Records	670	1.30	871
5	EMA	2,946	1.30	3,830
6	Patrol	1,678	1.30	2,181
7	Detectives	1,467	1.30	1,907
8	Evidence	1,434	1.20	1,721
9	Staff Facilities	4,230	1.30	5,499
10	Technology	676	1.25	845
11	Facility Maintenance	200	1.20	240
12	Mechanical (5%)			1,067

	16,603	1.35	22,397
X Gen'l Bldng Gross Factor for Core (corridors, stairs, chases, etc.): 1.1			
TOTAL G.F.:			24,637
TOTAL G.S.F.			
JAIL & SHERIFF'S OFFICE GSF:			88,418
TOTAL G.S.F.			



Reduce beds of Jail and reuse portions of MCIF

Total Cost

- Hard/Construction Cost = \$79.4 million
- Project Cost = \$95.3 million

Jail Staffing

- 64.6 Correctional Officers / \$6.0 million annually with benefits

	58,098	1.00	57,983
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X Gen'l Bldng Gross Factor for Core (corridors, stairs, chases, etc.):	1.1
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TOTAL GSF: 63,781

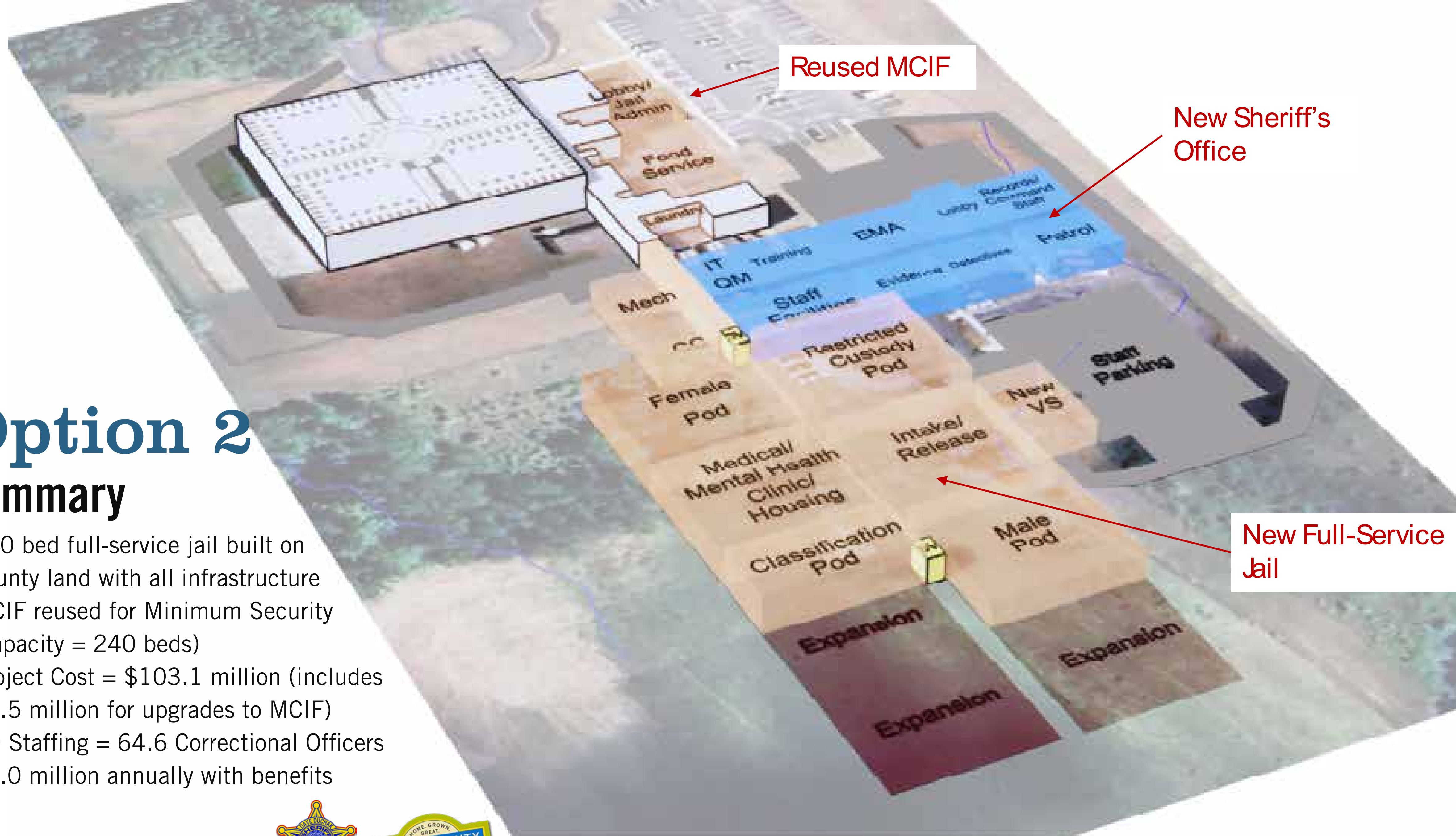
TOTAL G.S.F.

GSF per bed: 319



Option 2 Summary

- 200 bed full-service jail built on county land with all infrastructure
- MCIF reused for Minimum Security (capacity = 240 beds)
- Project Cost = \$103.1 million (includes \$5.5 million for upgrades to MCIF)
- CO Staffing = 64.6 Correctional Officers \$6.0 million annually with benefits



A History of Growth

1885

**Miami County
Courthouse built**

**Troy: 2,000 residents
Piqua: 6,000 residents**

**A few thousand more
across rural townships**

2025

**Miami County:
110,000 residents**

**Only county in the
region that grew in
the last census**

FUTURE...



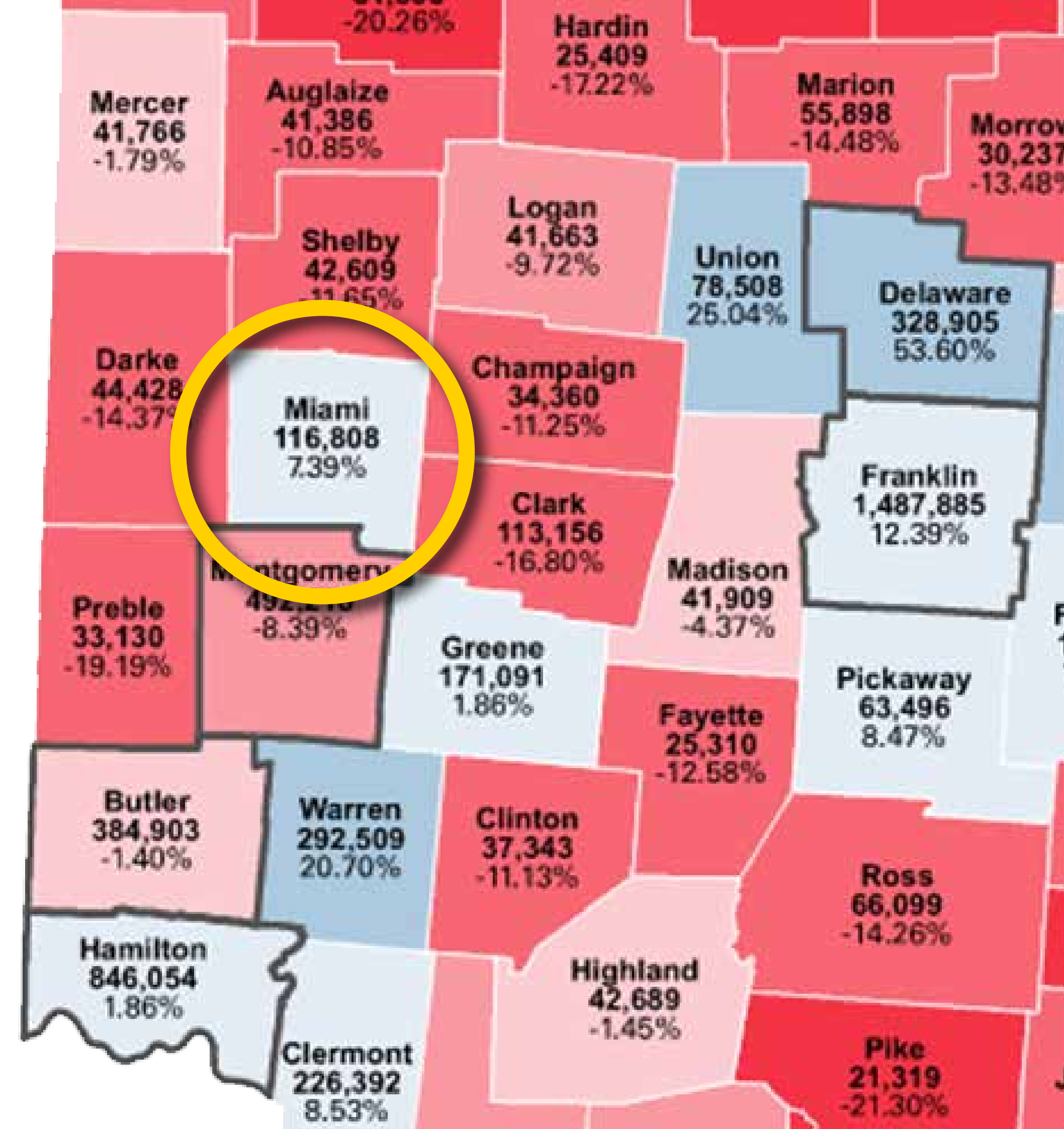
Population Projection

Current Population Estimate

110,876

Source: US Census

**Projected to be 1 of 6
counties in Ohio to grow again**



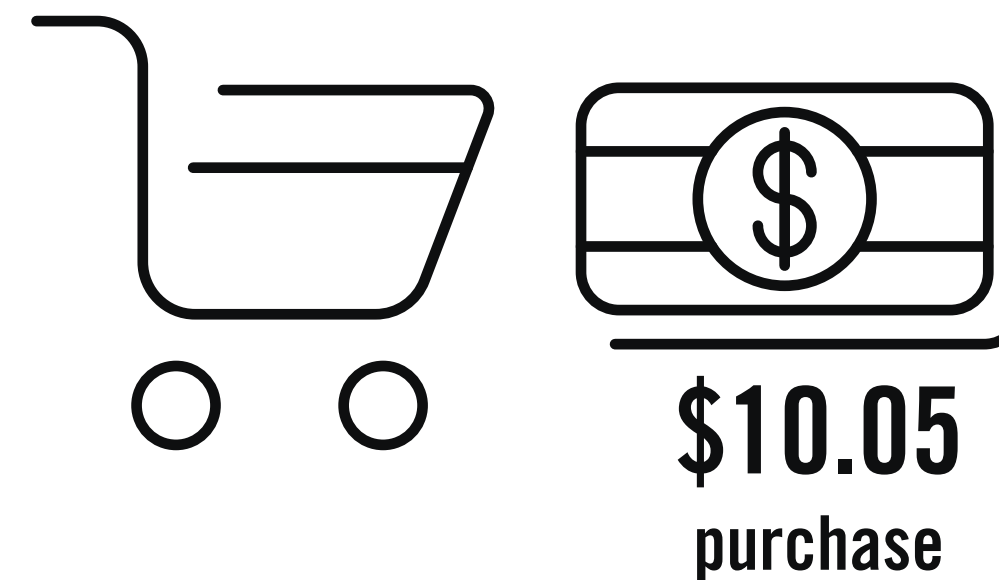
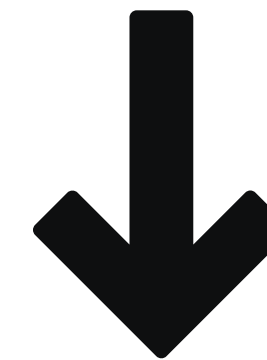
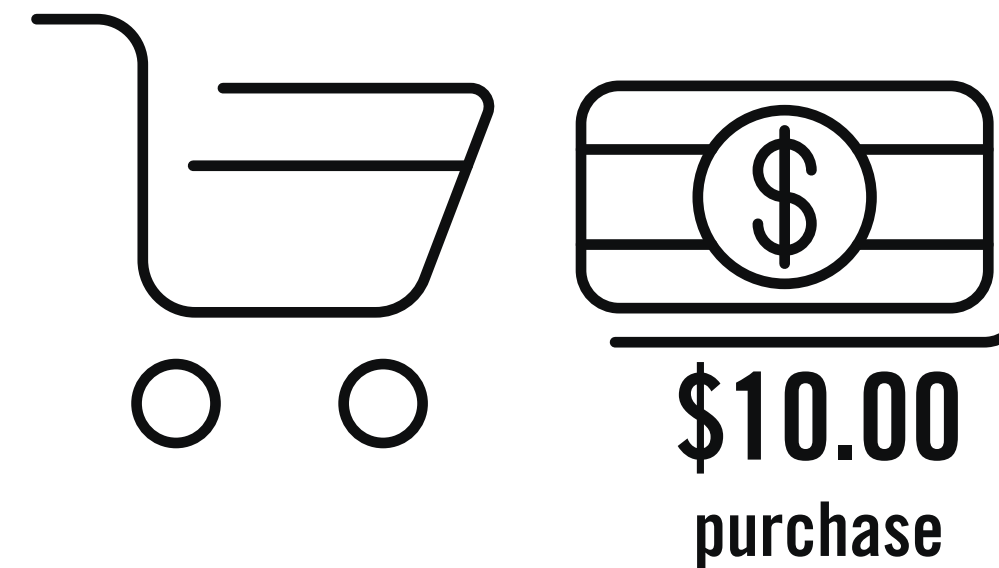
Cost to Taxpayers

Proposal: 0.5% sales tax
(1/2 of one percent)

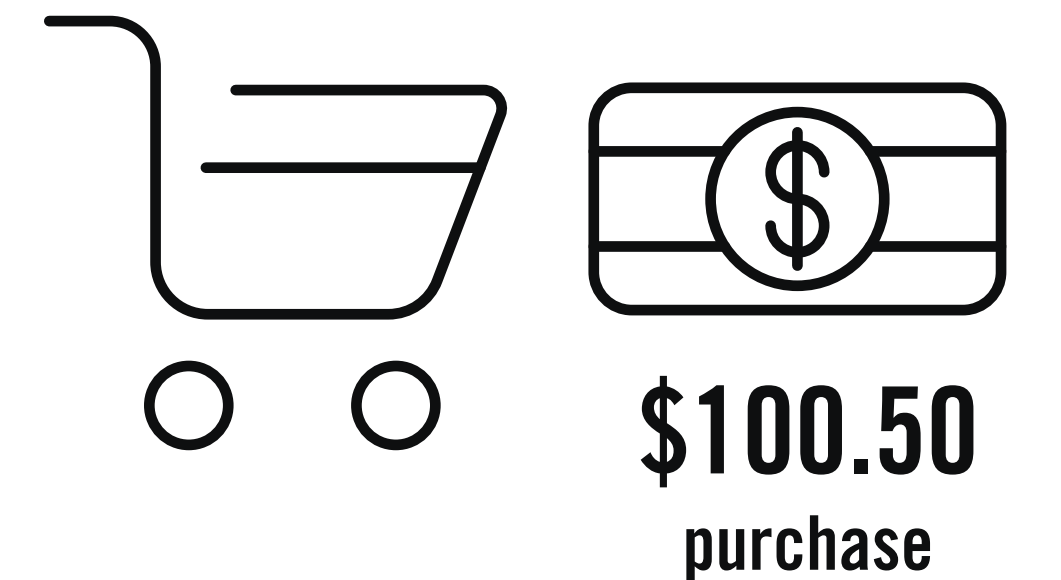
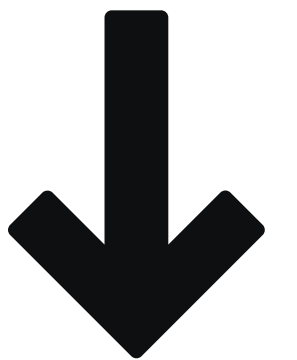
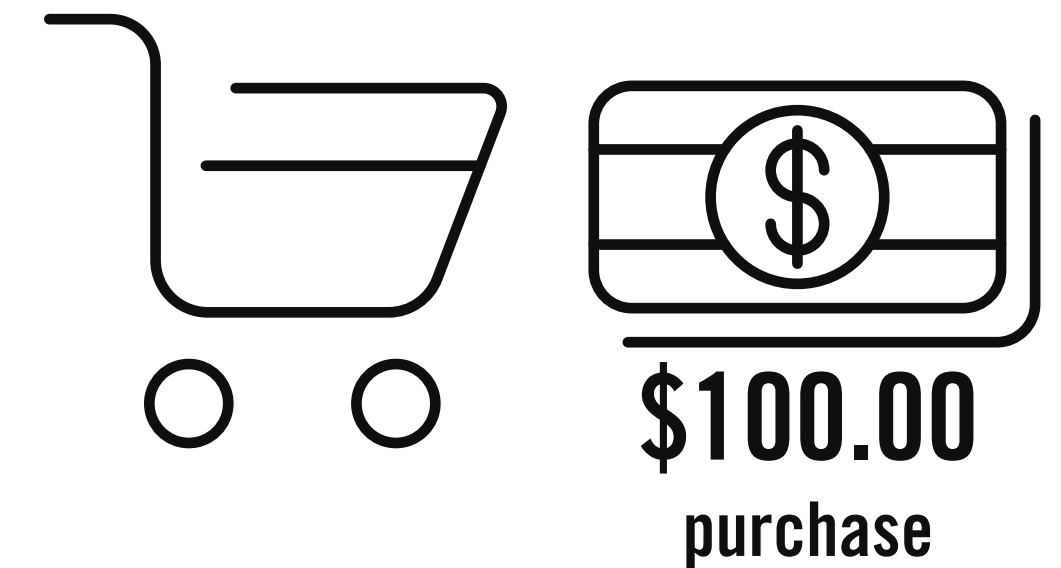
Food and groceries are not taxed.

Visitors and shoppers from outside of Miami County help share the cost.

Example 1



Example 2



Why This Matters

Protecting taxpayer dollars through long-term planning Public Safety & Quality of Life

- ★ Strong criminal and judicial system keeps communities safe
- ★ Specialized housing for mental health and addiction improves outcomes
- ★ Modern facilities reduce liability and risk
- ★ Ensures Miami County remains a secure, attractive place to live and work



In Conclusion

- ★ Keeps Miami County safe and secure
- ★ Protects taxpayer investment with a long term solution
- ★ Costs the average family pennies per day
- ★ Addresses the mental health crisis inside our jail system
- ★ Provides room for county growth without raising property taxes

Annual Increase of Construction Costs: \$2.5M



City of Piqua
General Fund - Overview
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Municipal income tax	3,509,403	3,287,807	(221,596)	3,206,720	3,206,720	2,615,025	81.55%
Property taxes	1,321,781	1,329,857	8,076	1,327,847	1,346,547	1,313,216	97.52%
State shared revenues	791,510	800,531	9,021	694,800	672,089	672,584	100.07%
Locally levied taxes	1,067,527	1,094,159	26,632	1,051,411	1,051,411	849,412	80.79%
Licenses and permits, fees	258,511	216,957	(41,554)	267,600	267,600	123,725	46.24%
Rents	1,079	34,552	33,473	35,000	35,000	21,631	61.80%
Grants: operating	363	-	(363)	-	-	-	0.00%
Investment Income	320,476	442,704	122,228	471,300	471,300	343,348	72.85%
Miscellaneous	11,798	347,504	335,706	272,000	272,000	323,690	119.00%
Total Revenues	7,282,448	7,554,071	271,623	7,326,678	7,322,667	6,262,631	85.52%

Expenditures							
City Building	173,941	254,402	80,461	477,918	523,221	271,094	51.81%
City Commission	151,162	101,108	(50,054)	103,664	103,664	53,545	51.65%
City Manager	86,048	84,545	(1,503)	116,422	116,422	79,386	68.19%
Civil Service	8,992	17,637	8,645	20,023	20,023	10,524	52.56%
Engineering	62,843	74,044	11,201	101,286	101,286	58,185	57.45%
Finance	223,291	239,361	16,070	309,360	309,360	211,502	68.37%
Law	59,717	58,696	(1,021)	155,959	280,308	112,724	40.21%
Income Tax	680,014	518,034	(161,980)	567,103	567,103	434,140	76.55%
Planning and Zoning	394,887	546,762	151,875	749,676	753,676	457,287	60.67%
General Government	890,583	703,354	(187,229)	986,430	1,086,930	844,823	77.73%
Human Resources	53,778	56,153	2,375	108,401	108,401	42,510	39.22%
Public Relations	50,361	94,351	43,990	138,714	138,714	87,868	63.34%
Facilities	-	-	-	-	-	-	0.00%
Purchasing	11,561	11,968	407	12,416	12,416	12,836	103.38%
Total Expenditures	2,847,178	2,760,415	(86,763)	3,847,372	4,121,524	2,676,424	64.94%

Excess of Revenues Over (Under) Expenditures	4,435,270	4,793,656	358,386	3,479,306	3,201,143	3,586,207	112.03%
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Other Financing Sources (Uses):							
Proceeds from sale of capital asset	7,251	-	(7,251)	-	-	50	0.00%
Transfers Out	(1,516,200)	(3,180,400)	(1,664,200)	(5,937,500)	(6,043,420)	(2,022,294)	33.46%
Total Other Financing Sources (Uses):	(1,508,949)	(3,180,400)	(1,671,451)	(5,937,500)	(6,043,420)	(2,022,244)	33.46%

Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	2,926,321	1,613,256	(1,313,065)	(2,458,194)	(2,842,277)	1,563,963	-55.03%
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Beginning Fund Balance	9,131,221	12,057,542		13,670,798	13,670,798	13,670,798	
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Ending Fund Balance	12,057,542	13,670,798				15,234,761	
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Estimated Ending Fund Balance				11,212,604	10,828,521		
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Ending Cash Balance	11,317,764	12,452,190				14,022,244	
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City of Piqua
Parks & Recreation Fund
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Municipal income tax	562,324	524,823	(37,501)	510,160	510,160	416,037	81.55%
Licenses and permits, fees	-	-	-	-	-	1,805	0.00%
Rents	11,729	11,305	(424)	8,000	8,000	8,325	104.06%
Grants: capital	(33,433)	-	33,433	-	-	-	0.00%
Investment Income	10,539	-	(10,539)	-	-	-	0.00%
Donations: capital	-	29,890	29,890	-	-	-	0.00%
Donations: operating	1,000	115,800	114,800	100,000	100,000	152,961	152.96%
Miscellaneous	19,368	9,027	(10,341)	-	-	14,033	0.00%
Total Revenues	571,527	690,845	119,318	618,160	618,160	593,161	95.96%
Expenditures							
Personal Services/Administrative Support	633,167	769,463	136,296	840,284	840,284	678,880	80.79%
Operations and Maintenance	623,640	589,135	(34,505)	995,344	995,344	543,379	54.59%
Capital Outlay (including labor)	32,913	57,057	24,144	650,000	650,000	456,656	70.25%
Total Expenditures	1,289,720	1,415,655	125,935	2,485,628	2,485,628	1,678,915	67.54%
Excess of Revenues Over (Under) Expenditures	(718,193)	(724,810)	(6,617)	(1,867,468)	(1,867,468)	(1,085,754)	58.14%
Other Financing Sources (Uses):							
Transfer In	150,000	781,000	631,000	1,807,500	1,807,500	1,038,177	57.44%
Transfer Out	(277,000)	-	277,000	-	-	-	0.00%
Total Other Financing Sources (Uses):	(127,000)	781,000	908,000	1,807,500	1,807,500	1,038,177	57.44%
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(845,193)	56,190	901,383	(59,968)	(59,968)	(47,577)	79.34%
Beginning Fund Balance	911,245	66,052		122,242	122,242	122,242	
Ending Fund Balance	66,052	122,242				74,665	
Estimated Ending Fund Balance				62,274	62,274		
Ending Cash Balance	11,441	97,391				57,984	

City of Piqua

Safety Fund

As of September 30, 2025

Fire Department

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Municipal income tax	3,582,795	3,620,484	37,689	3,498,240	3,498,240	2,832,458	80.97%
Property taxes	112,447	107,833	(4,614)	107,655	109,173	106,470	97.52%
State shared revenues	13,398	13,596	198	13,000	13,000	13,044	100.34%
Charges for services	-	-	-	650,000	650,000	990,026	152.31%
Licenses and permits, fees	988,434	1,234,776	246,342	451,730	451,730	323,713	71.66%
Grants: capital	263,318	40,331	(222,987)	-	-	-	0.00%
Grants: operating	4,083	23,197	19,114	-	-	-	0.00%
Investment Income	21,031	-	(21,031)	-	-	-	0.00%
Donations: capital	-	8,923	8,923	-	-	42,078	0.00%
Donations: operating	1,500	-	(1,500)	21,576	21,576	1,486	6.89%
Miscellaneous	193,527	57,294	(136,233)	-	-	53,663	0.00%
Total Revenues	5,180,533	5,106,434	(74,099)	4,742,201	4,743,719	4,362,938	91.97%
Expenditures							
Personal Services/Administrative Support	3,733,920	4,498,051	764,131	4,834,881	4,834,881	3,544,023	73.30%
Operations and Maintenance	726,125	787,549	61,424	1,140,580	1,140,580	711,580	62.39%
Capital Outlay (including labor)	518,097	435,124	(82,973)	579,901	620,779	545,720	87.91%
Total Expenditures	4,978,142	5,720,724	742,582	6,555,362	6,596,240	4,801,323	72.79%
Excess of Revenues Over (Under) Expenditures	202,391	(614,290)	(816,681)	(1,813,161)	(1,852,521)	(438,385)	23.66%
Other Financing Sources (Uses):							
Proceeds from sale of capital assets	6,125	-	(6,125)	-	-	9,700	0.00%
Transfer In	94,398	909,000	814,602	1,600,000	1,600,000	228,385	14.27%
Transfer Out	-	-	-	(300,000)	(300,000)	(225,000)	75.00%
Total Other Financing Sources (Uses):	100,523	909,000	808,477	1,300,000	1,300,000	13,085	1.01%
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	302,914	294,710	(8,204)	(513,161)	(552,521)	(425,300)	76.97%

City of Piqua

Safety Fund

As of September 30, 2025

Police Department

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Percent Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Municipal income tax	3,582,795	3,620,484	37,689	3,498,240	3,498,240	2,832,457	80.97%
Property taxes	107,569	107,833	264	107,655	109,173	106,470	97.52%
State shared revenues	13,398	13,596	198	13,000	13,000	13,866	106.66%
Licenses and permits, fees	8,580	11,009	2,429	8,300	8,300	7,015	84.52%
Fines and forfeitures	21,114	20,233	(881)	15,900	15,900	24,927	156.77%
Grants: operating	135,145	36,270	(98,875)	30,512	4,255	45,344	1065.66%
Investment Income	4	4	-	-	-	3	0.00%
Donations: capital	-	-	-	-	-	5,800	0.00%
Donations: operating	2,000	10,343	8,343	-	-	1,050	0.00%
Miscellaneous	76,688	109,622	32,934	201,421	201,421	109,523	54.38%
Total Revenues	3,947,293	3,929,394	(17,899)	3,875,028	3,850,289	3,146,455	81.72%

Expenditures							
Personal Services/Administrative Support	3,668,433	4,949,967	1,281,534	5,690,126	5,690,126	3,797,855	66.74%
Operations and Maintenance	793,997	791,713	(2,284)	987,945	971,104	695,033	71.57%
Capital Outlay (including labor)	121,053	188,410	67,357	214,061	259,627	192,631	74.20%
Debt principal payment	22,705	23,931	1,226	-	-	-	0.00%
Debt interest payment	4,680	3,455	(1,225)	-	-	-	0.00%
Total Expenditures	4,610,868	5,957,476	1,346,608	6,892,132	6,920,857	4,685,519	67.70%

Excess of Revenues Over (Under) Expenditures	(663,575)	(2,028,082)	(1,364,507)	(3,017,104)	(3,070,568)	(1,539,064)	50.12%
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Other Financing Sources (Uses):							
Proceeds from sale of capital assets	27,000	10,500	(16,500)	-	-	35,132	0.00%
Transfer In	205,602	1,111,000	905,398	2,000,000	2,000,000	497,435	24.87%
Total Other Financing Sources (Uses):	232,602	1,121,500	888,898	2,000,000	2,000,000	532,567	26.63%

Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(430,973)	(906,582)	(475,609)	(1,017,104)	(1,070,568)	(1,006,497)	94.02%
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City of Piqua

Safety Fund

As of September 30, 2025

Total Safety Fund

	2023	2024	2023 vs 2024	Fiscal Year 2025			
	Year-End Actual	Year-End Actual	Percent Change	Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Municipal income tax	7,165,590	7,240,968	75,378	6,996,480	6,996,480	5,664,915	80.97%
Property taxes	220,016	215,666	(4,350)	215,310	218,346	212,940	97.52%
State shared revenues	26,796	27,192	396	26,000	26,000	26,910	103.50%
Charges for services	-	-	-	650,000	650,000	990,026	152.31%
Licenses and permits, fees	997,014	1,245,785	248,771	460,030	460,030	330,728	71.89%
Fines and forfeitures	21,114	20,233	(881)	15,900	15,900	24,927	156.77%
Grants: capital	263,318	40,331	(222,987)	-	-	-	0.00%
Grants: operating	139,228	59,467	(79,761)	30,512	4,255	45,344	1065.66%
Investment Income	21,035	4	(21,031)	-	-	3	0.00%
Donations: capital	-	8,923	8,923	-	-	47,878	0.00%
Donations: operating	3,500	10,343	6,843	21,576	21,576	2,536	11.75%
Miscellaneous	270,215	166,916	(103,299)	201,421	201,421	163,186	81.02%
Total Revenues	9,127,826	9,035,828	(91,998)	8,617,229	8,594,008	7,509,393	87.38%

Expenditures							
Personal Services/Administrative Support	7,402,353	9,448,018	2,045,665	10,525,007	10,525,007	7,341,878	69.76%
Operations and Maintenance	1,520,122	1,579,262	59,140	2,128,525	2,111,684	1,406,613	66.61%
Capital Outlay (including labor)	639,150	623,534	(15,616)	793,962	880,406	738,351	83.86%
Debt principal payment	22,705	23,931	1,226	-	-	-	0.00%
Debt interest payment	4,680	3,455	(1,225)	-	-	-	0.00%
Total Expenditures	9,589,010	11,678,200	2,089,190	13,447,494	13,517,097	9,486,842	70.18%

Excess of Revenues Over (Under) Expenditures	(461,184)	(2,642,372)	(2,181,188)	(4,830,265)	(4,923,089)	(1,977,449)	40.17%
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Other Financing Sources (Uses):							
Proceeds from sale of capital assets	33,125	10,500	(22,625)	-	-	44,832	0.00%
Transfer In	300,000	2,020,000	1,720,000	3,600,000	3,600,000	725,820	20.16%
Transfer Out	-	-	-	(300,000)	(300,000)	(225,000)	75.00%
Total Other Financing Sources (Uses):	333,125	2,030,500	1,697,375	3,300,000	3,300,000	545,652	16.53%

Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(128,059)	(611,872)	(483,813)	(1,530,265)	(1,623,089)	(1,431,797)	88.21%
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Beginning Fund Balance	3,543,997	3,415,938		2,804,066	2,804,066	2,804,066	
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Ending Fund Balance	3,415,938	2,804,066				1,372,269	
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Estimated Ending Fund Balance				1,273,801	1,180,977		
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Ending Cash Balance	2,442,531	1,875,681				416,925	
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City of Piqua

Plaza Fund

As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Charges for services	-	-	-	38,600	38,600	23,537	60.98%
Licenses and permits, fees	10,779	13,659	2,880	4,000	4,000	3,819	95.48%
Rents	209,633	249,759	40,126	288,300	288,300	217,536	75.45%
Investment Income	814	-	(814)	-	-	-	0.00%
Miscellaneous	16,905	58,433	41,528	-	-	154	0.00%
Total Revenues	238,131	321,851	83,720	330,900	330,900	245,046	74.05%

Expenditures							
Operations and Maintenance	239,162	553,964	314,802	657,182	682,182	436,589	64.00%
Capital Outlay (including labor)	25,572	48,990	23,418	80,000	219,378	135,878	61.94%
Total Expenditures	264,734	602,954	338,220	737,182	901,560	572,467	63.50%

Excess of Revenues Over (Under) Expenditures	(26,603)	(281,103)	(254,500)	(406,282)	(570,660)	(327,421)	57.38%
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Other Financing Sources (Uses):							
Proceeds from sale of capital assets	209	-	(209)	-	-	-	0.00%
Transfer In	75,000	311,000	236,000	400,000	442,537	174,000	39.32%
Transfer Out	-	-	-	-	(42,537)	(32,809)	77.13%
Total Other Financing Sources (Uses):	75,209	311,000	386,209	400,000	400,000	141,191	35.30%

Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	48,606	29,897	(18,709)	(6,282)	(170,660)	(186,230)	109.12%
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Beginning Fund Balance	107,152	155,758		185,655	185,655	185,655
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Ending Fund Balance	155,758	185,655				(575)
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Estimated Ending Fund Balance				179,373	14,995	
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Ending Cash Balance	130,409	194,832				36,528
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City of Piqua
Street Department Fund
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Municipal income tax	2,233,262	2,092,245	(141,017)	2,040,640	2,040,640	1,664,112	81.55%
State shared revenues	1,498,592	1,626,005	127,413	1,505,000	1,505,000	1,220,462	81.09%
Licenses and permits, fees	15,150	5,375	(9,775)	1,500	1,500	1,000	66.67%
Investment Income	191,172	262,811	71,639	266,500	266,500	221,294	83.04%
Miscellaneous	5,613	24,595	18,982	11,000	11,000	19,999	181.81%
Total Revenues	3,943,789	4,011,031	67,242	3,824,640	3,824,640	3,126,867	81.76%
Expenditures							
Personal Services/Administrative Support	1,265,605	1,341,395	75,790	1,664,702	1,889,748	1,191,904	63.07%
Operations and Maintenance	1,106,400	1,158,240	51,840	2,582,767	2,769,728	1,278,283	46.15%
Capital Outlay (including labor)	344,044	294,984	(49,060)	1,207,500	1,473,958	914,565	62.05%
Total Expenditures	2,716,049	2,794,619	78,570	5,454,969	6,133,434	3,384,752	55.19%
Excess of Revenues Over (Under) Expenditures	1,227,740	1,216,412	(11,328)	(1,630,329)	(2,308,794)	(257,885)	11.17%
Beginning Fund Balance	6,525,909	7,753,649		8,970,061	8,970,061	8,970,061	
Ending Fund Balance	7,753,649	8,970,061				8,712,176	
Estimated Ending Fund Balance				7,339,732	6,661,267		
Ending Cash Balance	7,167,861	8,423,292				8,208,369	

City of Piqua
Street Income Tax Fund
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Revenues							
Municipal income tax	1,943,141	1,880,556	(62,585)	1,822,000	1,822,000	1,472,277	80.81%
Grants: capital	129,317	-	(129,317)	-	-	1,145,124	0.00%
Investment Income	167,757	207,453	39,696	221,500	221,500	185,163	83.60%
Miscellaneous	-	21,575	21,575	-	-	-	0.00%
Total Revenues	2,240,215	2,180,477	(59,738)	2,043,500	2,043,500	2,894,167	141.63%
Expenditures							
Operations and Maintenance	1,439,734	1,222,996	(216,738)	1,477,541	1,477,541	346,940	23.48%
Capital Outlay (including labor)	312,285	313,038	753	1,245,000	3,173,133	1,174,000	37.00%
Total Expenditures	1,752,019	1,536,034	(215,985)	2,722,541	4,650,674	1,520,940	32.70%
Excess of Revenues Over (Under) Expenditures	488,196	644,443	156,247	(679,041)	(2,607,174)	1,373,227	-52.67%
Beginning Fund Balance	5,393,935	5,882,131		6,526,574	6,526,574	6,526,574	
Ending Fund Balance	5,882,131	6,526,574				7,899,801	
Estimated Ending Fund Balance				5,847,533	3,919,400		
Ending Cash Balance	5,501,927	6,216,541				7,570,165	

City of Piqua
Power System Fund
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Operating Revenues							
Customer Services	30,135,289	31,057,553	922,264	31,301,603	31,301,603	24,826,717	79.31%
Penalty Charges	193,728	160,068	(33,660)	175,000	175,000	121,581	69.47%
Total Operating Revenues	30,329,017	31,217,621	888,604	31,476,603	31,476,603	24,948,298	79.26%
Operating Expenditures							
Personal Services/Administrative Support	2,533,099	2,806,560	273,461	2,812,170	2,812,170	1,868,773	66.45%
Operations and Maintenance	27,477,030	29,016,676	1,539,646	32,507,698	33,718,128	23,351,079	69.25%
Total Expenditures	30,010,129	31,823,236	1,813,107	35,319,868	36,530,298	25,219,852	69.04%
Excess of Operating Revenues Over (Under) Operating Expenditures	318,888	(605,615)	(924,503)	(3,843,265)	(5,053,695)	(271,554)	5.37%
Non-Operating Revenues (Expenditures):							
Interest on debt	(2,662)	(2,068)	594	-	-	-	0.00%
Interest income	166,233	309,890	143,657	237,200	237,200	183,758	77.47%
Gain or (loss) on sale of capital assets	608,116	(285,095)	(893,211)	10,000	10,000	-	0.00%
Other, net	322,380	456,448	134,068	222,000	222,000	161,495	72.75%
Intergovernmental grants	-	-	-	1,500,000	1,500,000	-	0.00%
Total Non-Operating Revenues (Expenditures):	1,094,067	479,175	(614,892)	1,969,200	1,969,200	345,253	17.53%
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	1,412,955	(126,440)	(1,539,395)	(1,874,065)	(3,084,495)	73,699	-2.39%
Beginning Fund Balance	34,891,082	36,304,037		36,177,597	36,177,597	36,177,597	
Ending Fund Balance	36,304,037	36,177,597				36,251,296	
Estimated Ending Fund Balance				34,303,532	33,093,102		
Ending Cash Balance	6,659,653	8,105,071				8,111,499	

City of Piqua
Water System Fund
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Operating Revenues							
Customer Services	6,997,566	7,156,517	158,951	6,916,500	6,916,500	5,371,749	77.67%
Penalty Charges	65,976	58,376	(7,600)	55,000	55,000	44,784	81.43%
Total Operating Revenues	7,063,542	7,214,893	151,351	6,971,500	6,971,500	5,416,533	77.70%

Operating Expenditures							
Personal Services/Administrative Support	1,537,756	1,613,580	75,824	1,821,858	1,821,858	1,142,797	62.73%
Operations and Maintenance	4,103,172	5,004,279	901,107	4,255,463	4,700,099	4,225,622	89.90%
Total Expenditures	5,640,928	6,617,859	976,931	6,077,321	6,521,957	5,368,419	82.31%

Excess of Operating Revenues Over (Under) Operating Expenditures	1,422,614	597,034	(825,580)	894,179	449,543	48,114	10.70%
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Non-Operating Revenues (Expenditures):							
Interest on debt	(351)	-	351	-	-	-	0.00%
Interest income	232,501	443,446	210,945	340,600	340,600	227,740	66.86%
Gain or (loss) on sale of capital assets	6,400	110	(6,290)	-	-	-	0.00%
Other, net	80,062	101,918	21,856	66,700	66,700	152,944	229.30%
Intergovernmental grants	319,746	239,879	(79,867)	119,275	119,275	-	0.00%
Transfers, out	(2,665,132)	(2,665,132)	-	(2,665,135)	(2,665,135)	(1,998,849)	75.00%
Total Non-Operating Revenues (Expenditures):	(2,026,774)	(1,631,191)	395,583	(2,138,560)	(2,138,560)	(1,618,165)	75.67%

Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(604,160)	(1,034,157)	(429,997)	(1,244,381)	(1,689,017)	(1,570,051)	92.96%
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Beginning Fund Balance	68,869,572	68,265,412		67,231,255	67,231,255	67,231,255	
Ending Fund Balance	68,265,412	67,231,255				65,661,204	
Estimated Ending Fund Balance				65,986,874	65,542,238		
Ending Cash Balance	10,671,761	10,285,087				9,222,820	

City of Piqua
Wastewater System Fund
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Operating Revenues							
Customer Services	6,565,549	6,557,889	(7,660)	6,488,900	6,488,900	5,054,789	77.90%
Penalty Charges	59,645	56,258	(3,387)	45,000	45,000	100,889	224.20%
Total Operating Revenues	6,625,194	6,614,147	(11,047)	6,533,900	6,533,900	5,155,678	78.91%
Operating Expenditures							
Personal Services/Administrative Support	1,441,920	1,801,450	359,530	1,689,876	1,689,876	1,174,450	69.50%
Operations and Maintenance	4,609,946	4,745,057	135,111	2,846,209	2,846,209	3,701,648	130.06%
Total Expenditures	6,051,866	6,546,507	494,641	4,536,085	4,536,085	4,876,098	107.50%
Excess of Operating Revenues Over (Under) Operating Expenditures	573,328	67,640	(505,688)	1,997,815	1,997,815	279,580	13.99%
Non-Operating Revenues (Expenditures):							
Interest on debt	(351)	-	351	-	-	-	0.00%
Interest income	233,640	612,756	379,116	409,331	409,331	386,711	94.47%
Gain or (loss) on sale of capital assets	7,100	-	(7,100)	-	-	-	0.00%
Other, net	(890)	19,927	20,817	100	100	15,338	15338.00%
Intergovernmental grants	-	12,967	12,967	-	-	-	0.00%
Transfers, out	(2,560,856)	(2,562,113)	(1,257)	(2,563,418)	(2,563,418)	(1,922,562)	75.00%
Total Non-Operating Revenues (Expenditures):	(2,321,357)	(1,916,463)	404,894	(2,153,987)	(2,153,987)	(1,520,513)	70.59%
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(1,748,029)	(1,848,823)	(100,794)	(156,172)	(156,172)	(1,240,933)	794.59%
Beginning Fund Balance	71,191,226	69,443,197		67,594,374	67,594,374	67,594,374	
Ending Fund Balance	69,443,197	67,594,374				66,353,441	
Estimated Ending Fund Balance				67,438,202	67,438,202		
Ending Cash Balance	7,999,167	10,704,562				12,246,424	

City of Piqua
Golf Course Fund
As of September 30, 2025

	2023 Year-End Actual	2024 Year-End Actual	2023 vs 2024 Amount of Change	Fiscal Year 2025			
				Original Budget	Adjusted Budget	Year-to-Date Actual	Percent Realized
Operating Revenues							
Customer Services	907,145	1,126,376	219,231	1,053,400	1,053,400	1,091,478	103.61%
Total Operating Revenues	907,145	1,126,376	219,231	1,053,400	1,053,400	1,091,478	103.61%
Operating Expenditures							
Personal Services/Administrative Support	657	1,534	877	-	-	-	0.00%
Operations and Maintenance	1,046,324	1,113,558	67,234	930,364	930,364	848,985	91.25%
Total Expenditures	1,046,981	1,115,092	68,111	930,364	930,364	848,985	91.25%
Excess of Operating Revenues Over (Under) Operating Expenditures	(139,836)	11,284	-108.07%	123,036	123,036	242,493	197.09%
Non-Operating Revenues (Expenditures):							
Interest income	3,302	286	(3,016)	-	-	-	0.00%
Gain or (loss) on sale of capital assets	5,438	1,681	(3,757)	-	-	-	0.00%
Other, net	5,761	12,978	7,217	-	-	6,573	0.00%
Transfers, in	100,000	-	(100,000)	75,000	75,000	-	0.00%
Total Non-Operating Revenues (Expenditures):	114,501	14,945	129,446	75,000	75,000	6,573	8.76%
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(25,335)	26,229	51,564	198,036	198,036	249,066	125.77%
Beginning Fund Balance	999,521	974,186		1,000,415	1,000,415	1,000,415	
Ending Fund Balance	974,186	1,000,415				1,249,481	
Estimated Ending Fund Balance				1,198,451	1,198,451		
Ending Cash Balance	138,733	250,133				483,117	

**PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 25, 2025**

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

A motion was made by Commissioner Hohman to adjourn to executive session to discuss pending or imminent litigation. Seconded by Commissioner Vetter. All in favor. Motion carried. Once adjourned Commissioner Simmons was excused.

ROLL CALL

EXECUTIVE SESSION - TO CONSIDER PENDING OR IMMINENT LITIGATION.

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 was called.

MOTION TO APPROVE BUSINESS AGENDA

A motion was made by Commissioner Vetter to approve the Business Agenda. Seconded by Commissioner Hohman. All in favor. Motion carries.

- 1) Rules of Conduct

OLD BUSINESS

A motion was made by Commissioner Vetter to table all items on the Old Business portion of the Agenda. Seconded by Commissioner Hohman. All in favor. Motion carries.

- 1) **Ordinance No. O-19-25 (Second 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 (Second Reading)**

An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2026

3) **Ordinance No. O-21-25 (Second Reading)**

An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2025

NEW BUSINESS

1) **Resolution No. R-124-25**

A Resolution approving the tax rates for the city as determined by the Miami County Budget Commission.

Presented by Jerry O'Brien. Mayor Lee asked what will happen if this resolution does not pass. This is a proactive effort. Per the direction of the Attorney General's Office the Conservancy District is not going to collect taxes for the levy, but the city will still have to pay those taxes which will come from the General Fund. There was one public speaker. Commissioner Hohman made a motion to approve. Commissioner Simmons seconded. Mayor Lee and Commissioner Vetter voted in favor. Commissioner DeBrosse voted against. Motion carries.

FY 2026 BUDGET WORK SESSION

2026 Budget Work Session Presentation

Introduction was made by City Manager Paul Oberdorfer. The session was conducted by Finance Director, Jerry O'Brien. who made a Power Point presentation to outline the projected expenditures for 2026 and presented by the head of each department from Fire, Parks, Streets, Community Services, Power and Water. The Commissioners were given a binder of the proposed budget to follow and ask any questions. There were no public comments.

CITY MANAGER'S REPORT

There were no City Manager comments.

COMMISSIONERS COMMENTS

Commissioner DeBrosse clarified his opposition to the resolution R-124-25 believes in lowering property taxes but not in support of the way this came about. Did not believe this should have

been made at the county level.
Commissioner Simmons yielded.
Commissioner Hohman yielded.
Commissioner Vetter yielded.
Mayor Lee was pleased with the budget session. Glad to see the incoming commissioner, Rick Walker, in attendance.

ADJOURNMENT

Commissioner Hohman made a motion to adjourn. Seconded by Commissioner DeBrosse. All in favor. Motion carries.

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:

ATTEST:

COMMISSION CLERK

**PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, DECEMBER 2, 2025**

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

Commissioner Hohman made a motion to approve. Commissioner Vetter seconded. All in favor. Motion carried.

- 1) Rules of Conduct

CONSENT AGENDA

Commissioner Vetter made a motion to approve the Minutes from the November 18, 2025 Commission Meeting. Seconded by Commissioner DeBrosse. All in favor. Motion carried.

- 1) **Approval of Minutes**
Approval of the Minutes from the November 18, 2025 Regular City Commission Meeting

OLD BUSINESS

Commissioner Hohman made a motion to untable the Old Business part of the agenda from the November 25, 2025 Commission Meeting. Seconded by Commissioner Vetter. Mayor Lee asked for a roll call. All in favor. Motion carried.

- 1) **Ordinance No. O-19-25 (Second Reading)**
An ordinance amending Chapter 94 of the Piqua Code, relating to the Municipal Golf Course and the City Parks

No changes since first reading. Mr. Wessel addressed the commission to request they reconsider the times the bike path is available. Commissioner Hohman agrees. Commissioner DeBrosse asked about the dusk language in the ordinance. Chief Byron asked it be left. Commissioner Hohman proposed amending it to dusk to dawn. Ms. Welker offered that the changes can be made to the

ordinance before the next reading. This is a second reading. No vote.

2) Ordinance No. O-20-25 (Second Reading)

An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2026

Jerry O'Brien spoke and relayed that there have been no changes. There were no additional commissioner questions or public comments. This is a second reading. No vote.

3) Ordinance No. O-21-25 (Second Reading)

An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2025

Presented by Jerry O'Brien. No changes since the last reading. There were no commissioner questions or public comments. This was a second reading. No vote.

NEW BUSINESS

1) Resolution No. R-125-25

A Resolution approving wages of certain municipal employees

Presented by HR Director Catherine Bogan to discuss Schedule A1 employees. Commissioner DeBrosse asked for clarification on the COLA increase. Commissioner Hohman asked how this COLA compares to previous years? Ms. Bogan replied it was the same. Commissioner DeBrosse asked for clarification about the golf course wages. Those wages are included in the event they are ever made employees of the city again. The city is not currently paying the wages of any golf course employees. There was one public speaker. Commissioner Hohman made a motion to approve. Commissioner Simmons seconded. All in favor. Motion carries.

2) Resolution No. R-126-25

A Resolution authorizing the City Manager to enter into a Collective Bargaining Agreement with the Ohio Patrolmen's Benevolent Association.

Presented by Catherine Bogan. Represents the command staff, deputy chiefs and lieutenants. The current agreement expires on December 31, 2025. No questions from commissioners. There was one public comment. A motion to approve was made by Commissioner Vetter. Seconded by Commissioner Hohman. Commissioner Simmons voted against. Motion carries.

3) Resolution No. R-127-25

A Resolution approving wages of certain municipal employees

Presented by Catherine Bogan. Recommending a one-time wage adjustment until an agreement has been met. Mayor Lee and Commissioner Hohman clarified that the employees meeting these criteria are full-time non-represented employees and what Schedule A represented. There was one public comment. Commissioner Simmons made a motion to approve. Commissioner Hohman seconded. All in favor. Motion carries.

4) Resolution No. R-128-25

A Resolution authorizing the city manager to enter into a collective bargaining agreement with the Fraternal Order of Police

Presented by Catherine Bogan. The current collective bargaining agreement expires on 12/31/25. Waiting on the final contract for approval. There were no commissioner or public comments. A motion to approve was made by Commissioner Hohman. Seconded by Commissioner DeBrosse. Commissioner Simmons voted against. Motion carries.

5) Resolution No. R-129-25

A Resolution Approving the Tax Rate for the Miami County Conservancy District for the City of Piqua as Determined by the Miami County Budget Commission

Presented by Jerry O'Brien. This officially certifies the tax rate for the Conservancy District is zero. Commissioner DeBrosse spoke with the County Auditor about this for further clarification due to having voted against a similar resolution last week. He still has hesitation about these changes. There were no public comments. A motion to approve was made by Commissioner Hohman. Seconded by Commissioner Simmons. Commissioner DeBrosse voted against. Motion carries.

CITY MANAGER'S REPORT

First snow event. Received 5.2 inches. The new tandem snow plow was used and all crews were able to go home at 4:00.

Commissioner Vetter asked if there was a priority map and Paul said it is available on the website.

COMMISSIONERS COMMENTS

Commissioner Vetter read an article from the Dayton Daily News that was unflattering to Piqua very disappointed. Miami Valley Today, however, did do a good write-up about the water department. Thanked Jerry O'Brien for his help with understanding the various funds.

Commissioner Simmons thanked the road crews.

Commissioners Hohman and DeBrosse yielded.

Mayor Lee thanked the road crews. Glad to approve contracts for the Police and Fire Departments.

ADJOURNMENT

Commissioner Vetter made a motion to adjourn. Commissioner Hohman seconded. All in favor. Motion carried.

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:

ATTEST:

COMMISSION CLERK

City of PIQUA

COMMISSION AGENDA STAFF REPORT

M.1.

MEETING DATE	December 9, 2025
REPORT TITLE	Ordinance No. O-19-25 (Third Reading) 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. UPDATE: Commission directed staff to change the times back to open from Dawn to Dusk. The rules will reflect this change for all 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	

Ordinance No. O-19-25 (Third 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 ~~dawn 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 – 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 (Fri. 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	

\$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

M.2.

MEETING DATE	December 9, 2025	
REPORT TITLE	Ordinance No. O-20-25 (Third Reading) 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 third reading of this ordinance. Changes since first and second readings: Section 1 \$420,000 added to capital outlay. Moved to 2026 from 2025 due to timing of project. Transfer to debt service fund was reallocated between the General Fund and the Fort Piqua Plaza Fund. A transfer of \$55,000 to the Conservancy Fund was added. Section 6 \$25,000 was added for a study on the Hance Pavillion project. Section 42 Transfer to debt service fund was reallocated between the General Fund and the Fort Piqua Plaza Fund.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$178,360,879 total appropriations, \$150,775,739 net of transfers
	Expenditure \$:	
	Source of Funds:	All Funds
	Narrative:	
ATTACHMENTS	1. 2026 Initial Appropriations 3rd Reading	

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

Planning & Zoning

Personal Services/Administrative Support	\$	524,374
Operation & Maintenance		247,171

TOTAL	\$	771,545
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General Government

Operation & Maintenance	\$	1,431,386
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TOTAL	\$	1,431,386
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Human Resources

Personal Services/Administrative Support	\$	407,011
Operation & Maintenance		104,074
Allocated Expenses		(430,243)

TOTAL	\$	80,842
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Public Relations

Personal Services/Administrative Support	\$	253,366
Operation & Maintenance		108,533
Allocated Expenses		(214,027)

TOTAL	\$	147,872
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Facilities

Personal Services/Administrative Support	\$	136,881
Operation & Maintenance		5,175
Allocated Expenses		(142,056)

TOTAL	\$	-
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Purchasing

Personal Services/Administrative Support	\$	314,621
Operation & Maintenance		27,938
Allocated Expenses		(328,141)

TOTAL	\$	14,418
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Transfers

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		96,414
Transfer to ED Improvement Bonds '26 Fund 265		321,394
Transfer to Fort Piqua Plaza 410		330,000
Transfer to Conservancy Fund 611		55,000

TOTAL	\$	6,079,908
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TOTAL GENERAL FUND		10,486,854
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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
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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	1,158,816
Capital Outlay (including labor)	416,000
Transfers Out	167,835
TOTAL	\$ 2,648,058

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
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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)		25,000

TOTAL	\$	39,100
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SEC. 11: That there be appropriated from the MANDATORY DRUG FINE FUND (111)

Operation & Maintenance	\$	4,400
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TOTAL	\$	4,400
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SEC. 12: That there be appropriated from the SCARBROUGH TIF FUND (112)

Operation & Maintenance	\$	550
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TOTAL	\$	550
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SEC. 13: That there be appropriated from the ONEOHIO OPIOID SETTLEMENT FUND (113)

Operation & Maintenance	\$	118,950
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TOTAL	\$	118,950
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SEC. 14: That there be appropriated from the CHIP FUND (117)

Operation & Maintenance	\$	221,066
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TOTAL	\$	221,066
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SEC. 15: That there be appropriated from the CDBG '25 FUND (118)

Operation & Maintenance	\$	148,500
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TOTAL	\$	148,500
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SEC. 16: That there be appropriated from the C.H.I.P. PROGRAM INCOME FUND (119)

Operation & Maintenance	\$	61,850
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TOTAL	\$	61,850
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SEC. 17: That there be appropriated from the WORKER'S COMP FUND (124)

Personal Services/Administrative Support	\$	250,000
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TOTAL	\$	250,000
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SEC. 18: That there be appropriated from the INSURANCE RESERVE FUND (125)

Operation & Maintenance	\$	686,797
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TOTAL	\$	686,797
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SEC. 19: That there be appropriated from the DEMOLITION DEFENSE FUND (126)

Operation & Maintenance	\$	100,000
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TOTAL	\$	100,000
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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
Capital Outlay (including labor)		-
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		143,661
TOTAL	\$	784,395

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

M.3.

MEETING DATE	December 9, 2025
REPORT TITLE	<u>Ordinance No. O-21-25 (Third 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 capital outlay in General Government was moved to the 2026 budget due to the timing of the project. Changed in third reading.. The Public Relations Department rather than the HR personnel services was under-budgeted. Changed in third reading 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: Budget for personnel was moved from the Police Department to the Fire Department. The net effect on the Fund was \$0.

	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. Amount changed in third reading. There is a net \$0 effect on the budget. Changed in third reading. SECTION 6: The increase was due to increases in utilities/food/beverages/bank fees/insurance. SECTION 7: Percentage of transfer changed in third reading. SECTION 8: Increase budget needed for salaries in third reading. SECTION 9: Need budget increased in Unclaimed Trust Fund for year-end entry in third reading. SECTION 10: Increase in the budget needed for property tax payment in third reading.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	(\$223,293) decrease
	Expenditure \$:	
	Source of Funds:	various funds
	Narrative:	
ATTACHMENTS	1. Final Appropriation - Finance Copy - Third Reading	

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>	2025 BUDGET	INCREASE (DECREASE)	2025 REVISED BUDGET
<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	(420,000)	65,000
TOTAL	\$ 1,687,773	\$ (420,000)	\$ 1,267,773

Human Resources

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

TOTALPublic Relations

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

TOTALFacilities

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

TOTALPurchasing

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

TOTALTransfers

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

TOTAL**TOTAL GENERAL FUND****SEC. 2: That there be appropriated from the STREET INCOME TAX FUND (103)**

Operation and Maintenance
 Capital Outlay (including labor)

TOTAL**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

TOTAL014 Police Department

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

TOTAL**TOTAL PUBLIC SAFETY****SEC. 4: That there be appropriated from the FOREST HILL MAUSOLEUM FUND (110)**

Operation & Maintenance

TOTAL

\$	401,315			\$	401,315
	155,796				155,796
	(448,710)				(448,710)
\$	108,401	\$	-	\$	108,401
\$	242,974	\$	4,000	\$	246,974
	96,513				96,513
	(200,773)				(200,773)
\$	138,714	\$	4,000	\$	142,714
\$	211,844			\$	211,844
	1,456				1,456
	(213,300)				(213,300)
\$	-	\$	-	\$	-
\$	259,165			\$	259,165
	21,706				21,706
	(268,455)				(268,455)
\$	12,416	\$	-	\$	12,416
\$	1,807,500			\$	1,807,500
	3,600,000				3,600,000
	25,000				25,000
	30,000				30,000
	63,383		(20,845)		42,538
	75,000				75,000
	442,537		20,845		463,382
\$	6,043,420	\$	-	\$	6,043,420
\$	10,764,484			\$	10,378,484
\$	1,227,541	\$	65,000	\$	1,292,541
	4,400,124		(65,000)		4,335,124
\$	5,627,665	\$	-	\$	5,627,665
\$	4,819,581	\$	25,000	\$	4,844,581
	1,140,580				1,140,580
	567,901		942		568,843
	300,000				300,000
\$	6,828,062	\$	25,942	\$	6,854,004
\$	5,674,826	\$	(25,000)	\$	5,649,826
	1,011,115				1,011,115
	229,574				229,574
\$	6,915,515	\$	(25,000)	\$	6,890,515
\$	13,743,577	\$	942	\$	13,744,519
\$	25,000	\$	1,000	\$	26,000
\$	25,000	\$	1,000	\$	26,000

SEC. 5: **That there be appropriated from the COMMUNITY DEVELOPMENT FUND (135)**

Page 3 of 3

Personal Services/Administrative Support	\$	344,331	\$	17,000	\$	361,331
Operation and Maintenance		277,665				277,665
Capital Outlay (including labor)		925,000		(17,000)		908,000
Allocated Expenses		(1,546,996)				(1,546,996)
TOTAL	\$	-	\$	-	\$	-

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

SEC. 7: **That there be appropriated from the FORT PIQUA PLAZA FUND (410)**

Operation & Maintenance	\$	657,182			\$	657,182
Capital (including labor)		80,000				80,000
Non Government/Transfers/Refunds		42,537		20,846		63,383
TOTAL	\$	779,719	\$	20,846	\$	800,565

SEC. 8: **That there be appropriated from the STORMWATER UTILITY FUND (411)**

Personal Services/Administrative Support	\$	286,062	\$	30,000	\$	316,062
Operation and Maintenance		643,335				643,335
Capital Outlay (including labor)		420,608				420,608
Non Government/Transfers/Refunds		80,295				80,295
TOTAL	\$	1,430,300	\$	30,000	\$	1,460,300

SEC. 9: **That there be appropriated from the UNCLAIMED TRUST (606)**

Non Government/Transfers/Refunds	\$	2,000	\$	4,069	\$	6,069
TOTAL	\$	2,000	\$	4,069	\$	6,069

SEC. 10: **That there be appropriated from the CONSERVANCY FUND (611)**

Operation and Maintenance	\$	52,900	\$	51,500	\$	104,400
TOTAL	\$	52,900	\$	51,500	\$	104,400

SEC. 11: 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. 12: 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. 13: 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. 14: 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. 15: 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

N.1.

MEETING DATE	December 9, 2025	
REPORT TITLE	Resolution No. R-120-25 A Resolution authorizing purchase orders to Shannon Chemical Corporation, Water Solutions Unlimited, Inc., SAL Chemical, Greer Lime Company, Chemical Services, Inc., Air Products and Chemicals, Inc., and Alexander Chemical Corporation for the 2026 purchase of various Water Treatment Chemicals	
SUBMITTED BY	Kevin Krejny, Director Purchasing & Contracts	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Bids were taken on October 23, 2025 and 16 bids in total were received for the purchase of sodium hexametaphosphate, activated carbon, liquid sodium permanganate, liquid ferric sulfate, quicklime, hydrofluosilicic acid, and sodium hypochlorite. The best and lowest bids are being recommended for award with the bid tabulation attached for your reference. Chemical quantities for bid purposes are based off the previous year's chemical usages.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	403-305-641-7154 - \$55,000 - Sodium Hypochlorite 403-305-641-7155 - \$63,000 - Ferric Sulfate 403-305-641-7156 - \$17,000 - Fluoride 403-305-641-7157 - \$250,000 - Lime 403-305-641-7158 - \$20,000 - Liquid CO2 403-305-641-7161 - \$27,000 - Phosphates 403-305-641-7163 - \$40,000 - Sodium Permanganate
	Source of Funds:	403-305-641-7154, 403-305-641-7155, 403-305-641-7156, 403-305-641-7157, 403-305-641-7158, 403-305-641-7161, 403-305-641-7163
	Narrative:	Each chemical has its own budget line item.
ATTACHMENTS	1. IFB 2521 Preliminary Bid Tab rev 11 11 25 2. chemicals	

Resolution No. R-120-25

A Resolution authorizing purchase orders to Shannon Chemical Corporation, Water Solutions Unlimited, Inc., SAL Chemical, Greer Lime Company, Chemical Services, Inc., Air Products and Chemicals, Inc., and Alexander Chemical Corporation for the 2026 purchase of various Water Treatment Chemicals

WHEREAS, the Water Treatment Plant requires the purchase of various water treatment chemicals for the water treatment process; and

WHEREAS, after solicitation of bids, bids were opened resulting in the tabulation of bids as listed in Exhibit "A" attached hereto.

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: Purchase orders are hereby authorized to:

Company

Shannon Chemical Corporation

Water Solutions Unlimited, Inc.
SAL Chemical
Greer Lime Company
Chemical Services, Inc.
Air Products and Chemical, Inc.
Alexander Chemical Corporation

Product

Sodium Hexametaphosphate at \$1.55/per lb.
Sodium Permanganate at \$12.95/per gallon
Liquid Ferric Sulfate at \$2.36/per gallon
Quicklime at \$385.44/per ton
Hydrofluosilicic Acid at \$3.45/per gallon
Liquid Carbon Dioxide at \$.08/per lb.
Sodium Hypochlorite at \$1.68/per gallon

SEC. 2: The amounts needed to meet the obligations of these contracts are included in the 2026 budget and will be available January 1, 2026 contingent upon approval of the budget by Commission.

SEC. 3: This resolution 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 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	_____

CITY OF PIQUA - BID TABULATION

2026 Chemicals for Water Treatment

Reference No.: IFB 2521

Opened 10/23/25 @ 2:00 p.m.

BIDDER No.: NAME: CITY: STATE & ZIP:	DESCRIPTION	UNIT	1 Greer Lime Company Morgantown WV 26507	2 Shannon Chemical Corp. Malvern PA 19355	3 George Coyne Chemical Co., Inc. Croydon PA 19021	4 Water Solutions Unlimited Camby IN 46113	5 SAL Chemical Weirton WV 26062
			BID:	BID:	BID:	BID:	BID:
1	Sodium Hexametaphosphate 403-305-641-7161	10,000 LBS	NB	\$ 1.55 \$ 15,500.00	\$ 1.767 \$ 17,674.00	\$ 2.00 \$ 20,000.00	NB
2	Liquid Sodium Permanganate 403-305-641-7163	2,000 GAL	NB	\$ 12.27 \$ 24,540.00	NB	\$ 12.95 \$ 25,900.00	NB
3	Liquid Ferric Sulfate 403-305-641-7155	30,000 GAL	NB	NB	NB	NB	\$ 2.360 \$ 70,800.00
4	Quicklime 403-305-641-7157	900 TONS	\$ 385.44 \$346,896.00	NB	NB	NB	NB
5	Hydrofluosilicic Acid 403-305-641-7156	4,000 GAL	NB	NB	NB	\$ 3.80 \$ 15,200.00	NB
6	Liquid Carbon Dioxide 403-305-641-7158	200,000 LBS	NB	NB	NB	NB	NB
7	Sodium Hypochlorite 403-305-641-7154	40,000 GAL	NB	NB	NB	\$ 2.40 \$ 96,000.00	NB

CITY OF PIQUA - BID TABULATION

2026 Chemicals for Water Treatment

Reference No.: IFB 2521

Opened 10/23/25 @ 2:00 p.m.

BIDDER No.: NAME:	DESCRIPTION	CITY: STATE & ZIP:	UNIT	6	7	8	9	10
				Lhoist North America St. Genevieve MO 63670 BID:	Chemical Services, Inc. Dayton OH 45414 BID:	Mississippi Lime Company St. Louis MO 63127 BID:	JCI Jones Chemicals Inc. Beech Grove IN 46107 BID:	Chemtrade Chemicals Parsippany NJ 07054 BID:
1	Sodium Hexametaphosphate 403-305-641-7161		10,000 LBS	NB	\$ 2.15 \$ 21,500.00	NB	NB	NB
2	Liquid Sodium Permanganate 403-305-641-7163		2,000 GAL	NB	\$ 16.20 \$ 32,400.00	NB	NB	NB
3	Liquid Ferric Sulfate 403-305-641-7155		30,000 GAL	NB	\$ 2.610 \$ 78,300.00	NB	NB	\$ 3.599 \$ 107,970.00
4	Quicklime 403-305-641-7157		900 TONS	\$ 711.84 \$ 640,656.00	NB	\$ 418.09 \$ 376,281.00	NB	NB
5	Hydrofluosilicic Acid 403-305-641-7156		4,000 GAL	NB	\$ 3.45 \$ 13,800.00	NB	NB	NB
6	Liquid Carbon Dioxide 403-305-641-7158		200,000 LBS	NB	NB	NB	NB	NB
7	Sodium Hypochlorite 403-305-641-7154		40,000 GAL	NB	\$ 1.89 \$ 75,600.00	NB	\$ 1.70 \$ 68,000.00	NB

CITY OF PIQUA - BID TABULATION

2026 Chemicals for Water Treatment

Reference No.: IFB 2521

Opened 10/23/25 @ 2:00 p.m.

BIDDER No.: NAME:	CITY: STATE & ZIP:	11 Chemrite, Inc. Buford GA 30518		12 Hawkins Inc. Roseville MN 55113		13 Alexander Chemical Corp. LaPorte IN 46350		14 Carmeuse Lime & Stone Pittsburgh PA 15222		15 Air Products and Chemical Allentown PA 18106	
		UNIT	BID:	BID:	BID:	BID:	BID:	BID:	BID:	BID:	BID:
1	Sodium Hexametaphosphate 403-305-641-7161	10,000 LBS	\$ 1.76 \$ 17,600.00	NB	\$ 1.79 \$ 17,900.00	NB	NB	NB	NB	NB	NB
2	Liquid Sodium Permanganate 403-305-641-7163	2,000 GAL	\$ 12.880 \$ 25,760.00	NB	NB	NB	NB	NB	NB	NB	NB
3	Liquid Ferric Sulfate 403-305-641-7155	30,000 GAL	NB	NB	NB	NB	NB	NB	NB	NB	NB
4	Quicklime 403-305-641-7157	900 TONS	NB	NB	NB	NB	\$ 481.72 \$ 433,548.00	NB	NB	NB	NB
5	Hydrofluosilicic Acid 403-305-641-7156	4,000 GAL	NB	NB	NB	NB	NB	NB	NB	NB	NB
6	Liquid Carbon Dioxide 403-305-641-7158	200,000 LBS	NB	NB	NB	NB	NB	NB	NB	\$ 0.0800 \$ 16,000.00	\$ 0.0800 \$ 16,000.00
7	Sodium Hypochlorite 403-305-641-7154	40,000 GAL	NB	\$ 1.69 \$ 67,600.00	\$ 1.68 \$ 67,200.00	NB	NB	NB	NB	NB	NB

CITY OF PIQUA - BID TABULATION

2026 Chemicals for Water Treatment

Reference No.: IFB 2521
Opened 10/23/25 @ 2:00 p.m.

BIDDER No.: NAME:		16 Matheson Tri-Gas	
CITY: STATE & ZIP:		Irving TX 75039	
DESCRIPTION	UNIT	BID:	
1 Sodium Hexametaphosphate 403-305-641-7161	10,000 LBS	NB	
2 Liquid Sodium Permanganate 403-305-641-7163	2,000 GAL	NB	
3 Liquid Ferric Sulfate 403-305-641-7155	30,000 GAL	NB	
4 Quicklime 403-305-641-7157	900 TONS	NB	
5 Hydrofluosilicic Acid 403-305-641-7156	4,000 GAL	NB	
6 Liquid Carbon Dioxide 403-305-641-7158	200,000 LBS	\$ 0.100	\$20,000.00
7 Sodium Hypochlorite 403-305-641-7154	40,000 GAL	NB	

2018	2019	2020	2021	2022	2023	2024	2025 projected	2026 est. (15% more production)	Chemicals
1327594	1215728	1096813	1096277	1250413	1051742	1097551	1070523	1231101	LIME
237921	215720	226374	225994	248258	216357	244635	229345	263747	FERRIC SULFATE
231886	195674	208594	181234	186324	164265	165520	173842	199918	CHLORINE
143603	154623	135654	137101	158989	134896	145605	146016	167918	CO2
30072	26344	21690	20076	19469	17741	20049	19982	22979	FLUORIDE
15128	18100	17450	16975	0	0	0	0	0	CARBON
9308	9050	9175	9300	9200	9100	9075	9150	10523	PHOSPHATES
17154	18477	20909	22687	24228	21345	19481	20164	23189	SODIUM PERMANGANATE
2013532	1866592	1751940	1723797	1912087	1615446	1701916	1669022	1919375	Total Chemicals (lbs)
994	904	835	843	864	821	850	830	954	MG
993732000	904033000	834932000	843312000	863612000	821121000	850338000	829974000	954470100	Gallons
0.00203	0.00206	0.00210	0.00204	0.00221	0.00197	0.00200	0.00201	0.00201	lb Chemical per gallon
\$ 186,948	\$ 208,054	\$ 207,641	\$ 222,007	\$ 250,983	\$ 333,609	\$ 362,111	\$ 361,494	\$ 454,358	Total \$ Spent
\$ 188.13	\$ 230.14	\$ 248.69	\$ 263.26	\$ 290.62	\$ 406.28	\$ 425.84	\$ 435.55	\$ 476.03	\$\$ per Million Gallons
\$ 512.19	\$ 570.01	\$ 568.88	\$ 608.24	\$ 687.62	\$ 914.00	\$ 992.08	\$ 990.39	\$ 1,244.82	\$\$ per day

2018	2019	2020	2021	2022	2023	2024	2025 projected	2026 Est	
\$ 104,390	\$ 113,661	\$ 110,170	\$ 122,320	\$ 125,732	\$ 162,969	\$ 213,333	\$ 210,000	\$ 280,140	LIME
\$ 23,683	\$ 35,644	\$ 29,781	\$ 31,855	\$ 45,290	\$ 45,822	\$ 48,373	\$ 45,000	\$ 51,750	FERRIC SULFATE
\$ 17,122	\$ 8,221	\$ 15,985	\$ 12,987	\$ 23,606	\$ 37,623	\$ 36,053	\$ 40,000	\$ 46,000	CHLORINE
\$ 5,737	\$ 6,771	\$ 6,101	\$ 8,914	\$ 9,829	\$ 10,688	\$ 14,204	\$ 12,000	\$ 13,800	CO2
\$ 7,719	\$ 5,124	\$ 4,656	\$ 5,295	\$ 5,696	\$ 8,554	\$ 6,221	\$ 7,344	\$ 8,446	FLUORIDE
\$ 9,996	\$ 15,769	\$ 13,400	\$ 15,002	\$ -	\$ -	\$ -	\$ -	\$ -	CARBON
\$ 7,820	\$ 8,900	\$ 11,340	\$ 7,560	\$ 13,000	\$ 28,500	\$ 15,204	\$ 18,150	\$ 20,873	PHOSPHATES
\$ 10,481	\$ 13,965	\$ 16,209	\$ 18,075	\$ 27,830	\$ 39,452	\$ 28,723	\$ 29,000	\$ 33,350	SODIUM PERMANGANATE
\$ 186,948	\$ 208,054	\$ 207,641	\$ 222,007	\$ 250,983	\$ 333,609	\$ 362,111	\$ 361,494	\$ 454,358	Total \$ Spent

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.2.

MEETING DATE	December 9, 2025	
REPORT TITLE	<u>Resolution No. R-130-25</u> A resolution adopting a Cybersecurity Plan for the City of Piqua	
SUBMITTED BY	Catherine Bogan, Director Human Resources	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Due to the passage of HB96, the Ohio Revised Code 9.64(B) mandates that each political subdivision shall develop and adopt a cybersecurity program. This shall safeguard the political subdivision's data, information technology, and information technology resources to ensure availability, confidentiality, and integrity. This will not be a public record.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Narrative:	There is no financial impact on developing a cybersecurity plan.
ATTACHMENTS	1. Res R-130-25 Cybersecurity Program	

Resolution No. R-130-25
A resolution adopting a Cybersecurity Plan for the City of Piqua

WHEREAS, the Ohio Revised Code 9.64(B) mandates that each political subdivision shall develop and adopt a cybersecurity program; and

WHEREAS, the policy will safeguard the political subdivision's data, information technology, and information technology resources to ensure availability, confidentiality, and integrity; and

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: Due to the passage of House Bill 96, formal legislation needs to be adopted by December 31, 2025 to meet the ORC 9.64 (B) mandate.
- SEC. 2: The Cybersecurity Plan will not be public record.
- SEC. 3: This resolution 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 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	_____



Piqua Cybersecurity Program

Resolution No. R-130-25



- Ohio House Bill 96
- Ohio Revised Code § 9.64

OHIO AUDITOR OF STATE
KEITH FABER

Auditor of State
Bulletin 2025-007

DATE ISSUED: August 27, 2025

TO: All Public Offices
Independent Public Accountants

FROM: Keith Faber
Ohio Auditor of State

SUBJECT: Adoption of Cybersecurity Program

Background
Ohio Rev. Code § 9.64, enacted through House Bill 96, requires political subdivisions to set and adopt standards safeguarding against cybersecurity threats and ransomware attacks. This bulletin details the requirements of Ohio Rev. Code § 9.64, which are effective September 30, 2025.



1. Each political subdivision shall implement a basic cybersecurity program.
2. Political subdivisions must report cyber incidents to the Ohio Cyber Integration Center within 7 days and the Auditor of State within 30 days.
3. Political subdivisions must pass an authorizing resolution before paying a ransomware demand.

OHIO AUDITOR OF STATE
KEITH FABER

DATE ISSUED: August 27, 2025
Auditor of State
Bulletin 25-007

TO: All Public Offices
FROM: Independent Public Accountants

SUBJECT: Keith Faber, Auditor of State
Adoption of Cybersecurity Program

Background: Ohio Rev. Code § 9.64, enacted through House Bill 100, requires political subdivisions to set and adopt standards safeguarding against cyber threats and ransomware attacks. This bulletin details the requirements of Ohio Rev. Code § 9.64, which are effective September 30, 2025.



Public Records Exemption

Records, documents, or reports related to the cybersecurity program and framework, as well as reports of cybersecurity incidents or ransomware incidents, are not considered public records under Ohio Rev. Code § 9.64. Records identifying cybersecurity-related software, hardware, goods, and services that are being considered for procurement, have been procured, or are being used by a political subdivision, including vendor name, product name, project name, or project description, constitute “security records” and are exempt from the requirements to produce those records in response to a public records request.



Piqua Cybersecurity Program

We recommend passing
Resolution No. R-130-25

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.3.

MEETING DATE	December 9, 2025	
REPORT TITLE	<u>Resolution No. R-131-25</u> A resolution approving the Special Events Support List for 2026	
SUBMITTED BY	Paul Oberdorfer, City Manager City Manager	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The City Manager is seeking approval to use city funds and staff to support community events in the 2026 calendar year.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Various department budgets
	Source of Funds:	General fund/various department funds
	Narrative:	Approving this resolution will allow for the City Manager to secure the source of funding.
ATTACHMENTS	1. 2026 Special Events Support List	

Resolution No. R-131-25

WHEREAS, throughout the years, the City of Piqua hosts events and supports local organizations with special events through funding and providing city resources; and

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 utilize city funds and resources for the events in the document attached hereto as Exhibit A and for any other approved events that may evolve throughout the year.
- SEC. 2: The amounts needed to meet the obligations of these contracts are included in the 2026 budget and will be available January 1, 2026 contingent upon approval of the budget by Commission.
- SEC. 3: This resolution 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 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

2026 City of Piqua Special Events Support List		
Event Name	Date(s)	Host Organization
St. Patrick's Day Beer Run	Tuesday, March 17, 2026	Can't Stop Running Co / Ryan King
Pitsenbarger Heritage Event	April 11 - 12, 2026	AFA Dayton Wright
Community Shredding Day	Saturday, April 18, 2026	City of Piqua
Taste of the Arts	Friday, May 8, 2026	Mainstreet Piqua, Inc.
Opening Day Parade	Saturday, May 9, 2026	Piqua Junior Baseball/Softball
Sam Pearson 5K Race	Saturday, May 23, 2026	Nick Cox
Memorial Day Services and Parade	Monday, May 25, 2026	Piqua Veterans' Association
Piqua Community Farmers Market	Thursdays, May 28 - September 24	Mainstreet Piqua, Inc.
Lock 9 Concert Series	Friday, May 29, 2026	City of Piqua
Lock 9 Concert Series	Friday, June 5, 2026	City of Piqua
Saint Mary Parish Festival	June 5 - 6, 2026	Saint Mary Church
Movie in the Park	Sunday, June 7, 2026	City of Piqua
NorthParks Community Garage Sale Event	TBD	Carol Austin
Lock 9 Concert Series	Saturday, June 13, 2026	City of Piqua
Worship at the Lock	Sunday, June 14, 2026	Piqua Apostolic Temple
Lock 9 Concert Series	Saturday, June 20, 2026	City of Piqua
Lock 9 Concert Series	Friday, June 26, 2026	City of Piqua
Church in the Park	Sunday, June 28, 2026	Transformed Life Church
Hannah Rose O'Leary Annual Memorial 5K	Friday, July 3, 2026	Hannah Rose O'Leary Memorial Fund
Lock 9 Concert Series	Friday, July 3, 2026	City of Piqua
America 250 Drone Show	Friday, July 3, 2026	City of Piqua
Piquafest	Saturday, July 4, 2026	Piqua Center
Lock 9 Concert Series	Saturday, July 4, 2026	City of Piqua
Independence Day Firework Show	Saturday, July 4, 2026	City of Piqua
Bob Mikolajewski 5k	Saturday, July 11, 2026	Progress Piqua
Movie in the Park	Sunday, July 12, 2026	City of Piqua
Lock 9 Concert Series	Friday, July 17, 2026	City of Piqua
Plein Air Wet Sale	Sunday, July 19, 2026	Piqua Arts Council
Lock 9 Concert Series	Friday, July 24, 2026	City of Piqua
Lock 9 Concert Series	Friday, July 31, 2026	City of Piqua
Down a River, Down a Beer	Saturday, August 1, 2026	Mainstreet Piqua, Inc.
National Night Out	Tuesday, August 4, 2026	Piqua Police Department
Lock 9 Concert Series	Friday, August 7, 2026	City of Piqua
Movie in the Park	Sunday, August 9, 2026	City of Piqua
Rockin' River Duck Drop	Saturday, August 15, 2026	Mainstreet Piqua, Inc.
Lock 9 Concert Series	Saturday, August 15, 2026	City of Piqua
Lock 9 Concert Series	Friday, August 21, 2026	City of Piqua
Power Project Back to School Bash	Sunday, August 23, 2026	Power Project
Scout Cruzin	TBD	Scouts BSA Troops 295 & 5295
Lock 9 Concert Series	Friday, August 28, 2026	City of Piqua
Lock 9 Concert Series	Saturday, August 29, 2026	City of Piqua
Overdose Awareness Day	Monday, August 31, 2026	Miami County Public Health
Piqua Troy Football Rally	Wednesday, September 9, 2026	Piqua High School
OSU Football Watch Party	Saturday, September 12, 2026	City of Piqua
Great Miami Riverway Half Marathon	Sunday, September 13, 2026	Can't Stop Running Co / Ryan King
Community Health Fair	Friday, September 18, 2026	City of Piqua
Rock Piqua	Saturday, September 19, 2026	Piqua Arts Council
Lock 9 Children's Concert	Friday, September 25, 2026	City of Piqua
Homecoming Parade & Pep Rally	TBD	Piqua City School District
St Boniface Oktoberfest	October 2 -3, 2026	St Boniface Church
Hero Harvest 5k	Saturday, October 3, 2026	Operation Veteran and Caregiver Support
Touch a Truck	Saturday, October 10, 2026	City of Piqua
Locktoberfest	October 16-17, 2026	Crooked Handle Brewing Co
Harvest Fest	Saturday, October 17, 2026	Mainstreet Piqua, Inc.
Kiwanis Club of Piqua Annual Halloween Parade	TBD	Kiwanis Club of Piqua
Trick-or-Treat Night	Thursday, October 29, 2026	City of Piqua
Greene Street UMC Trunk or Treat	Thursday, October 29, 2026	Greene Street UMC
Pittsenbarger Park Trunk or Treat	Thursday, October 29, 2026	Dena Schneider
R.I.P. Run 5k	Saturday, October 31, 2026	Can't Stop Running Co / Ryan King
Free Veterans Dinner	TBD	Operation Veteran and Caregiver Support
Veterans Day Service	Wednesday, November 11, 2026	Piqua Veterans Association
Magical Illumination & Holiday Horse Parade	Saturday, November 14, 2026	Mainstreet Piqua, Inc.
Christmas on the Green	Friday, December 4, 2026	Mainstreet Piqua, Inc.
Downtown Holiday Parade	Saturday, December 5, 2026	Mainstreet Piqua, Inc.
Holly Jolly 5k/10k	Saturday, December 12, 2026	Mainstreet Piqua, Inc.
New Year's Firework Show	Thursday, December 31, 2026	City of Piqua

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.4.

MEETING DATE	December 9, 2025	
REPORT TITLE	Resolution No. R-132-25 A resolution authorizing the City Manager to contract for architectural and engineering services for an assessment of Hance Pavilion	
SUBMITTED BY	Amy Welker, Asst. City Manager Parks & Recreation Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Hance Pavilion, located in Fountain Park, has been closed since the pandemic in 2020. The facility was underutilized in the last several years it was open. Other priorities took precedence over the limited parks funding and, as a result, the facility has deficiencies and deferred maintenance. The facility needs further assessment to determine the cost of repair and viable uses of the facility. Previous assessments will be used as a basis for the study of the needed repairs along with attention to compliance with ADA requirements.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0
	Expenditure \$:	25,000
	Source of Funds:	General Fund
	Narrative:	
ATTACHMENTS	None	

Resolution No. R-132-25

A resolution authorizing the City Manager to contract for architectural and engineering services for an assessment of Hance Pavilion

WHEREAS, the City Commission wishes to explore the cost of renovations to the Hance Pavilion,

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 contract for the services of an architectural and engineering assessment of Hance Pavilion, not to exceed \$25,000.
- SEC. 2: Funding for this expenditure will be included in the 2026 budget appropriations and is contingent upon passage of the 2026 budget by the Commission.
- SEC. 3: This resolution 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 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	_____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.5.

MEETING DATE	December 9, 2025	
REPORT TITLE	Resolution No.R-133-25 A resolution to authorize the City Manager to enter into a lease agreement with DM Piqua LLC / Submarine House	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Submarine House has requested to utilize land next to their restaurant, a roughly 2,000 square foot space on parcel #N44-001020 to place removable tables with awnings and chairs, a stage, as well as have an awning off of the building. This space would be utilized during the warm months to allow Submarine House to have additional options to serve the public.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Piqua - Subhouse Lease Agreement - 2025	

Resolution No.R-133-25

A resolution to authorize the City Manager to enter into a lease agreement with DM Piqua LLC / Submarine House

WHEREAS, DM Piqua LLC and Submarine House at 311 N. Main Street, Piqua, Ohio, have requested to utilize a portion of the public right-of-way, which is adjacent to their existing restaurant business for additional seasonal use of outdoor tables and seating, a stage, and an awning; and

WHEREAS, the City does not have any use for the proposed property and wishes to support local businesses and their expanded offerings to the community.

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 enter into a Lease in substantially the same form as attached in Exhibit A with DM Piqua LLC for the utilization of the space for the specific uses noted in the lease agreement.
- SEC. 2: This resolution 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 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

CITY OF PIQUA, OHIO, LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Agreement") is made and entered into this 18th day of November, 2025, by and between the City of Piqua, Ohio, a chartered municipal corporation ("City") and DM Piqua LLC, owners of Submarine House, 311 N. Main Street, Piqua, OH 45356 ("Lessee") as follows:

Section 1 – Leased Space: For one dollar and other valuable consideration, the City leases to Lessee the space noted within Exhibit A (the "Leased Space") attached hereto and incorporated as it is fully rewritten herein for the term in Section 2.

Section 2 – Term: This Agreement shall be from November 18, 2025 through April 30, 2030, unless terminated sooner as provided within.

Section 3—Utilization: The Lessee shall occupy and use the leased premises solely for outdoor seating, dining and entertainment at the restaurant located at 311 N. Main Street, Piqua, OH 45356. Use includes service and consumption of food and alcoholic beverages subject to applicable law and permits. Temporary event use and live entertainment are permitted during approved hours.

Lessee shall not use the Leased Space or permit it to be used in any manner that will cause a cancellation of, or an increase in the existing rates for, fire, liability, or other insurance policies insuring the premises or any improvements on the premises, or insuring the landlord for any liability in connection with ownership of the premises.

Lessee shall not use the Leased Space or permit it to be used in any manner that results in waste of the Leased Space or constitutes a nuisance. Lessee shall not use the Leased Space or permit it to be used for any illegal purpose. Lessee, at its own expense, will comply and will cause its officers, employees, agents, and invitees to comply with all applicable laws and ordinances and with all applicable rules and regulations of governmental agencies concerning the use of the premises.

Section 4 – Insurance: The Lessee shall obtain liability insurance that lists the City as an additional insured on a primary and noncontributory basis and is satisfactory to the City with a minimum coverage of \$1,000,000 per occurrence.

Lessee must carry Workers' Compensation Insurance (including occupational disease) in compliance with Workers' Compensation statutes of any applicable jurisdiction in which the Work is to be performed. For the attainment of Workers Compensation in monopolistic states, including Ohio, coverage must be secured through the state fund.

If Lessee is a qualified self-insurer in compliance with the laws of the state, this is also acceptable. A certificate of compliance from the appropriate workers' compensation bureau or board must be provided with the certificate of insurance.

Lessee must also carry Employer's Liability Insurance with minimum limits of \$1,000,000 each accident; \$1,000,000 for disease (per employee); and \$1,000,000 for disease (policy limit). This policy must include Ohio "Stop Gap" coverage, including coverage for "substantially certain" claims.

Section 5 – Condition of the Leased Space “As Is”: Lessee agrees to accept the Leased Space “AS IS.” The City makes no representations as to the status or condition of the premises. It is the Lessee's responsibility to conduct any inspections of the Lease Space prior to taking possession.

Section 6 - Permits / Inspections: The lessee shall comply with all inspections and obtain any required permits prior to utilizing the space at the lessee's expense. This includes approval of the outdoor fencing and any other permanent or semi-permanent structures through the City of Piqua Planning and Zoning permitting process and the City Historic Review Commission (CHRC) process.

Section 7 – Alterations, Additions, Improvements, and Fixtures: Lessee shall not make any alterations, additions, or improvements to the Leased Space without the City's prior written consent.

All alterations, additions, or improvements made by the Lessee shall become the City's property at the termination of this Agreement. However, if the City elects, Lessee shall promptly remove all alterations, additions, and improvements, and any other property placed in or on the Leased Space by Lessee, and Lessee shall repair any damage caused by such removal.

As a material term of this Agreement, Lessee, at their expense, shall be required to construct and maintain, at a minimum, a four (4) foot fence made of metal, iron, or other ornate style/material around the Leased Space that is acceptable to the CHRC prior to occupancy of the space.

Section 8 – Amenities / Utilization: Lessee is permitted to have an awning attached to the building as well as place tables with awnings and chairs within the Leased Space as well as a single stage that can be a maximum of 12' x 12'. The tables, and chairs must be removed from the space and stored by the Lessee for the cold months, generally considered November-May.

Section 9 – Default:

9.01. Lessee's Default - The following events shall be deemed to be events of default by Lessee under this Agreement:

1. Lessee fails to comply with any term, provision, or covenant of this Agreement, other than the payment of rent, and does not cure the failure within twenty days after written notice of the failure to Lessee.
2. Lessee deserts or vacates any substantial portion of the premises for a period of five or more days. Seasonal removal/storage of tables/awnings shall not constitute a default or desertion.

9.02. Remedies for Default - On the occurrence of any event of default specified in Paragraph 9.01, the City shall have the option to pursue any one or more of the following remedies:

1. The City may terminate this lease after at least three (3) days' written notice, in which event Lessee shall immediately surrender the premises to the City.
2. The City may enter the Leased Space, without being liable for prosecution or any claim for damages for such entry, and do whatever Lessee is obligated to do under the terms of this Agreement to correct the default. Lessee agrees to reimburse the City on demand for any expenses that the City may incur in effecting compliance with Lessee's obligations under this lease in this manner, and Lessee further agrees that the City shall not be liable for any damages resulting to Lessee from such action.

No reentry or taking possession of the premises by the City shall be construed as an election on its part to terminate this Agreement, unless a written notice of such intention be given to Lessee. The City may at any time thereafter elect to terminate this Agreement for a previous default. The loss or damage that the City may suffer by reason of termination of this lease, or the deficiency from any reletting as provided for above, shall include the expense of repossession.

9.03. Cumulative Remedies - Pursuit of any of the remedies provided in this lease by either Lessor or Lessee shall not preclude pursuit of any of the other remedies provided in this lease or by law. Pursuit of any remedy provided in this lease or by law by either party shall not constitute a forfeiture or waiver of any damages accruing to either party by reason of the violation of any of the terms, provisions, and covenants contained in this lease. Nor shall the pursuit of any remedies provided in this lease by Lessor constitute a waiver or forfeiture of any rent due to Lessor under this lease.

9.04. Waiver of Default - No waiver by either party of any default or violation or breach of any of the terms, provisions, or covenants contained in this lease shall be

deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants of the lease. Forbearance by either party to enforce one or more of the remedies provided in this lease or by law on an event of default shall not be deemed or construed to constitute a waiver of such default. Lessor's acceptance of rent following an event of default under this lease shall not be construed as Lessor's waiver of the default.

Section 10 – Termination: This Agreement may be terminated with ninety (90) days written notice by either party, without cause. Termination shall require Lessee to remove all amenities noted in Section 8 of this Agreement within 30 days of one Party's notification of intent to terminate this Agreement pursuant to this Section 10. .

Section 11 – Indemnity: Lessee shall indemnify, hold harmless and defend the City, its officers, employees, agents and volunteers against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which the City, its officers, employees, agents and volunteers may hereafter sustain, incur or be required to pay, arising out of or by any act or omission of the Lessee, the City their officers, employees, agents and volunteers, in the execution, performance or failure to adequately perform Lessee's or City's obligations pursuant to this contract.

Section 12 – Independent Contractors: The Lessee, its assigns, heirs, successors, employees and any and all subcontractors are independent contractors and are not agents and/or employees of City.

Section 13 - Assignment: This Agreement is not assignable. The Lessee may not sublease the space for any purpose.

Section 14 – Miscellaneous:

14.01 - Notices and Addresses - All notices to be given under this Agreement shall be given by certified mail or registered mail, addressed to the proper party, at the following addresses:

The City: City of Piqua, City Manager, 201 W. Water St., Piqua, Ohio 45356
Lessee: (311 N. Main St., Piqua, OH 45356).

Either party may change the address to which notices are to be sent by giving the other party notice of the new address in the manner provided in this section.

14.02 - Parties Bound - This Agreement shall be binding on, and inure to the benefit of, the parties to the Agreement and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this Agreement.

14.03 - Ohio Law Applies - This Agreement shall be construed under, and in accordance with, the laws of the State of Ohio, and all obligations of the parties created by this agreement are performable in Miami County, Ohio.

14.04 - Legal Construction - In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of the agreement, and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been included in the Agreement.

14.05 - Prior Agreements Superseded - This Agreement constitutes the sole and only agreement of the parties to the agreement and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Agreement.

14.06 - Amendment - No amendment, modification, or alteration of the terms of this Agreement shall be binding unless the same is in writing, dated subsequent to the date of this Agreement, and duly executed by the parties to this Agreement.

14.07 - Counterparts - The parties agree this Agreement may be executed by facsimile or email and in multiple PDF counterparts by the parties, and the counterparts shall collectively constitute a single, original, document, notwithstanding the fact that the signatures may not appear on the same page.

14.08 - Quiet Enjoyment - So long as Lessee is not in default beyond applicable cure periods, the City covenants that Lessee shall peaceably and quietly hold, occupy, and enjoy the Leased Space without material interference by the City or anyone claiming through the City, subject only to the terms of this Lease and applicable law.

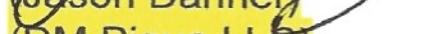
SIGNATURES

Lessee hereby represents and warrants to the City that It has the right, power, legal capacity, and authority to enter into and perform its obligations under this Agreement and that the signature and execution of this Agreement have been duly authorized.

THE CITY OF PIQUA, OHIO

By: Paul Oberdorfer Date
City Manager

LESSEE:

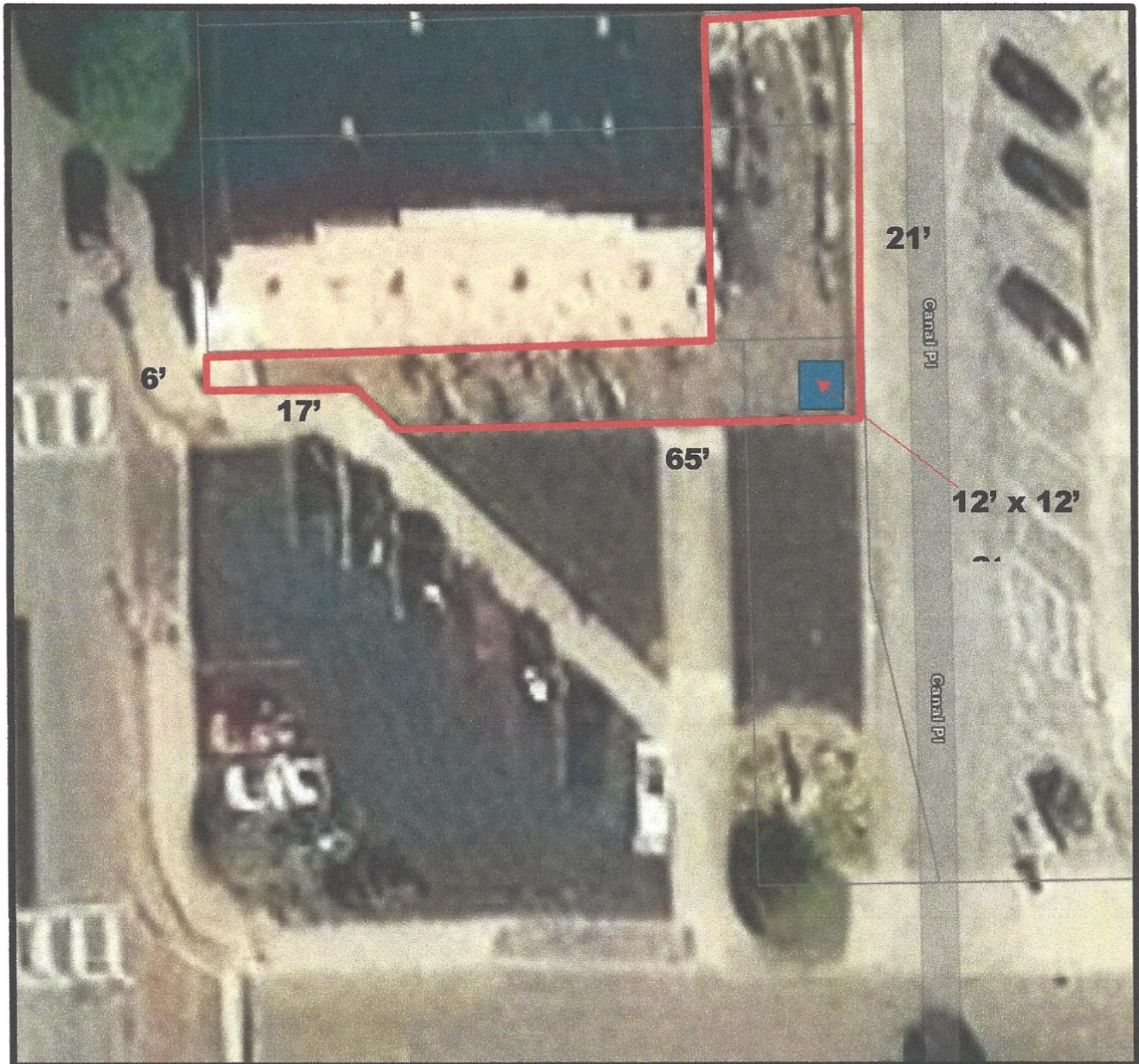
By:  10/16/25
(Jason Danner) Date
(DM Piqua LLC)

Approved as to form only:

Russ Spitz

Ryan C. Spitzer – October 15, 2025
Isaac Wiles Burkholder & Miller, LLC
Assistant Law Director, City of Piqua

EXHIBIT A: Leased Space



Location / Dimensions:

- A roughly 2,000 square foot space on parcel N44-001020 and within the public right-of-way,
- Located south and east of 311 N. Main Street – Submarine House

Utilization / Amenities:

- Space will be used as outdoor seating and a stage for the restaurant at Submarine House and may include alcohol sales.

Space will have at a minimum a 4' iron fence that surrounds the space with

access doors.

- Removable tables with awnings and chairs will be placed within the fenced areas.

City of PIQUA COMMISSION AGENDA STAFF REPORT

N.6.

MEETING DATE	December 9, 2025	
REPORT TITLE	<u>Resolution No.R-134-25</u> A resolution to authorize the City Manager to enter into a lease agreement with Lighthouse at the Lock	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Lighthouse at the Lock has requested to utilize land next to their restaurant, a roughly 1,900 square foot space on parcel #N44-001105 to place a fence with removable tables with awnings and chairs. This space would be utilized during the warmer months and concert series to allow Lighthouse at the Lock to have additional options to serve the public food and drinks.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. LH Piqua City Lease - 2025	

Resolution No.R-134-25

A resolution to authorize the City Manager to enter into a lease agreement with Lighthouse at the Lock

WHEREAS, Lighthouse at the Lock at 213 N. Main Street, Piqua, Ohio, has requested to utilize a portion of parcel #N44-001105, which is adjacent to their existing restaurant business for additional seasonal use of outdoor seating and tables; and

WHEREAS, the City does not have any use for the proposed property and wishes to support local businesses and their expanded offerings to the community.

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:

The City Manager is hereby authorized to enter into a Lease in substantially the same form as attached in Exhibit A with Lighthouse at the Lock for the utilization of the space for the specific uses noted in the lease agreement.

This resolution 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 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	_____

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 18th day of November 2025, by and between the City of Piqua ("City") and Ron and Rhonda McConnaughey owners of Lighthouse at the Lock, 213 N. Main Street, Piqua, OH 45356 ("Lessee") as follows:

Section 1 – Leased Space: For one dollar and other valuable consideration, the City leases to Lessee the space noted within Exhibit A (the "Leased Space") attached hereto and incorporated as it is fully rewritten herein for the term in Section 2.

Section 2 – Term: This Agreement shall be from December 1, 2025 through December 31, 2030, unless terminated sooner as provided within.

Section 3 – Utilization: The lessee shall occupy and use the leased premises solely for the purposes of outdoor seating and dining for the restaurant located at 213 N. Main Street, Piqua, OH 45356. Use includes service and consumption of food and alcoholic beverages subject to applicable law and permits.

Section 4 – Insurance: The Lessee shall obtain liability insurance that lists the City as an additional insured on a primary and noncontributory basis and is satisfactory to the City with a minimum coverage of \$1,000,000 per occurrence.

Lessee must carry Workers' Compensation Insurance (including occupational disease) in compliance with Workers' Compensation statutes of any applicable jurisdiction in which the Work is to be performed. For the attainment of Workers Compensation in monopolistic states, including Ohio, coverage must be secured through the state fund.

If Lessee is a qualified self-insurer in compliance with the laws of the state, this is also acceptable. A certificate of compliance from the appropriate workers' compensation bureau or board must be provided with the certificate of insurance.

Lessee must also carry Employer's Liability Insurance with minimum limits of \$1,000,000 each accident; \$1,000,000 for disease (per employee); and \$1,000,000 for disease (policy limit). This policy must include Ohio "Stop Gap" coverage, including coverage for "substantially certain" claims.

Section 5 – Condition of the Leased Space "As Is": Lessee agrees to accept the Leased Space "AS IS." The City makes no representations as to the status or condition of the premises. It is the Lessee's responsibility to conduct any inspections of the Lease Space prior to taking possession.

Section 6 - Permits / Inspections: The lessee shall comply with all inspections and obtain any required permits prior to utilizing the space at the lessee's expense. This includes approval of the outdoor fencing and any other permanent or semi-permanent

structures through the City of Piqua Planning and Zoning permitting process and the City Historic Review Commission (CHRC) process.

Section 7 – Alterations, Additions, Improvements, and Fixtures: Lessee shall not make any alterations, additions, or improvements to the Leased Space without the City's prior written consent.

All alterations, additions, or improvements made by the Lessee shall become the City's property at the termination of this Agreement. However, if the City elects, Lessee shall promptly remove all alterations, additions, and improvements, and any other property placed in or on the Leased Space by Lessee, and Lessee shall repair any damage caused by such removal.

As a material term of this Agreement, Lessee, at their expense, shall be required to construct and maintain, at a minimum, a four (4) foot fence made of metal, iron, or other ornate style/material around the Leased Space that is acceptable to the CHRC prior to occupancy of the space.

Section 8 – Amenities / Utilization: Lessee is permitted to place tables with awnings and chairs within the Leased Space. The tables, and chairs must be removed from the space and stored by the Lessee for the cold months, generally considered November-May.

Section 9 – Default:

9.01. Lessee's Default - The following events shall be deemed to be events of default by Lessee under this Agreement:

1. Lessee fails to comply with any term, provision, or covenant of this Agreement, other than the payment of rent, and does not cure the failure within twenty days after written notice of the failure to Lessee.
2. Lessee deserts or vacates any substantial portion of the premises for a period of five or more days. Seasonal removal/storage of tables/awnings shall not constitute a default or desertion.

9.02. Remedies for Default - On the occurrence of any event of default specified in Paragraph 9.01, the City shall have the option to pursue any one or more of the following remedies:

1. The City may terminate this lease after at least three (3) days' written notice, in which event Lessee shall immediately surrender the premises to the City.
2. The City may enter the Leased Space, without being liable for prosecution or any claim for damages for such entry, and do whatever Lessee is obligated to do under the terms of this Agreement to correct the default.

Lessee agrees to reimburse the City on demand for any expenses that the City may incur in effecting compliance with Lessee's obligations under this lease in this manner, and Lessee further agrees that the City shall not be liable for any damages resulting to Lessee from such action.

No reentry or taking possession of the premises by the City shall be construed as an election on its part to terminate this Agreement, unless a written notice of such intention be given to Lessee. The City may at any time thereafter elect to terminate this Agreement for a previous default. The loss or damage that the City may suffer by reason of termination of this lease, or the deficiency from any reletting as provided for above, shall include the expense of repossession.

9.03. Cumulative Remedies - Pursuit of any of the remedies provided in this lease by either Lessor or Lessee shall not preclude pursuit of any of the other remedies provided in this lease or by law. Pursuit of any remedy provided in this lease or by law by either party shall not constitute a forfeiture or waiver of any damages accruing to either party by reason of the violation of any of the terms, provisions, and covenants contained in this lease. Nor shall the pursuit of any remedies provided in this lease by Lessor constitute a waiver or forfeiture of any rent due to Lessor under this lease.

9.04. Waiver of Default - No waiver by either party of any default or violation or breach of any of the terms, provisions, or covenants contained in this lease shall be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants of the lease. Forbearance by either party to enforce one or more of the remedies provided in this lease or by law on an event of default shall not be deemed or construed to constitute a waiver of such default. Lessor's acceptance of rent following an event of default under this lease shall not be construed as Lessor's waiver of the default.

Section 10 – Termination: This Agreement may be terminated with ninety (90) days written notice by either party, without cause. Termination shall require Lessee to remove all amenities noted in Section 8 of this Agreement within 30 days of one Party's notification of intent to terminate this Agreement pursuant to this Section 10.

Section 11 – Indemnity: Lessee shall indemnify, hold harmless and defend the City, its officers, employees, agents and volunteers against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which the City, its officers, employees, agents and volunteers may hereafter sustain, incur or be required to pay, arising out of or by any act or omission of the Lessee, the City their officers, employees, agents and volunteers, in the execution, performance or failure to adequately perform Lessee's or City's obligations pursuant to this contract.

Section 12 – Independent Contractors: The Lessee, its assigns, heirs, successors, employees and any and all subcontractors are independent contractors and are not agents and/or employees of City.

Section 13 - Assignment: This Agreement is not assignable. The Lessee may not sublease the space for any purpose.

Section 14 – Miscellaneous:

14.01 - Notices and Addresses - All notices to be given under this Agreement shall be given by certified mail or registered mail, addressed to the proper party, at the following addresses:

The City: City of Piqua, City Manager, 201 W. Water St., Piqua, Ohio 45356
Lessee: (INSERT ADDRESS). *213 N Main St. Piqua, Ohio 45356*

Either party may change the address to which notices are to be sent by giving the other party notice of the new address in the manner provided in this section.

14.02 - Parties Bound - This Agreement shall be binding on, and inure to the benefit of, the parties to the Agreement and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this Agreement.

14.03 - Ohio Law Applies - This Agreement shall be construed under, and in accordance with, the laws of the State of Ohio, and all obligations of the parties created by this agreement are performable in Miami County, Ohio.

14.04 - Legal Construction - In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of the agreement, and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been included in the Agreement.

14.05 - Prior Agreements Superseded - This Agreement constitutes the sole and only agreement of the parties to the agreement and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Agreement.

14.06 - Amendment - No amendment, modification, or alteration of the terms of this Agreement shall be binding unless the same is in writing, dated subsequent to the date of this Agreement, and duly executed by the parties to this Agreement.

14.07 – Counterparts - The parties agree this Agreement may be executed by facsimile or email and in multiple PDF counterparts by the parties, and the counterparts shall collectively constitute a single, original, document, notwithstanding the fact that the signatures may not appear on the same page.

EXHIBIT A: Leased Space



Location / Dimensions:

- A roughly 1,975 square foot space on parcel N44-001105
- Located south of 213 N. Main Street – Lighthouse at the Lock

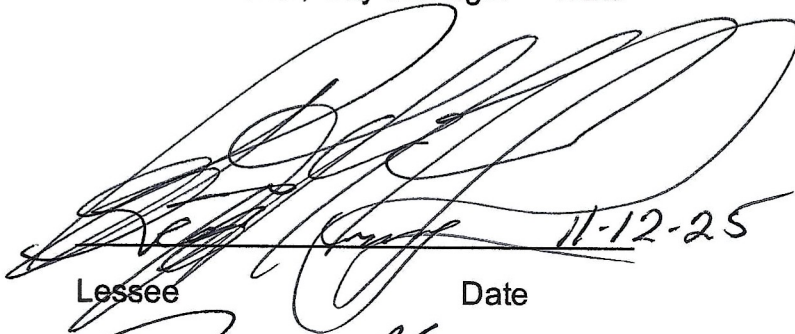
Utilization / Amenities:

- Space will be used as outdoor seating for the restaurant at Lighthouse at the Lock and may include alcohol sales.
- Space will have a 4' iron fence that surrounds the space with doors.
- Removable tables with awnings and chairs may be placed within the fenced areas.

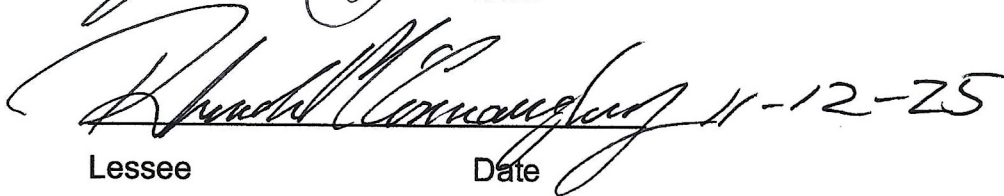
14.08 – Quiet Enjoyment - So long as Lessee is not in default beyond applicable cure periods, the City covenants that Lessee shall peaceably and quietly hold, occupy, and enjoy the Leased Space without material interference by the City or anyone claiming through the City, subject only to the terms of this Lease and applicable law.

Executed as of the above-referenced date by:

Paul Oberdorfer, City Manager Date



Lessee Date 11-12-25



Lessee Date 11-12-25

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.7.

MEETING DATE	December 9, 2025	
REPORT TITLE	Resolution No.R-135-25 A resolution to authorize the City Manager to enter into a lease agreement with Crooked Handle Brewing Company for use of a portion of parcel #N44-250008	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Crooked Handle Brewing Company has requested to utilize land next to their restaurant, a roughly 600 square foot space on parcel #N44-250008 to place an alcohol sales trailer and removable tables with awnings and chairs. This space would be utilized during the summer and concert series to allow CHBC to have additional options to serve the public.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Piqua - Crooked Handle - Lease Agreement - 2025	

Resolution No.R-135-25

A resolution to authorize the City Manager to enter into a lease agreement with Crooked Handle Brewing Company for use of a portion of parcel #N44-250008

WHEREAS, Crooked Handle Brewing Company at 123 N. Main Street, Piqua, Ohio, has requested to utilize a portion of parcel #N44-250008, which is adjacent to their existing restaurant business for additional seasonal use of outdoor seating and storage and utilization of their mobile brewing trailer; and

WHEREAS, the City does not have any use for the proposed property and wishes to support local businesses and their expanded offerings to the community.

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 enter into a Lease in substantially the same form as attached in Exhibit A with Crooked Handle Brewing Company for the utilization of the space for the specific uses noted in the lease agreement.
- SEC. 2: This resolution 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 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	_____

CITY OF PIQUA, OHIO, LEASE AGREEMENT

THIS LEASE AGREEMENT (the “Agreement”) is made and entered into this 18th day of November, 2025, by and between the City of Piqua, Ohio, a chartered municipal corporation (“City”) and Jason Moore, owner of Crooked Handle Brewing Company, 123 N. Main Street, Piqua, OH 45356 (“Lessee”) as follows:

Section 1 – Leased Space: For one dollar and other valuable consideration, the City leases to Lessee the space noted within Exhibit A (the “Leased Space”) attached hereto and incorporated as it is fully rewritten herein for the term in Section 2.

Section 2 – Term: This Agreement shall be from November 18, 2025 through December 31, 2030, unless terminated sooner as provided within.

Section 3—Utilization: The Lessee shall occupy and use the leased premises solely for outdoor seating, dining and entertainment at the restaurant located at 123 N. Main Street, Piqua, OH 45356. Use includes service and consumption of food and alcoholic beverages subject to applicable law and permits. Temporary event use and live entertainment are permitted during approved hours.

Lessee shall not use the Leased Space or permit it to be used in any manner that will cause a cancellation of, or an increase in the existing rates for, fire, liability, or other insurance policies insuring the premises or any improvements on the premises, or insuring the landlord for any liability in connection with ownership of the premises.

Lessee shall not use the Leased Space or permit it to be used in any manner that results in waste of the Leased Space or constitutes a nuisance. Lessee shall not use the Leased Space or permit it to be used for any illegal purpose. Lessee, at its own expense, will comply and will cause its officers, employees, agents, and invitees to comply with all applicable laws and ordinances and with all applicable rules and regulations of governmental agencies concerning the use of the premises.

Section 4 – Insurance: The Lessee shall obtain liability insurance that lists the City as an additional insured on a primary and noncontributory basis and is satisfactory to the City with a minimum coverage of \$1,000,000 per occurrence.

Lessee must carry Workers' Compensation Insurance (including occupational disease) in compliance with Workers' Compensation statutes of any applicable jurisdiction in which the Work is to be performed. For the attainment of Workers Compensation in monolithic states, including Ohio, coverage must be secured through the state fund.

If Lessee is a qualified self-insurer in compliance with the laws of the state, this is also acceptable. A certificate of compliance from the appropriate workers' compensation bureau or board must be provided with the certificate of insurance.

Lessee must also carry Employer's Liability Insurance with minimum limits of \$1,000,000 each accident; \$1,000,000 for disease (per employee); and \$1,000,000 for disease (policy limit). This policy must include Ohio "Stop Gap" coverage, including coverage for "substantially certain" claims.

Section 5 – Condition of the Leased Space “As Is”: Lessee agrees to accept the Leased Space “AS IS.” The City makes no representations as to the status or condition of the premises. It is the Lessee's responsibility to conduct any inspections of the Lease Space prior to taking possession.

Section 6 - Permits / Inspections: The lessee shall comply with all inspections and obtain any required permits prior to utilizing the space at the lessee's expense. This includes approval of outdoor fencing and any other permanent or semi-permanent structures through the City of Piqua Planning and Zoning permitting process and the City Historic Review Commission (CHRC) process.

Section 7 – Alterations, Additions, Improvements, and Fixtures: Lessee shall not make any alterations, additions, or improvements to the Leased Space without the City's prior written consent.

All alterations, additions, or improvements made by the Lessee shall become the City's property at the termination of this Agreement. However, if the City elects, Lessee shall promptly remove all alterations, additions, and improvements, and any other property placed in or on the Leased Space by Lessee, and Lessee shall repair any damage caused by such removal.

Section 8 – Amenities / Utilization: Lessee is permitted to park a trailer for the sole purpose of selling alcoholic beverages on the Leased Space along with the placement of tables with awnings and chairs. The trailer must be removed, along with the tables, and chairs from the space and stored by the Lessee for the cold months, generally considered November-April.

Section 9 – Default:

9.01. Lessee's Default - The following events shall be deemed to be events of default by Lessee under this Agreement:

1. Lessee fails to comply with any term, provision, or covenant of this Agreement, other than the payment of rent, and does not cure the failure within twenty days after written notice of the failure to Lessee.

2. Lessee deserts or vacates any substantial portion of the premises for a period of five or more days. Seasonal removal/storage of tables/awnings shall not constitute a default or desertion.

9.02. Remedies for Default - On the occurrence of any event of default specified in Paragraph 9.01, the City shall have the option to pursue any one or more of the following remedies:

1. The City may terminate this lease after at least three (3) days' written notice, in which event Lessee shall immediately surrender the premises to the City.
2. The City may enter the Leased Space, without being liable for prosecution or any claim for damages for such entry, and do whatever Lessee is obligated to do under the terms of this Agreement to correct the default. Lessee agrees to reimburse the City on demand for any expenses that the City may incur in effecting compliance with Lessee's obligations under this lease in this manner, and Lessee further agrees that the City shall not be liable for any damages resulting to Lessee from such action.

No reentry or taking possession of the premises by the City shall be construed as an election on its part to terminate this Agreement, unless a written notice of such intention be given to Lessee. The City may at any time thereafter elect to terminate this Agreement for a previous default. The loss or damage that the City may suffer by reason of termination of this lease, or the deficiency from any reletting as provided for above, shall include the expense of repossession.

9.03. Cumulative Remedies - Pursuit of any of the remedies provided in this lease by either Lessor or Lessee shall not preclude pursuit of any of the other remedies provided in this lease or by law. Pursuit of any remedy provided in this lease or by law by either party shall not constitute a forfeiture or waiver of any damages accruing to either party by reason of the violation of any of the terms, provisions, and covenants contained in this lease. Nor shall the pursuit of any remedies provided in this lease by Lessor constitute a waiver or forfeiture of any rent due to Lessor under this lease.

9.04. Waiver of Default - No waiver by either party of any default or violation or breach of any of the terms, provisions, or covenants contained in this lease shall be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants of the lease. Forbearance by either party to enforce one or more of the remedies provided in this lease or by law on an event of default shall not be deemed or construed to constitute a waiver of such default. Lessor's acceptance of rent following an event of default under this lease shall not be construed as Lessor's waiver of the default.

Section 10 – Termination: This Agreement may be terminated with ninety (90) days written notice by either party, without cause. Termination shall require Lessee to remove all amenities noted in Section 8 of this Agreement within 30 days of one Party’s notification of intent to terminate this Agreement pursuant to this Section 10.

Section 11 – Indemnity: Lessee shall indemnify, hold harmless and defend the City, its officers, employees, agents and volunteers against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney’s fees which the City, its officers, employees, agents and volunteers may hereafter sustain, incur or be required to pay, arising out of or by any act or omission of the Lessee, the City their officers, employees, agents and volunteers, in the execution, performance or failure to adequately perform Lessee’s or City’s obligations pursuant to this contract.

Section 12 – Independent Contractors: The Lessee, its assigns, heirs, successors, employees and any and all subcontractors are independent contractors and are not agents and/or employees of City.

Section 13 - Assignment: This Agreement is not assignable. The Lessee may not sublease the space for any purpose.

Section 14 – Miscellaneous:

14.01 - Notices and Addresses - All notices to be given under this Agreement shall be given by certified mail or registered mail, addressed to the proper party, at the following addresses:

The City: City of Piqua, City Manager, 201 W. Water St., Piqua, Ohio 45356
Lessee: Crooked Handle Brewing Co. 123 N Main St. Piqua, Ohio 45356

Either party may change the address to which notices are to be sent by giving the other party notice of the new address in the manner provided in this section.

14.02 - Parties Bound - This Agreement shall be binding on, and inure to the benefit of, the parties to the Agreement and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this Agreement.

14.03 - Ohio Law Applies - This Agreement shall be construed under, and in accordance with, the laws of the State of Ohio, and all obligations of the parties created by this agreement are performable in Miami County, Ohio.

14.04 - Legal Construction - In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in

any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of the agreement, and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been included in the Agreement.

14.05 - Prior Agreements Superseded - This Agreement constitutes the sole and only agreement of the parties to the agreement and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Agreement.

14.06 - Amendment - No amendment, modification, or alteration of the terms of this Agreement shall be binding unless the same is in writing, dated subsequent to the date of this Agreement, and duly executed by the parties to this Agreement.

14.07 – Counterparts - The parties agree this Agreement may be executed by facsimile or email and in multiple PDF counterparts by the parties, and the counterparts shall collectively constitute a single, original, document, notwithstanding the fact that the signatures may not appear on the same page.

14.08 – Quiet Enjoyment - So long as Lessee is not in default beyond applicable cure periods, the City covenants that Lessee shall peaceably and quietly hold, occupy, and enjoy the Leased Space without material interference by the City or anyone claiming through the City, subject only to the terms of this Lease and applicable law.

SIGNATURES

Lessee hereby represents and warrants to the City that It has the right, power, legal capacity, and authority to enter into and perform its obligations under this Agreement and that the signature and execution of this Agreement have been duly authorized.

THE CITY OF PIQUA, OHIO

By: _____
Paul Oberdorfer
City Manager

Date

LESSEE:

By: Jason Moore 10/29/2025
Jason Moore
Crooked Handle Brewing Co. Date

Approved as to form only:



Ryan C. Spitzer – October 15, 2025
Isaac Wiles Burkholder & Miller, LLC
Assistant Law Director, City of Piqua

An aerial photograph of a property with a red-outlined polygon. The polygon is labeled PT 39 and PT 40. Other labels include 128, N44-051130, N44-250008, N44-101540, and PT 41.

- A roughly 600 square foot space on parcel N44-250008, owned by the City of Piqua.
- Located south 123 N. Main Street – Crooked Handle Brewing Company

- Space will be used for placement of an alcohol sales trailer and may include alcohol sales.
- Removable tables with awnings and chairs maybe be placed within the leased space.

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.8.

MEETING DATE	December 9, 2025	
REPORT TITLE	<u>Resolution No. R-136-25</u> A Resolution Authorizing the City's Purchasing Department to Advertise for Bids during the 2026 Year.	
SUBMITTED BY	Jerry O'Brien, Director Purchasing & Contracts	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	We are required to advertise for bids for any capital or operational purchases the City makes that are over \$25,000 in a newspaper of local circulation. Therefore, we use the Miami Valley Today for this purpose. We are asking for Commission approval for the City's Purchasing Department to be authorized to fulfill this commitment. We also post links to all of our bids and RFP's on our City's website for easy download.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Each Department budgets their own advertising dollars.
	Expenditure \$:	Varies depending on bids actually done throughout the year.
	Source of Funds:	Department Budget/City Funds
	Narrative:	The cost of advertising is an estimate until we know how long the ad will be, which days it will run and which projects will move forward.
ATTACHMENTS	None	

Resolution No. R-136-25

A Resolution Authorizing the City's Purchasing Department to Advertise for Bids during the 2026 Year.

WHEREAS, the present operations of the City require the purchase of various services, items and materials during 2026; and

WHEREAS, Section 34.19 of the Piqua Code requires the advertisement for sealed, written bids to be published at least once in the Miami Valley Today;

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's Purchasing Department is authorized to cause the publication of advertisement for bids on services, items and materials, as needed during 2026 by the City's Departments.
- SEC. 2: This Resolution 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 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	_____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.9.

MEETING DATE	December 9, 2025
REPORT TITLE	<u>Resolution No.R-137-25</u> A resolution to adopt a zoning map amendment from AG- Agriculture to PD-R - Planned Residential and adoption of a Preliminary Development Plan with Development Standards for the Shaw Farm Development on Parcel #N44-076909.
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Resolution
BACKGROUND	The applicant is requesting a zoning map amendment to allow a residential subdivision of 132 fee-simple single-family homes with an average lot area of 4,000 square feet. The property is currently undeveloped farmland within the city limits, with access to water and sewer infrastructure, and is generally is rolling east to west with the low point being within the wooded area on the south of the development. The Comprehensive Plan lists the wooded part of the property as reserve, and the agricultural portion of the site as strategic growth. The reserve designation is for lands that are not part of the preserve, but due to their environmental constraints and limitations their development potential should be considered for future preservation. The strategic growth designation is for areas that are appropriate for a variety of development types because of their proximity to planned or existing roadways and utilities. Within the City of Piqua currently there are multiple housing projects that are underway that will provide a range of housing types and price points, to allow the community to provide more opportunities for those that wish to move up or down in home size, or to those who are new to the market. Arrowhead Subdivision, which is almost complete, has single family homes; Indian Ridge Subdivision, continues to develop with higher range price points for single family homes; the Flats at Lock 9 will provide 30 market rate rental units, which will begin leasing in Spring, 2026; and Piqua Courts.

	This development fits within the overall goals of the city to provide multiple housing options, including what was once called “starter homes”, but are no longer attainable by most families within the community. The applicant has noted their desire to have this product start under \$200,000, which would be one of the most attainable new housing options within the greater Miami County area, with the average price of a new home well over \$300,000 in most of the surrounding areas. The proposed development will be required to meet landscaping, lighting, and roadway requirements noted within the development standards, and will bring back fully engineered drawings for stormwater and roadway improvements when a Final Development Plan for each phase is requested. Developers within the City of Piqua have built 48 homes this year, which is 5 more than what as built in 2024. The City has seen 128 new homes in the last 5 years, with 71% of those homes being built in the last two years. The city anticipates continued residential growth in Piqua as development projects continue to choose to come to Piqua and the surrounding communities. Several residential developments within the community are ongoing, and most of those have different developers, who have all stated based on their research that the Piqua market is primed for growth. Based on the materials provided, staff recommends approval of the rezoning from AG to PD-R and the adoption of development standards and a preliminary development plan for Shaw Farms. The Planning Commission met on December 8 and held a public meeting. The recorded vote from that meeting will be reflected by Staff at the meeting.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. PC 21-25 - PACKET 2. PC 21-25 - PC Reso - Signed	

Resolution No.R-137-25

A resolution to adopt a zoning map amendment from AG- Agriculture to PD-R - Planned Residential and adoption of a Preliminary Development Plan with Development Standards for the Shaw Farm Development on Parcel #N44-076909.

WHEREAS, the Planning Commission made a recommendation to the City Commission to approve PC 21-25 a Zoning Map Amendment from AG - Agriculture to PD-R - Planned Residential District for the Shaw Farms Development at parcel N44-076909 and adopting a preliminary development plan and development standards; and

WHEREAS, the City Commission, in an open forum, approved and adopted the Planning Commission recommendation to approve the request for a Zoning Map Amendment and adoption of a preliminary development plan and development standards for Shaw Farms including parcel N44-076909; and

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 Zoning Map Amendment, Preliminary Development Plan, and Development Standards for the Shaw Farms Development reflected in Exhibit A, which includes parcel N44-076909, is hereby approved and adopted.
- SEC. 2: The City Planner shall reflect the changes to the Zoning Map in Exhibit A and utilize the Preliminary Development Plan and Development Standards for Final Development Plan approvals at Shaw Farms.
- SEC. 3: This resolution 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 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	_____

RESOLUTION No. PC 21-25

A RESOLUTION TO RECOMMEND ADOPTION OF A ZONING MAP AMENDMENT FROM AG - AGRICULTURE TO PD-R – PLANNED RESIDENTIAL DISTRICT AND ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN WITH DEVELOPMENT STANDARDS FOR THE SHAW FARMS DEVELOPMENT ON PARCEL NUMBER N44-076909.

WHEREAS, the applicant has requested a zoning map amendment from AG to PD-R to adopt a preliminary development plan and development standards for Shaw Farms, a 132 home site development on 34 acres; and

WHEREAS, the City of Piqua Comprehensive Plan reflects the property within a Strategic Growth area, which focuses on Areas that are appropriate for a variety of development types because of their proximity to planned or existing roadways and utilities; and

WHEREAS, the proposed planned single-family development has two phases and includes a dense housing product with substantial landscaping and centralized shared open spaces for the residents of the community; and

WHEREAS, the Piqua Planning Commission has reviewed the application and materials and finds that the proposed housing development meets the goals and objectives of the Comprehensive Plan, and will provide a unique housing product in Piqua that is financially attainable for more of the population; and

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made to the City Commission for a final decision, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

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

RESOLUTION No. PC 21-25

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bupp

Emily McCulla

STAFF REPORT

Planning Commission

Date: December 8, 2025
Re: PC 21-25 – Zoning Map Amendment – AG to PD-R

Applicant: Brian Henning, Arbor Homes
Owner: Cynthia Garland & Lora French

Address: N. County Road 25A, Piqua, OH
Parcel #: N44-076909 (34.01 acres)

Zoning: AG – Agriculture

Request: The applicant is requesting a zoning map amendment to allow a residential subdivision of 132 homes with an average lot area of 4,000 square feet.

Existing Conditions:

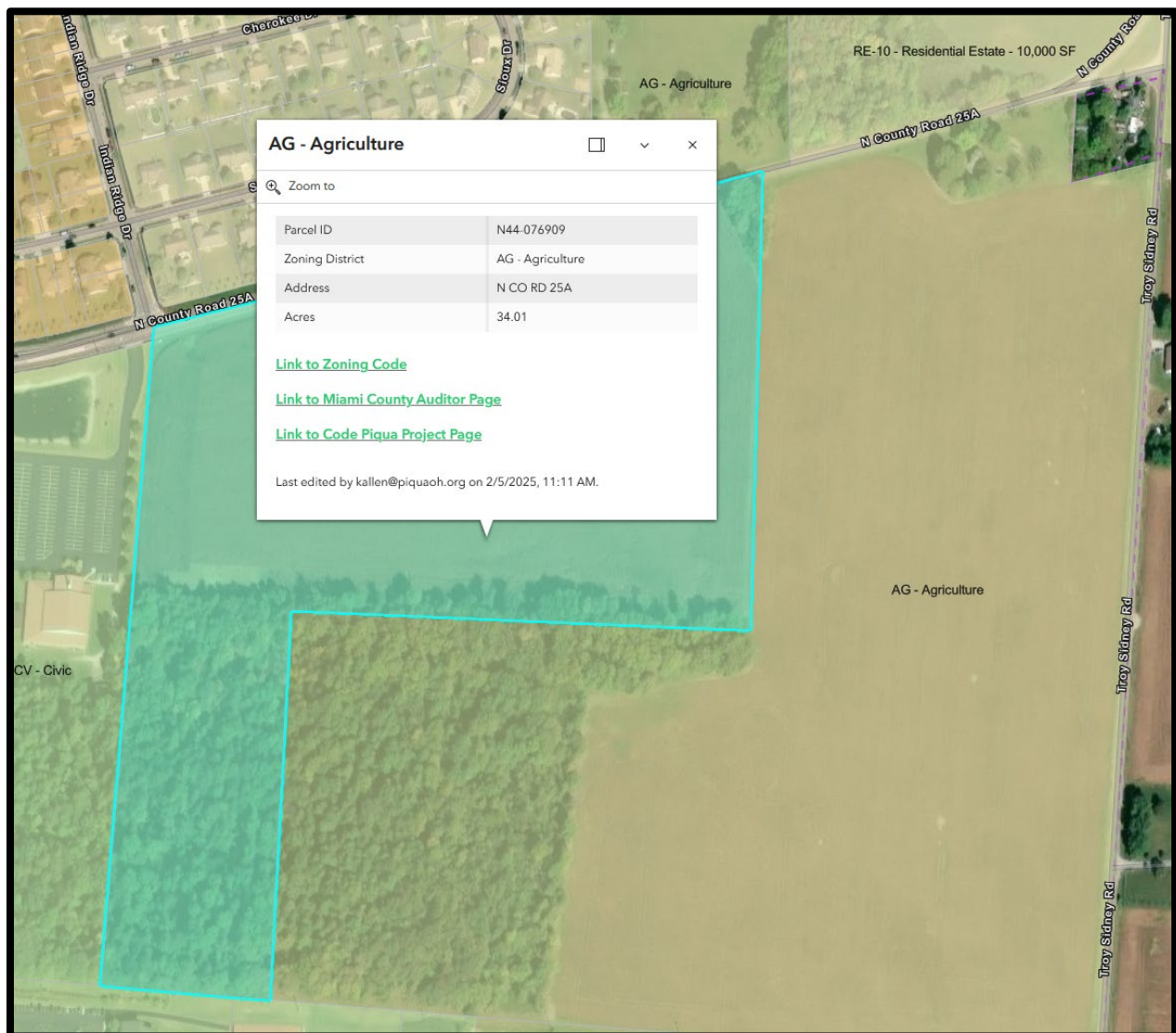


STAFF REPORT

Property is currently undeveloped farmland with access to water and sewer infrastructure.

Property generally is rolling east to west with the low point being within the wooded area on the south of the development.

Zoning Map



Property is zoned AG. Property is adjacent to an existing residential subdivision (Indian Ridge), which has RE-10, RE-20, and S-RA zoning districts.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the wooded part of the property as reserve, and the agricultural portion of the site as strategic growth. The reserve designation is for lands that are not part of the preserve, but due to their environmental constraints and limitations their development potential should be considered for future preservation. The strategic growth designation is for areas that are appropriate for a variety of development types because of their proximity to planned or existing roadways and utilities.

Staff Analysis and Recommendation:

Staff recommends **APPROVAL** of the zoning map amendment and adoption of a preliminary development plan and development standards with the following considerations:

The proposed development includes 132 fee-simple lots, developed by Arbor Homes with their Arrival home product line. This development is designed to provide attainable housing units from 1,100 to 1,900 square feet on 4,000 square foot lots. The proposed density of 3.87 units per acre includes roughly 12 acres of land that is being preserved as woodland.

Within the City of Piqua currently there are multiple housing projects that are underway that will provide a range of housing types and price points, to allow the community to provide more opportunities for those that wish to move up or down in home size, or to those who are new to the market. Arrowhead Subdivision, which is almost complete, has single family homes; Indian Ridge Subdivision, continues to develop with higher range price points for single family homes; the Flats at Lock 9 will provide 30 market rate rental units, which will begin leasing in Spring, 2026; and Piqua Courts, which is also proposed at the December, 2025 Planning Commission meeting, which includes up to 72 rental and fee-simple townhome-style units.

This development fits within the overall goals of the city to provide multiple housing options, including what was once called “starter homes”. The applicant has noted their desire to have this product start under \$200,000, which would be one of the most attainable housing options within the greater Miami County area.

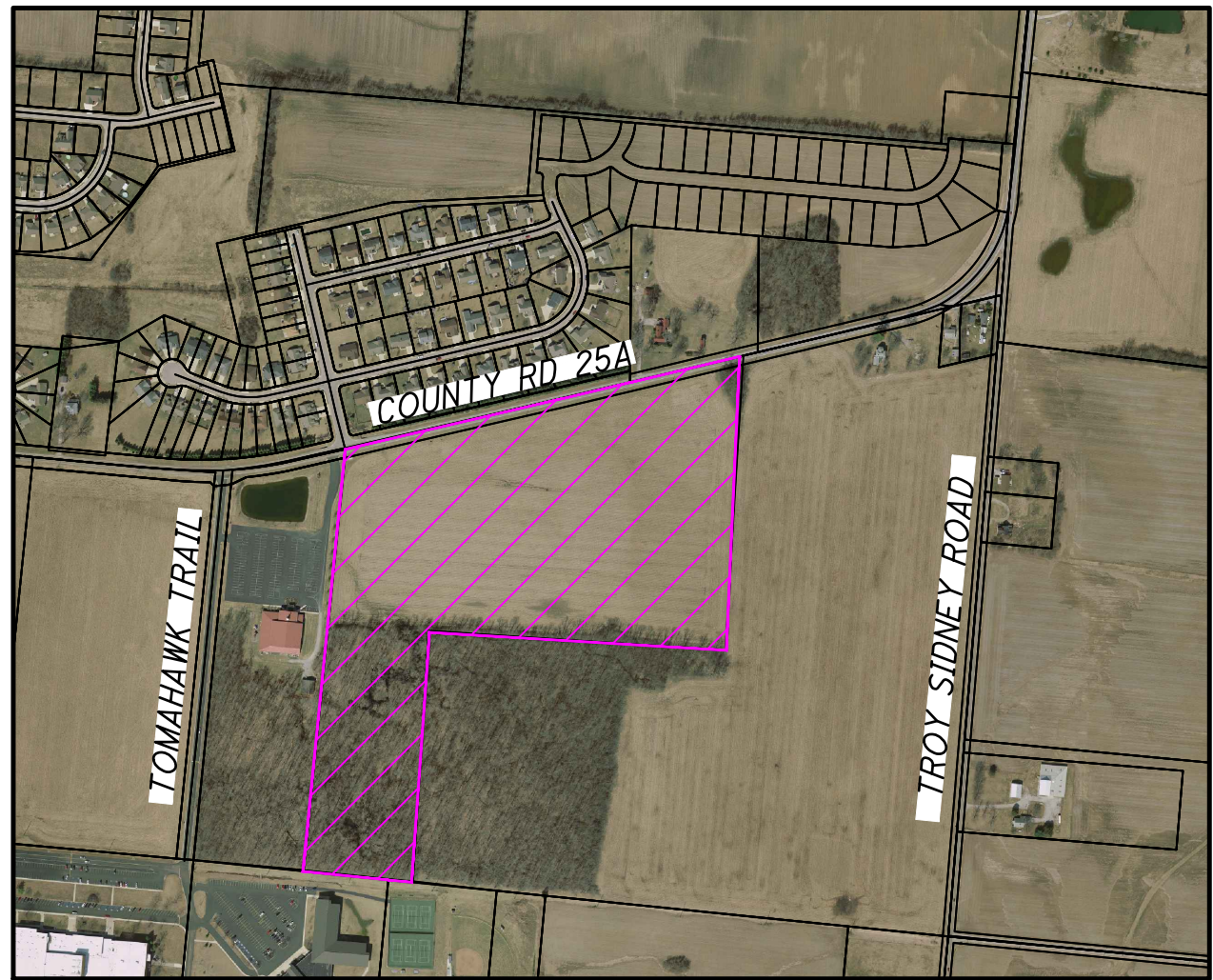
The development also includes substantial efforts to create landscaping and centralized open space, including a five-foot mulch walking trail that will be available to residents and maintained by the HOA, that will wind through the woods.

STAFF REPORT

Staff has provided comments to the Developer related to the site, and such adjustments or clarifications should be incorporated into the final design and approved as part of the final development plan process, and include, but are not limited to:

- Improvements to CR25-A will be required during Phase 1, including a 3-lane section from Indian Ridge Drive to the eastern boundary of the development. This section shall not require sidewalks along the edge of the roadway, but shall include a sidewalk / bike path continuation on the south side of the section behind the required landscaping and back to the street at the eastern boundary.
- Developer will be required to provide all trenching and conduits required for lighting within the development.
- Parking will be permitted on both sides of the roadways, where available.

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VICINITY MAP

PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

DEVELOPMENT DATA

CURRENT ZONING: AG - AGRICULTURE

CURRENT USE: WOODED AND FARMLAND
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

GROSS TOTAL AREA: 34.08 ACRES

AREA IN LOTS: 16.162 ACRES
AREA IN PROP. R/W: 4.902 ACRES
AREA IN EX. R/W: 1.014 ACRES
AREA IN OPEN SPACE: 12.00 ACRES (35.2%)

PROPOSED DENSITY: 3.87 U/AC.

SCHOOL DISTRICT: PIQUA SCHOOL DISTRICT



SETBACK LINE
PROPERTY BOUNDARY
10' SIDEWALK/BIKEPATH
5' MULCH PATH (FINAL PATH
DEPENDENT ON WETLANDS LOCATION)

STREET LIGHTS
(PROVIDED BY CITY
OF PIQUA)

DEVELOPMENT DATA

PARCEL NUMBERS:
N44-076909

OWNER:
CARLAND CYNTHIA J & LORA L FRENCH
CO RD 25A N
SPRINGCREEK TOWNSHIP, OHIO 45356

APPLICANT:
PAUL METZGER
CLAYTON PROPERTIES GROUP DBA ARBOR HOMES
3050 CENTRE POINTE DR, SUITE 210
WEST CHESTER, OHIO 45069

ENGINEER:
CHOICE ONE ENGINEERING
440 E HOEWISHER ROAD
SIDNEY, OHIO 45365

DEVELOPMENT DATA

TOTAL NO. OF BUILDABLE LOTS 132

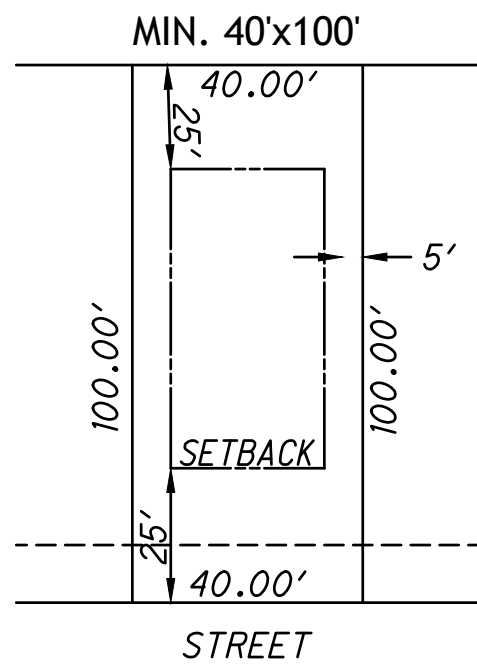
SINGLE FAMILY LOTS

NO. OF BUILDABLE LOTS 132

MIN. LOT AREA: 4,000 FT²
MIN. LOT WIDTH: 40 FEET
MIN. FRONT YARD SETBACK: 25 FEET
MIN. REAR YARD SETBACK: 25 FEET
MIN. SIDE YARD SETBACK: 5 FEET

NOTES:

1. ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
2. STREET LIGHTING TO BE PROVIDED BY CITY OF PIQUA.
3. PARKING SHALL BE ON BOTH SIDES OF THE STREET
4. CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
5. OPEN SPACE LOTS, STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.



TYPICAL LOT

4,000 S.F.



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LOVELAND, OHIO 513.239.8554

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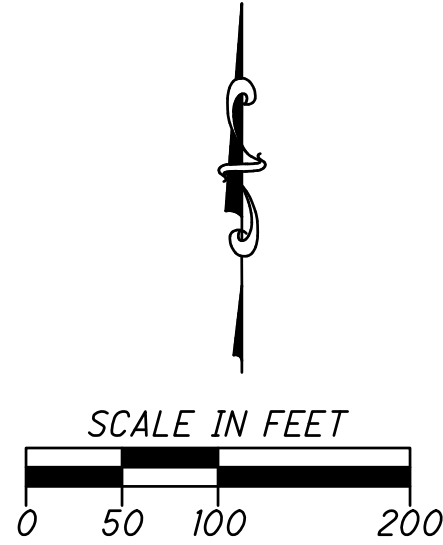
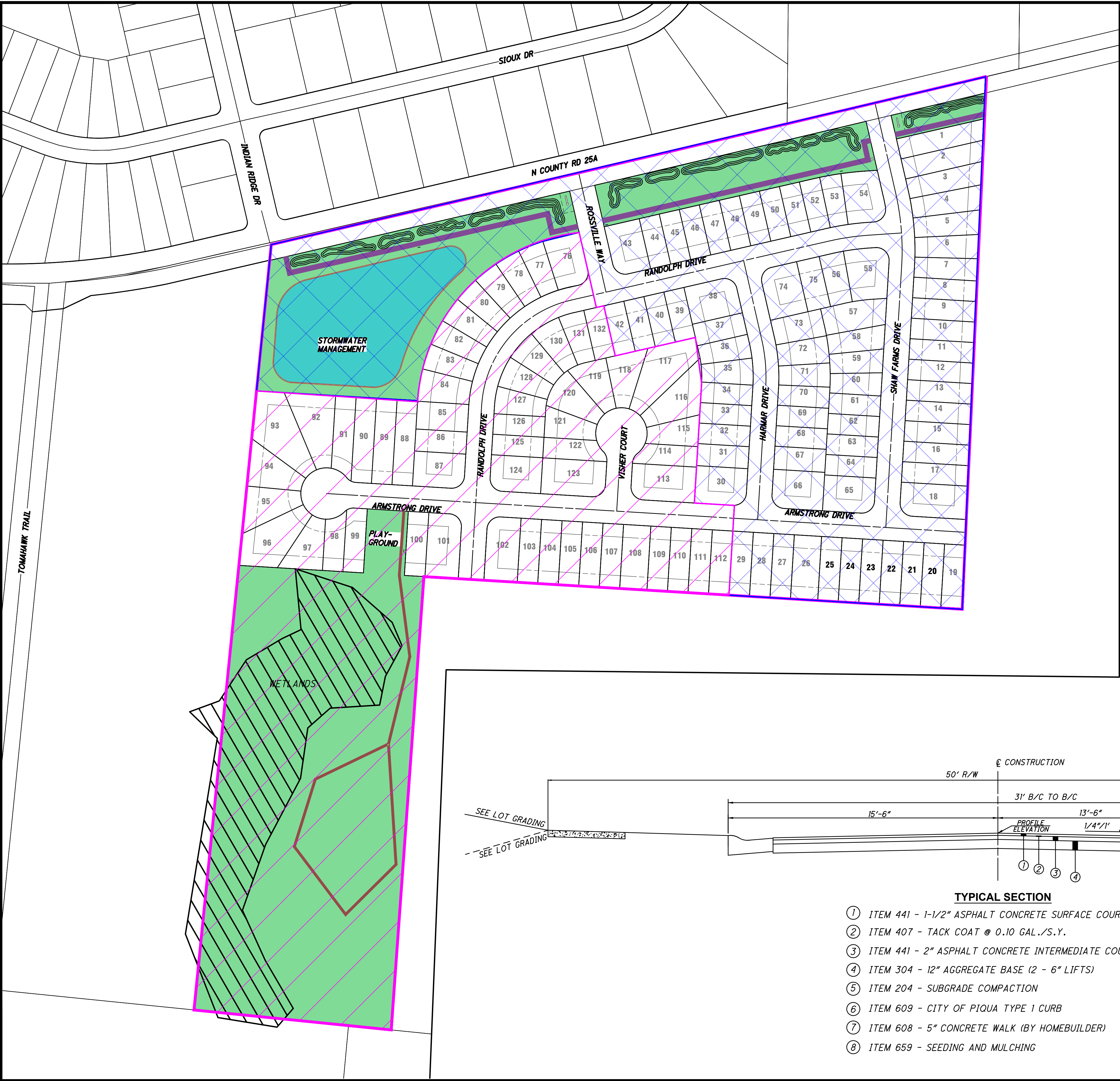
SHAW FARM SUBDIVISION
CITY OF PIQUA

PRELIMINARY DEVELOPMENT PLAN

REVISIONS:

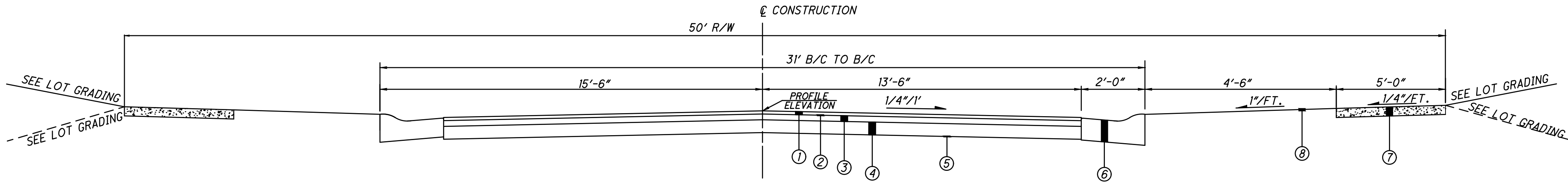
FILE NAME	OVERALL
DRAWN BY	NAL
CHECKED BY	KMM
PROJECT No.	MAPIQ2527
DATE	11-14-2025
SHEET NUMBER	1 OF 5

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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- 10' SIDEWALK/BIKEPATH
- 5' MULCH PATH (FINAL PATH DEPENDENT ON WETLANDS LOCATION)
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PHASE 1 75 LOTS
- PHASE 2 57 LOTS



TYPICAL SECTION

- ITEM 441 - 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449), PG64-22
- ITEM 407 - TACK COAT @ 0.10 GAL./S.Y.
- ITEM 441 - 2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (449)
- ITEM 304 - 12" AGGREGATE BASE (2 - 6" LIFTS)
- ITEM 204 - SUBGRADE COMPACTION
- ITEM 609 - CITY OF PIQUA TYPE 1 CURB
- ITEM 608 - 5" CONCRETE WALK (BY HOMEBUILDER)
- ITEM 659 - SEEDING AND MULCHING



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LOVELAND, OHIO 513.239.8554
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SHAW FARM SUBDIVISION
CITY OF PIQUA
PHASING PLAN

REVISIONS:

FILE NAME	PHASING
DRAWN BY	NAL
CHECKED BY	KMM
PROJECT No.	MAPIQ2527
DATE	11-14-2025
SHEET NUMBER	

2 OF 5

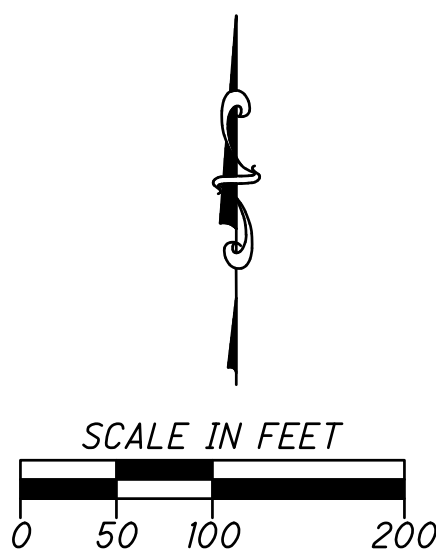
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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER
MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY

- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER
- STREET LIGHTS (PROVIDED BY
CITY OF PIQUA)



SHAW FARM SUBDIVISION
CITY OF PIQUA
STREET AND UTILITY PLAN

REVISIONS:

FILE NAME	S&U
DRAWN BY	NAL
CHECKED BY	KMM
PROJECT No.	MIPIQ2527
DATE	11-14-2025
SHEET NUMBER	3 OF 5

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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

STORMWATER
MANAGEMENT BASIN

OPEN SPACE

SETBACK LINE

PROPERTY BOUNDARY

10' SIDEWALK/BIKEPATH

5' MULCH PATH (FINAL PATH
DEPENDENT ON WETLANDS LOCATION)

EVENT-BASED STREET CLOSURES

TEMPORARY TURNAROUND
LOCATIONS FOR PHASE I
CONSTRUCTION

ARRIVAL
BY ARBOR
HOMES

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

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SHAW FARM SUBDIVISION
CITY OF PIQUA
EMERGENCY ACCESS

REVISIONS:

FILE NAME
EMERGENCY

DRAWN BY
NAL

CHECKED BY
KMM

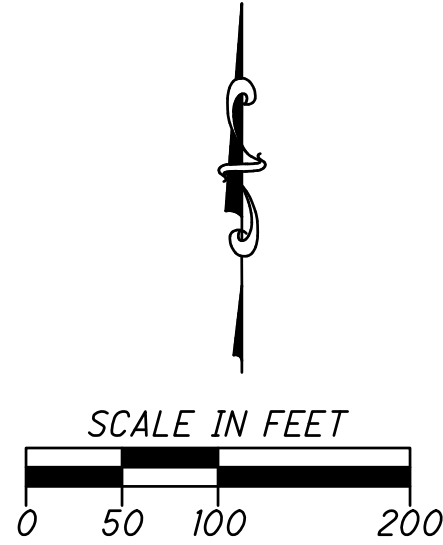
PROJECT No.
MIPIQ2527

DATE
11-14-2025

SHEET NUMBER

4 OF 5

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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- 10' SIDEWALK/BIKEPATH
- 5' MULCH PATH (FINAL PATH DEPENDENT ON WETLANDS LOCATION)
- 5' SIDEWALK



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SHAW FARM SUBDIVISION
CITY OF PIQUA
CONNECTIVITY PLAN

REVISIONS:

FILE NAME
CONNECTIVITY
DRAWN BY
NAL
CHECKED BY
KMM
PROJECT No.
MAPIQ2527
DATE
11-14-2025
SHEET NUMBER

5 OF 5

ARRIVAL

BY



ARBOR
H O M E S



BERLIN ELEVATION C

3 BEDROOMS | 2 BATHROOMS* | LOFT | 1,969 SQ. FT.





ELEVATION A



ELEVATION A | PORCH



ELEVATION A | BRICK A



ELEVATION A | BRICK A | PORCH



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



ELEVATION E

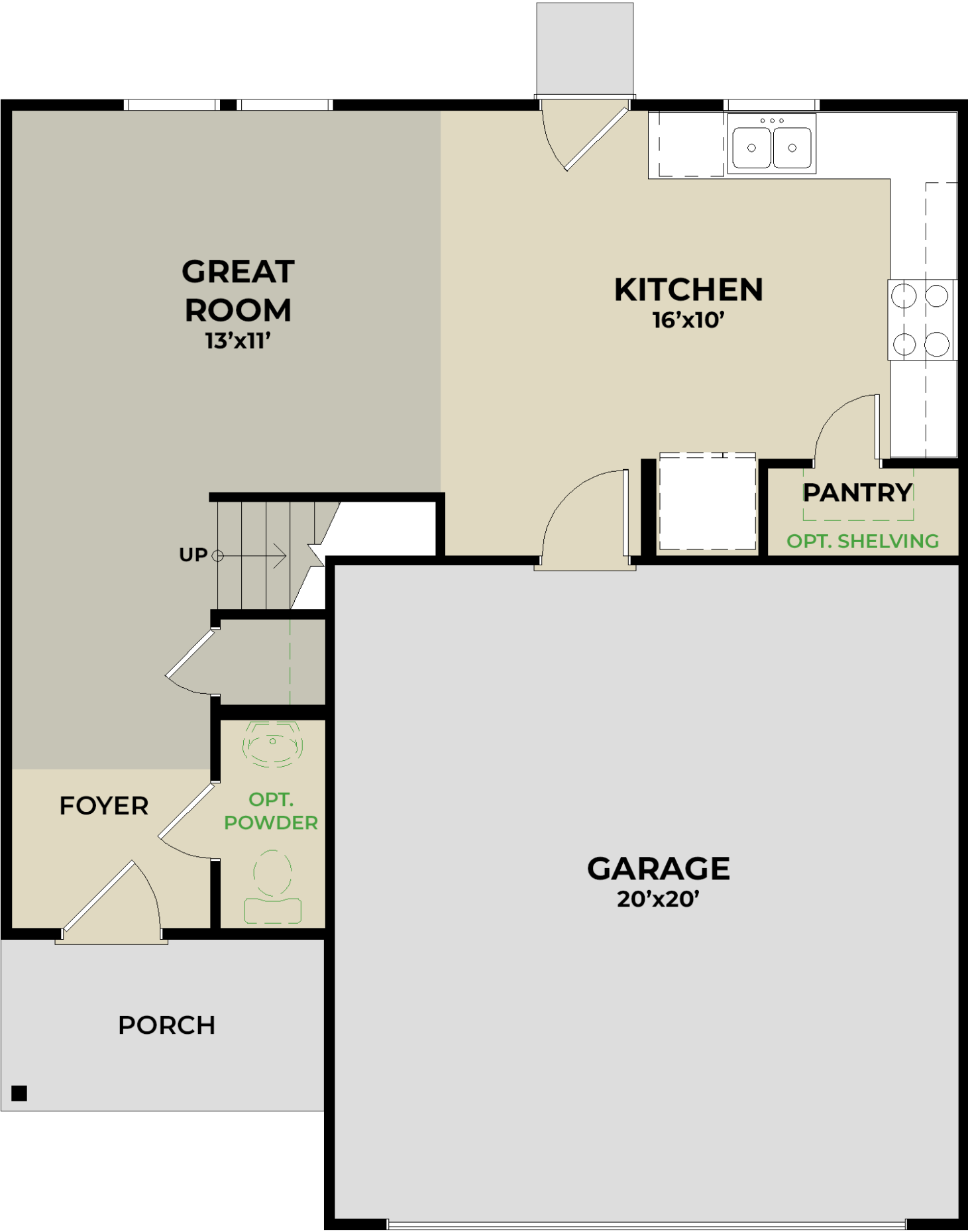


ELEVATION E | BRICK A

BERLIN

ELEVATIONS

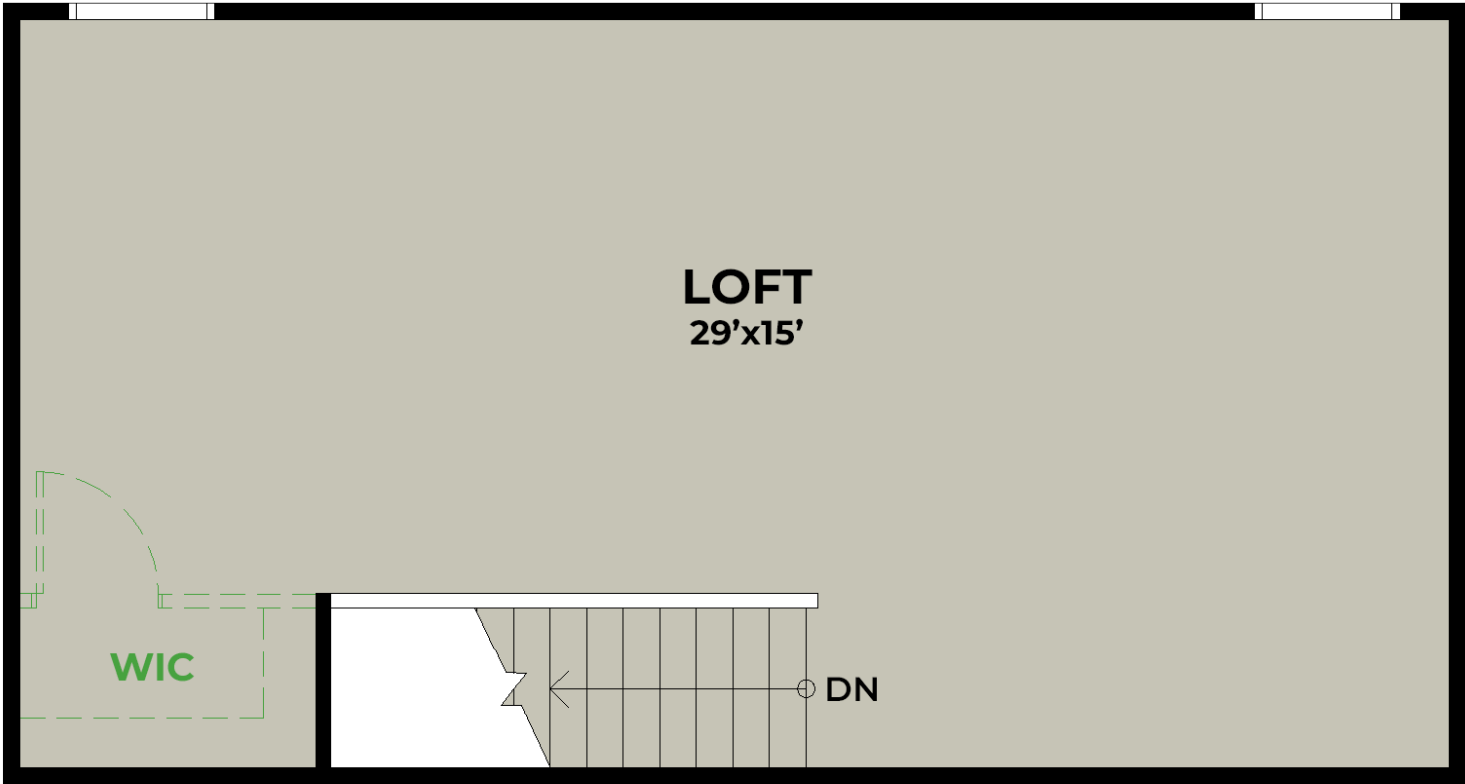
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



OPTIONAL BEDROOM & BATH



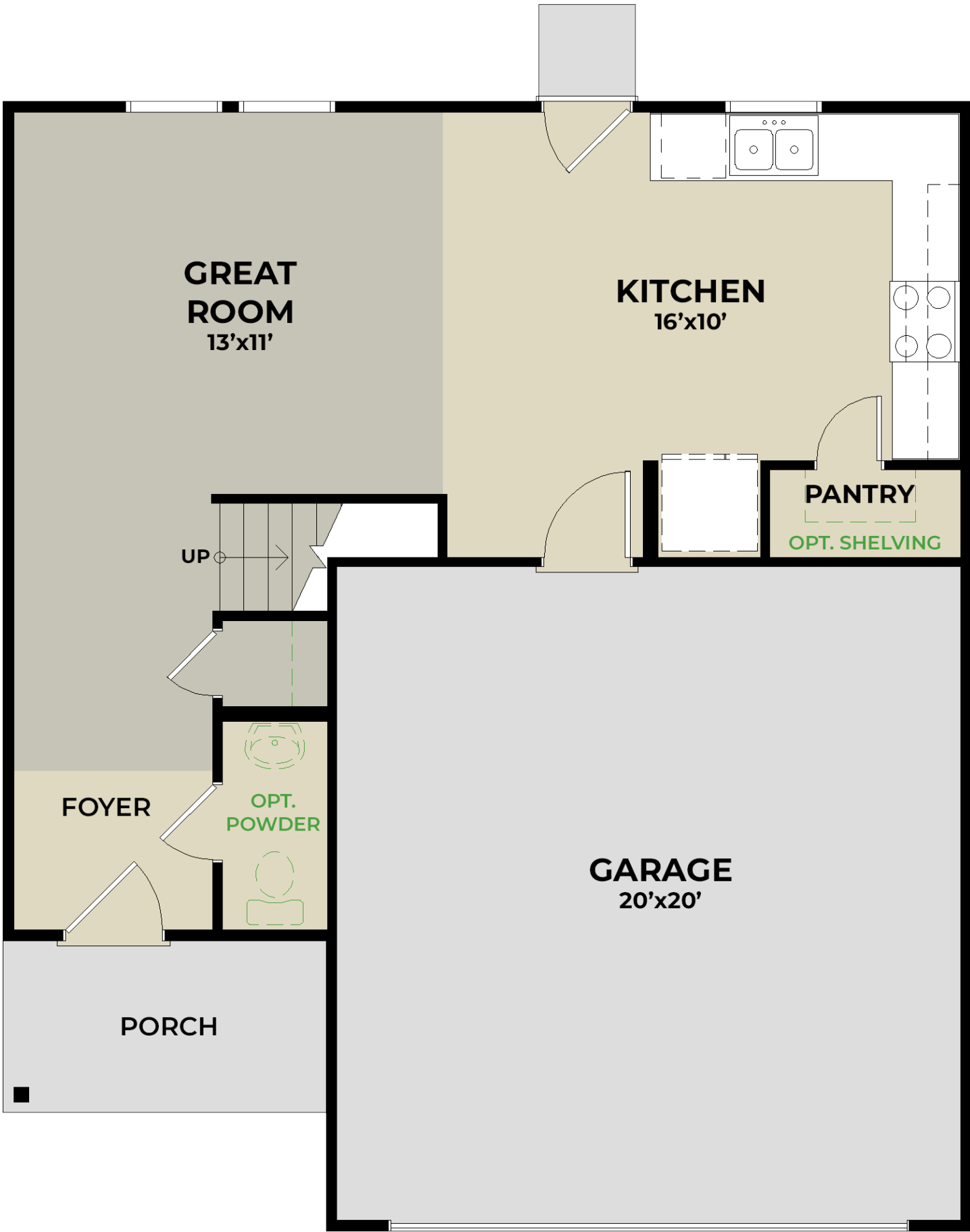
COACH ELEVATION C, BRICK A
2 BEDROOMS | 2 BATHROOMS* | 1,158 SQ. FT.



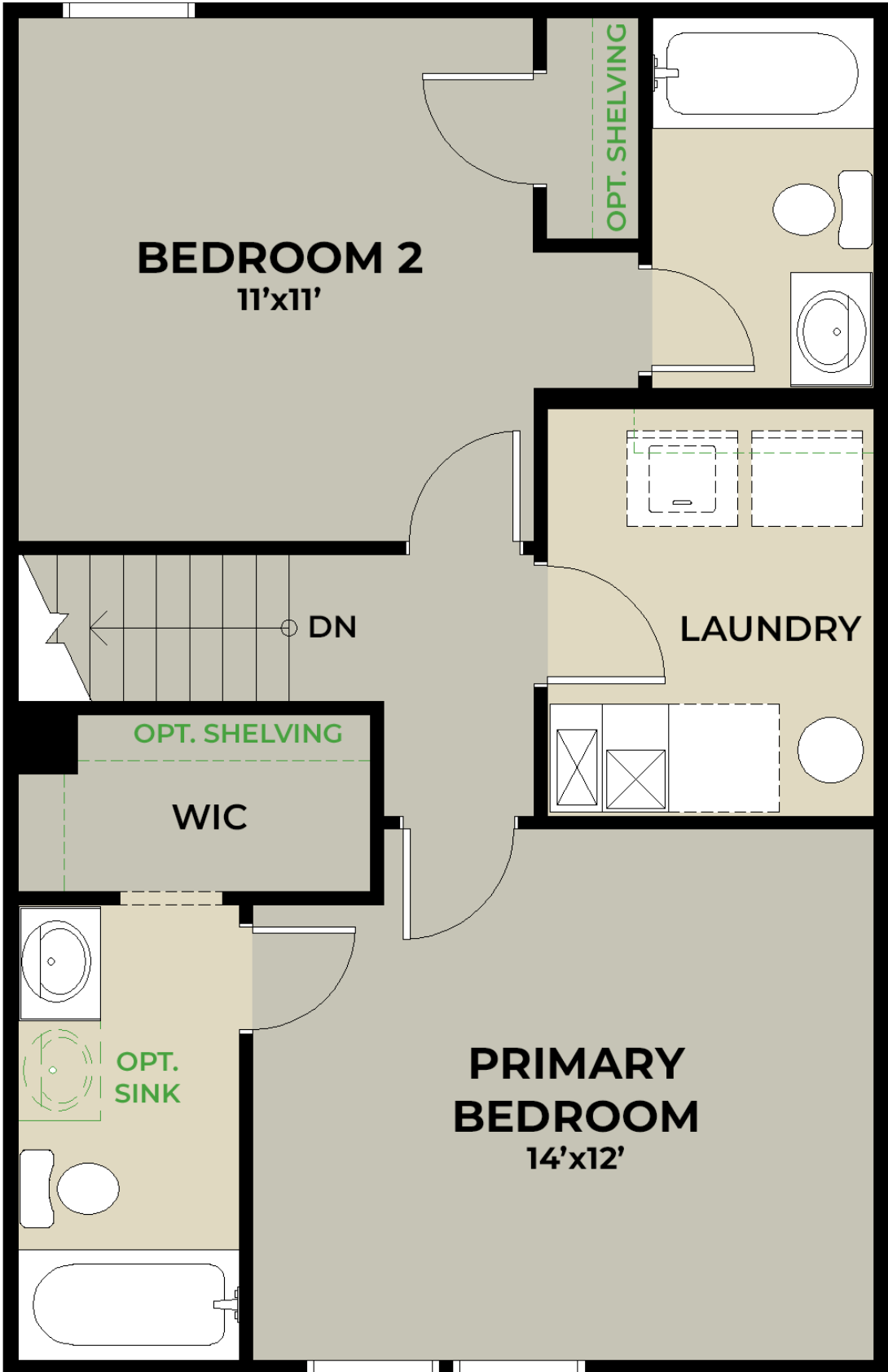


COACH
FLOOR PLAN

FIRST FLOOR



SECOND FLOOR





GLADSTONE

ELEVATION B, BRICK A

3 BEDROOMS | 2 BATHROOMS* | FLEX ROOM | 1,932+ SQ. FT.



ELEVATION A



ELEVATION A | BRICK A



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



ELEVATION E

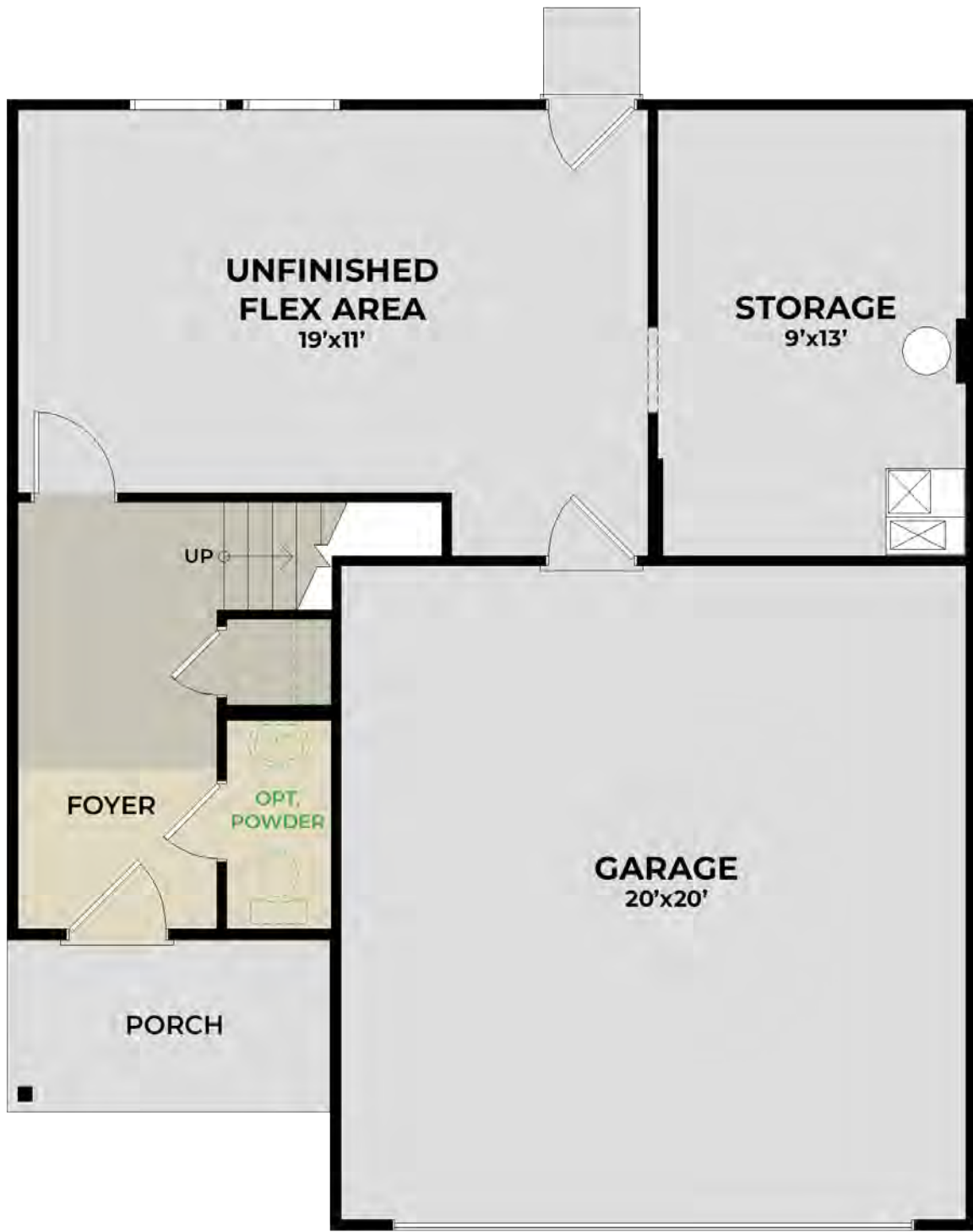


ELEVATION E | BRICK A

GLADSTONE

ELEVATIONS

FIRST FLOOR



OPTIONAL FLEX ROOM

SECOND FLOOR



OPTIONAL
BEDROOM 4 & BATH
ILO STUDY & POWDER



OPTIONAL
ENCLOSED STUDY

THIRD FLOOR



GLADSTONE FLOOR PLAN



ROCKAWAY ELEVATION C, BRICK A

3 BEDROOMS | 2 BATHROOMS* | LOFT | 1,375 SQ. FT.



ELEVATION A



ELEVATION A | PORCH



ELEVATION A | BRICK A



ELEVATION A | BRICK A | PORCH



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



ELEVATION E

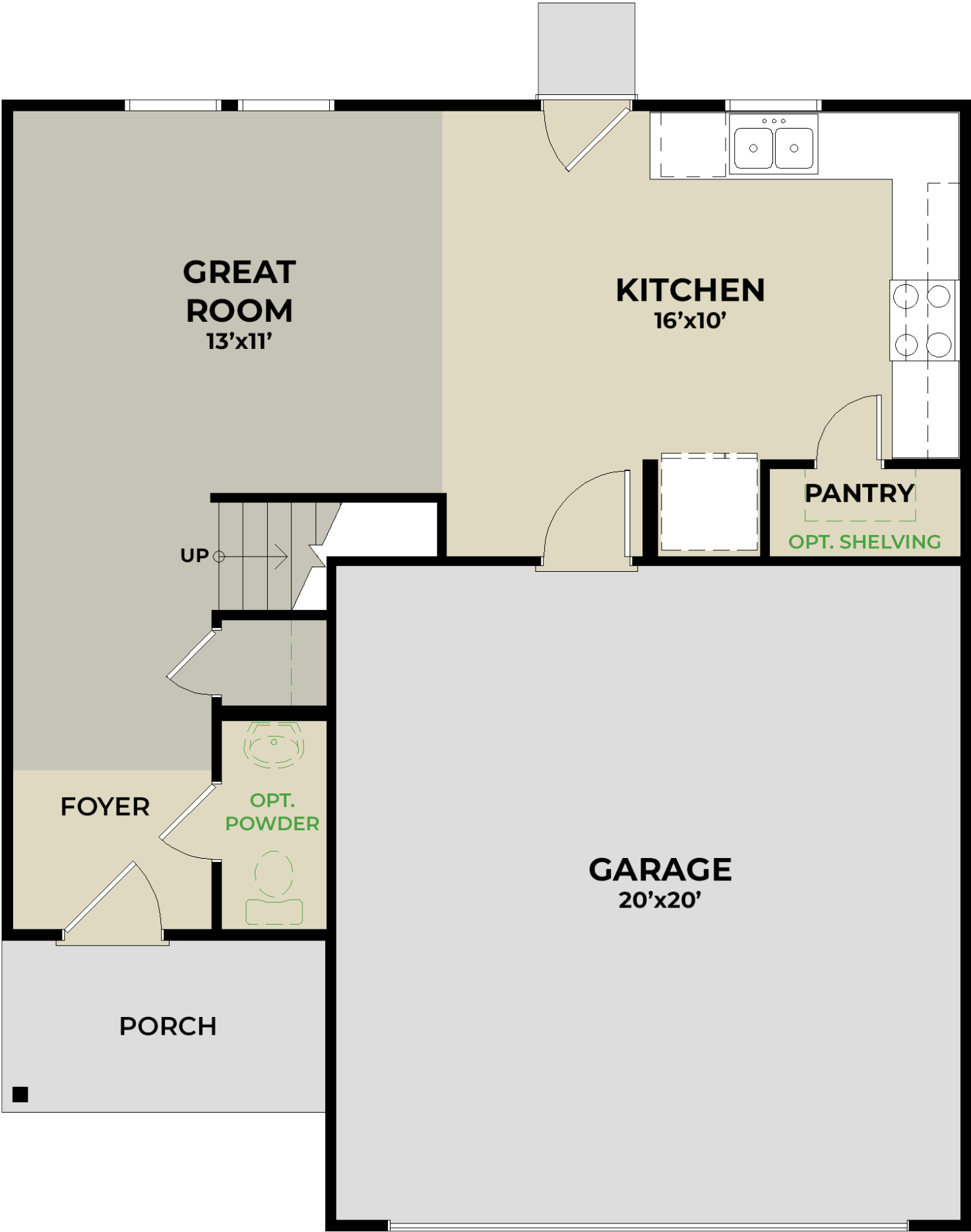


ELEVATION E | BRICK A

ROCKAWAY

ELEVATIONS

FIRST FLOOR



SECOND FLOOR



OPTIONAL BEDROOM 3
ILO LOFT



VICTORIA ELEVATION C, BRICK A
3 BEDROOMS | 2 BATHROOMS* | 1,430 SQ. FT.



ELEVATION A



ELEVATION A | PORCH



ELEVATION A | BRICK A



ELEVATION A | BRICK A | PORCH



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



ELEVATION E

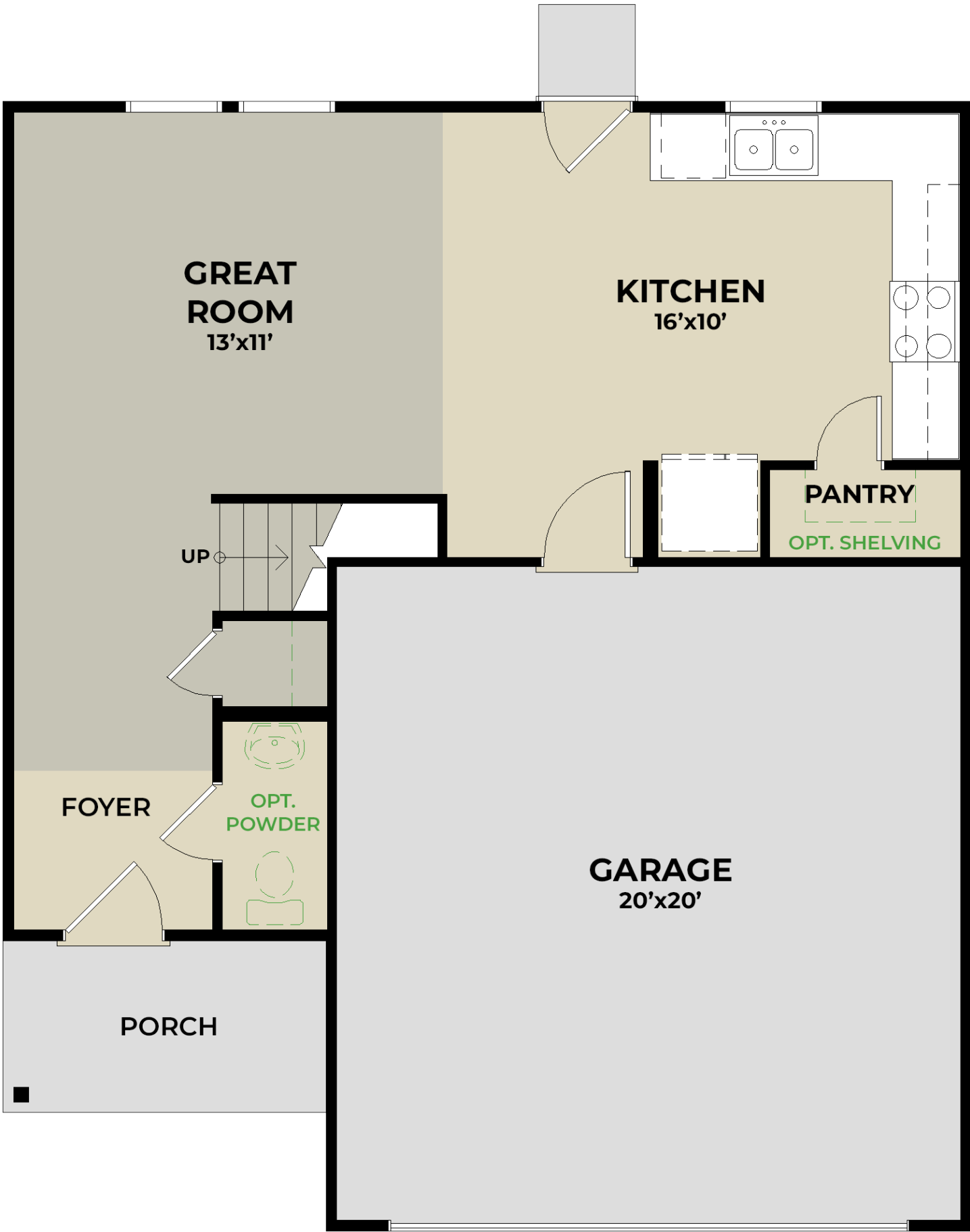


ELEVATION E | BRICK A

VICTORIA

ELEVATIONS

FIRST FLOOR



SECOND FLOOR

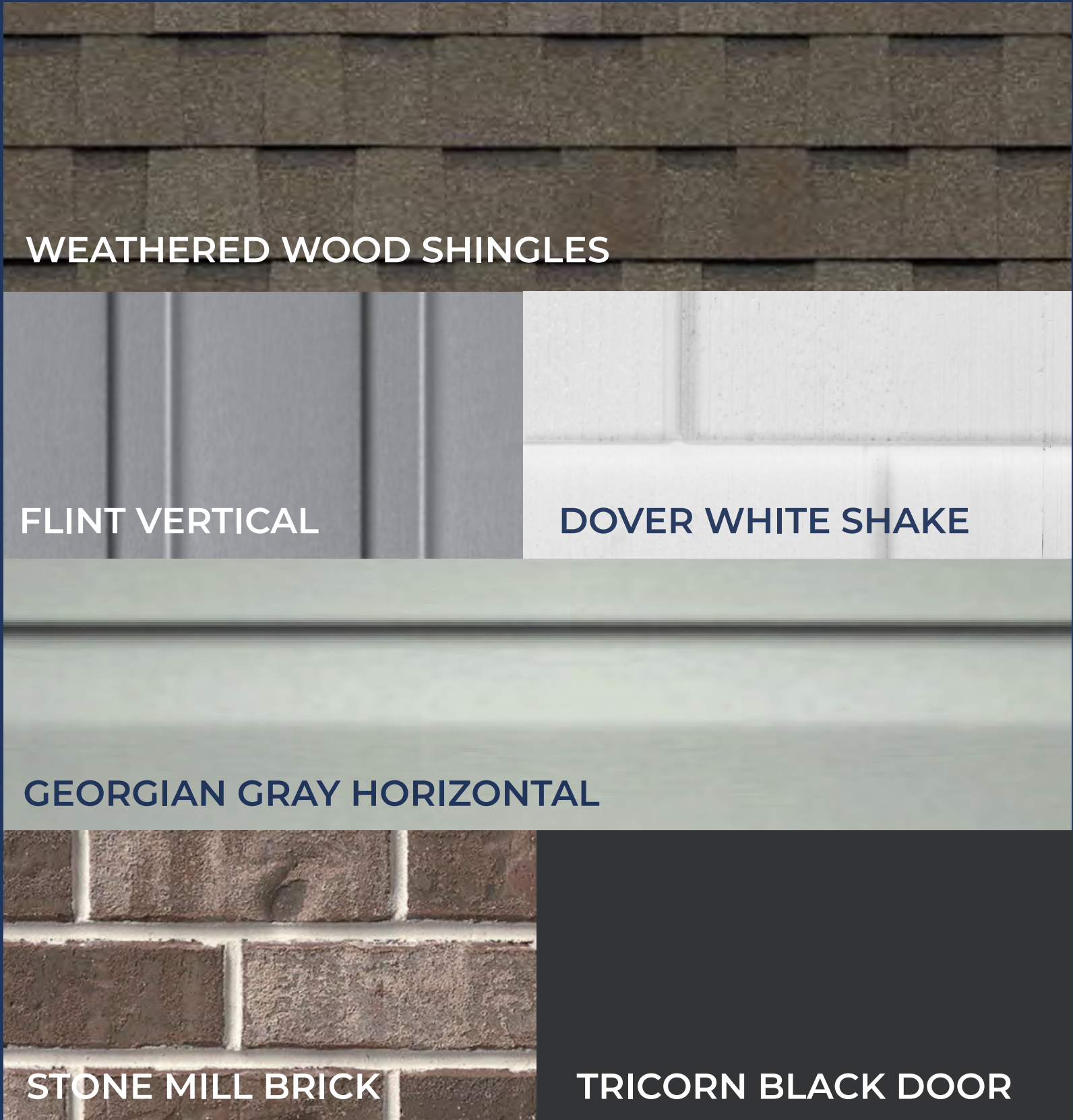




EXTERIOR COLORS

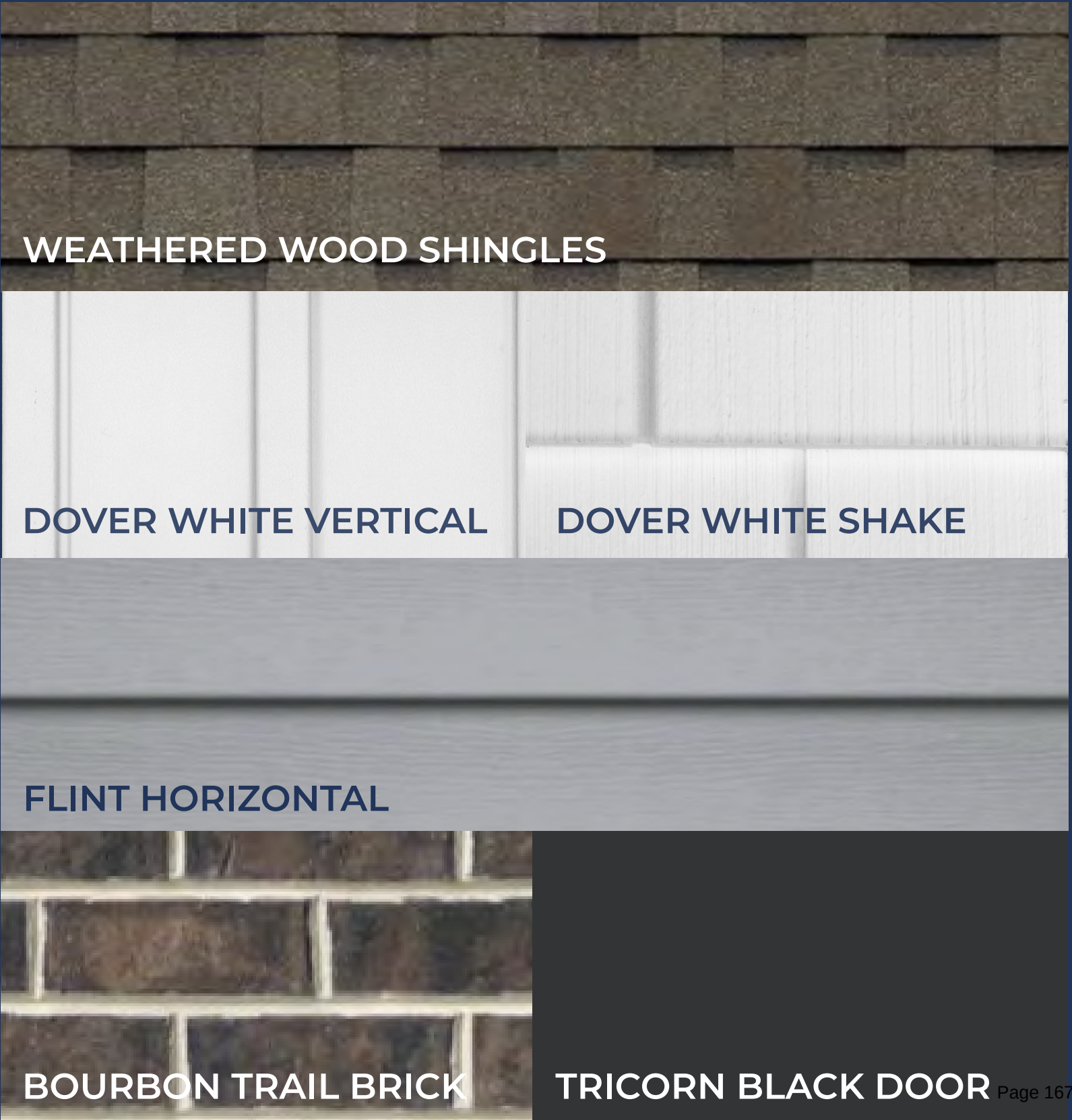
Exterior

color package 1 | included



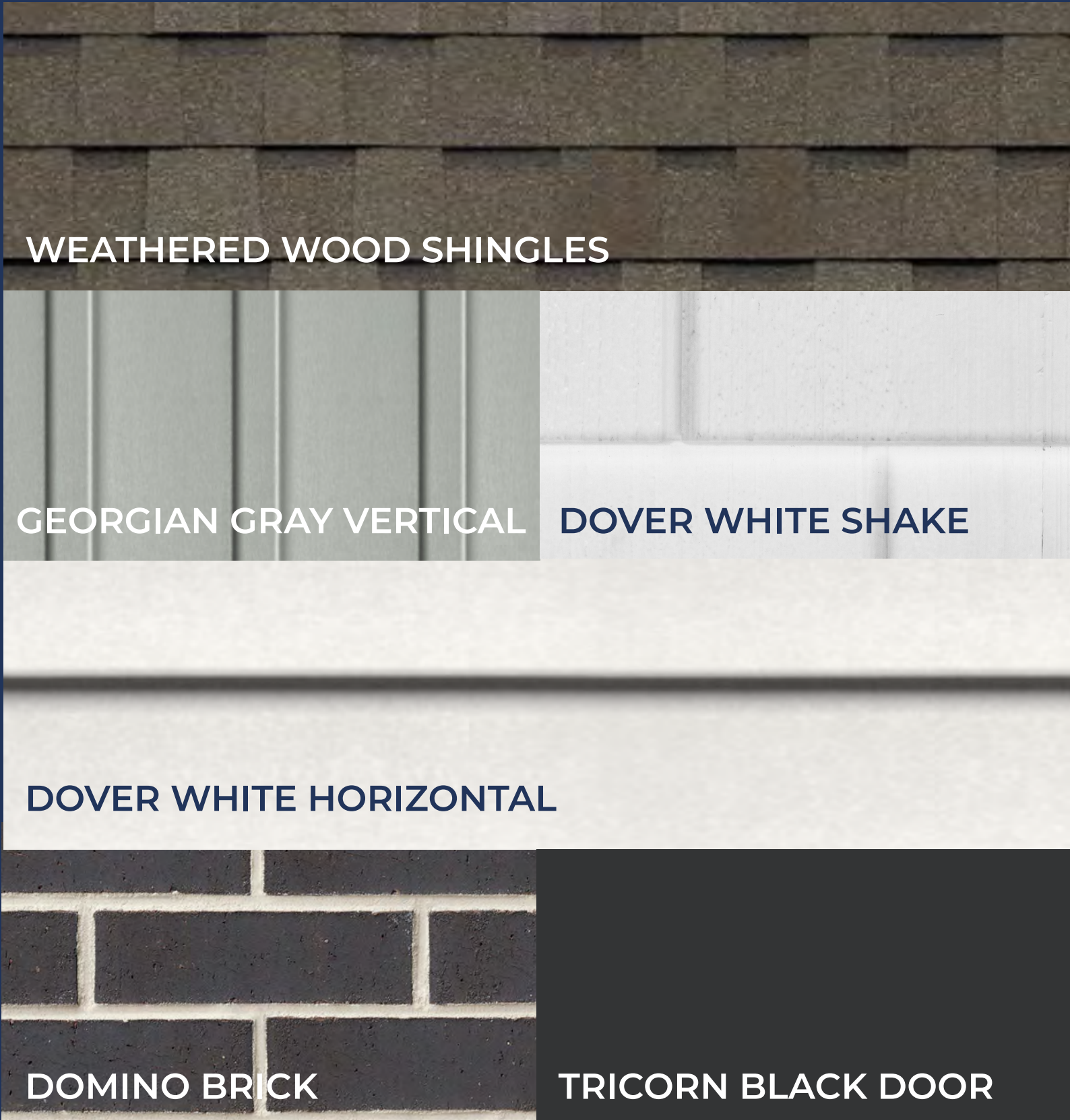
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 2 | included



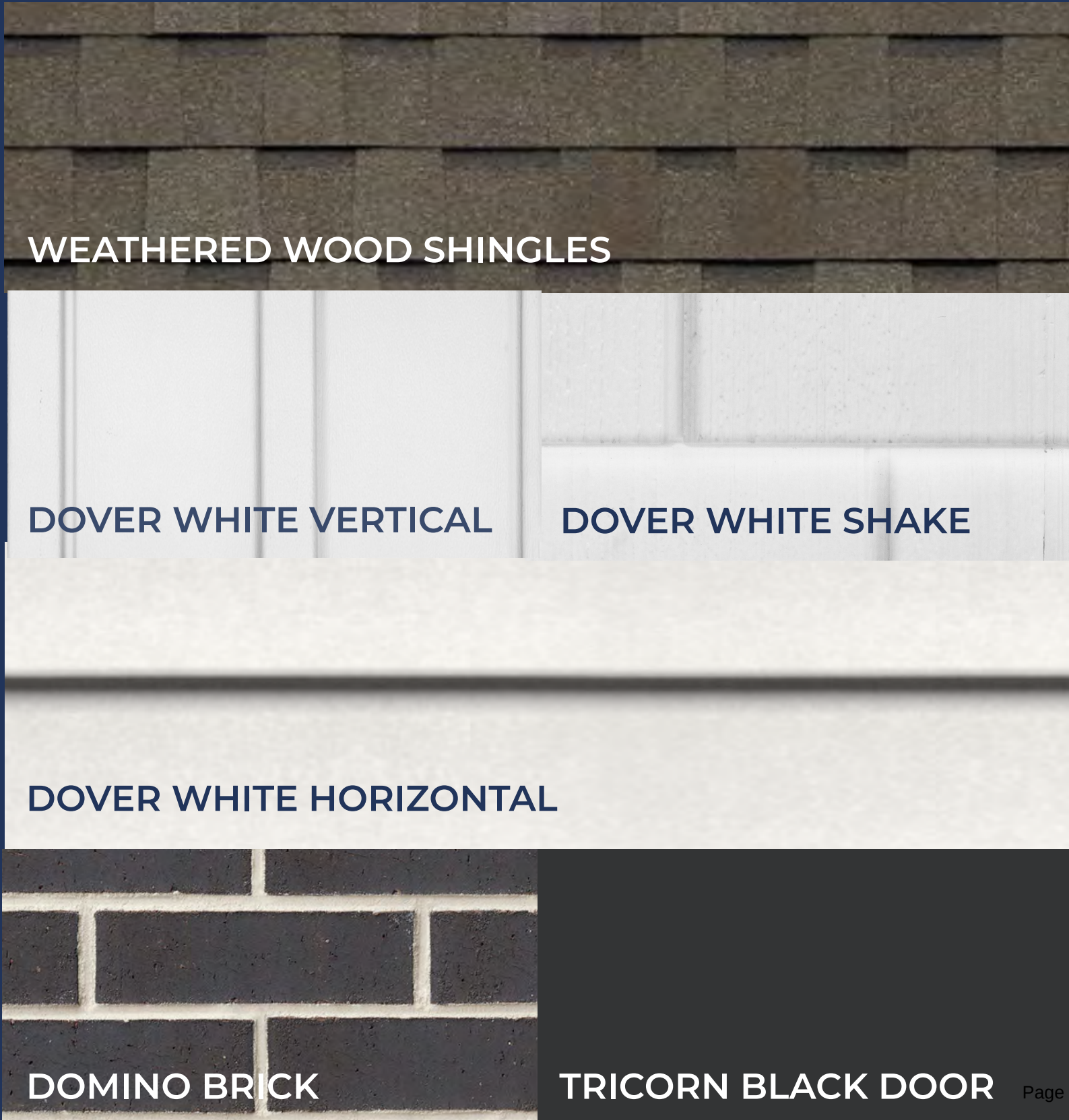
Exterior

color package 3 | included



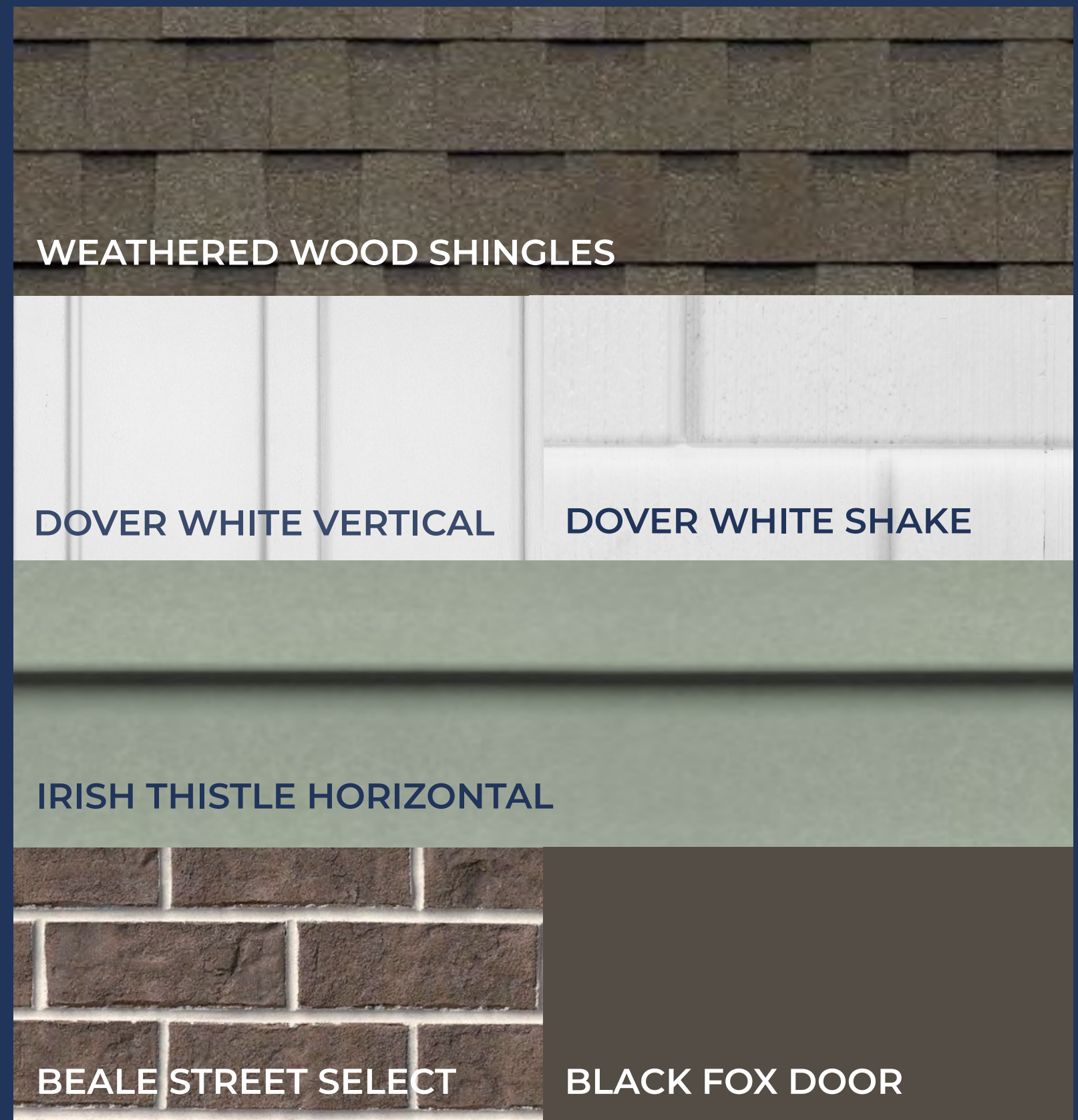
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 4 | included



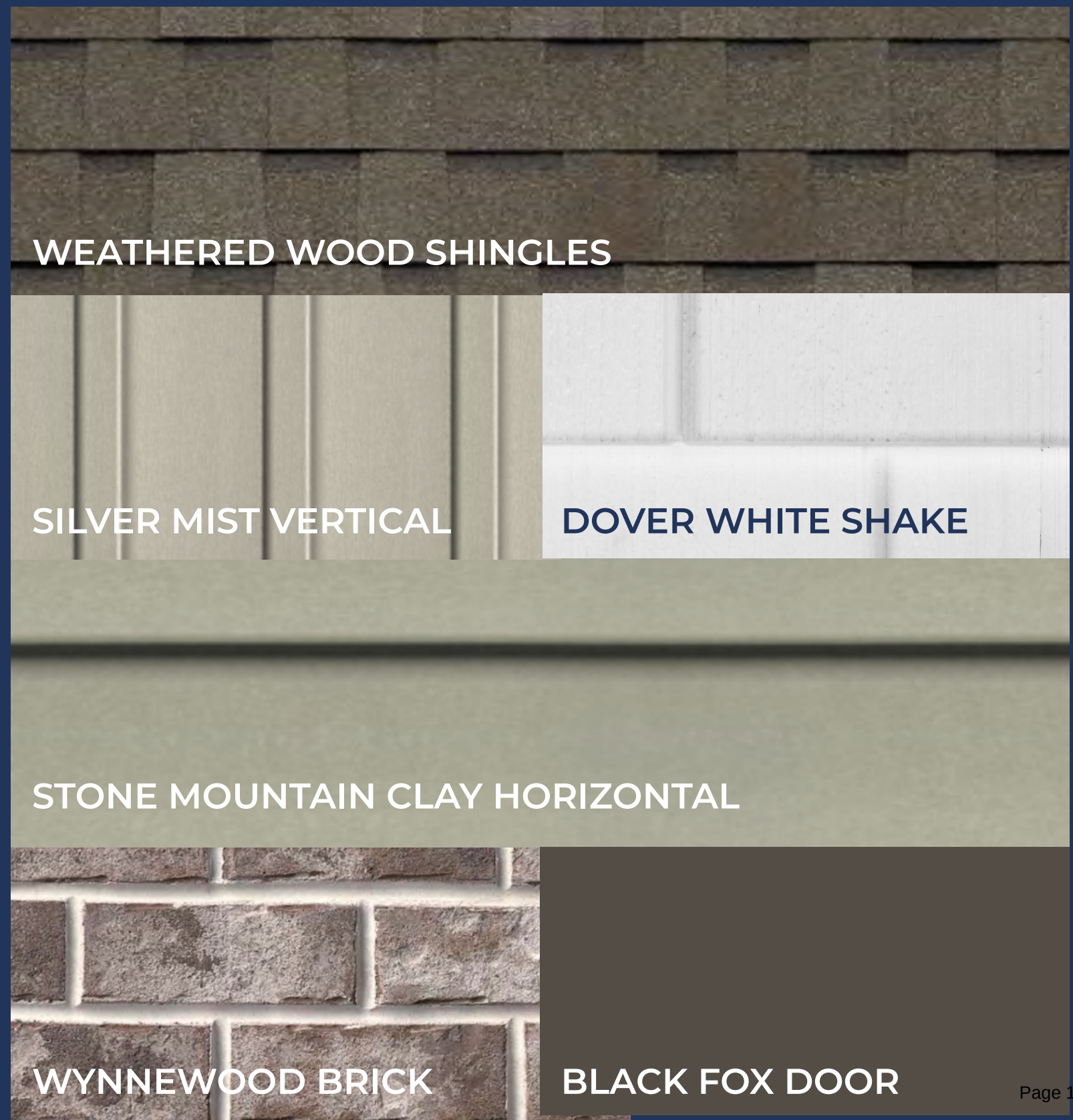
Exterior

color package 5 | included



NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 6 | included



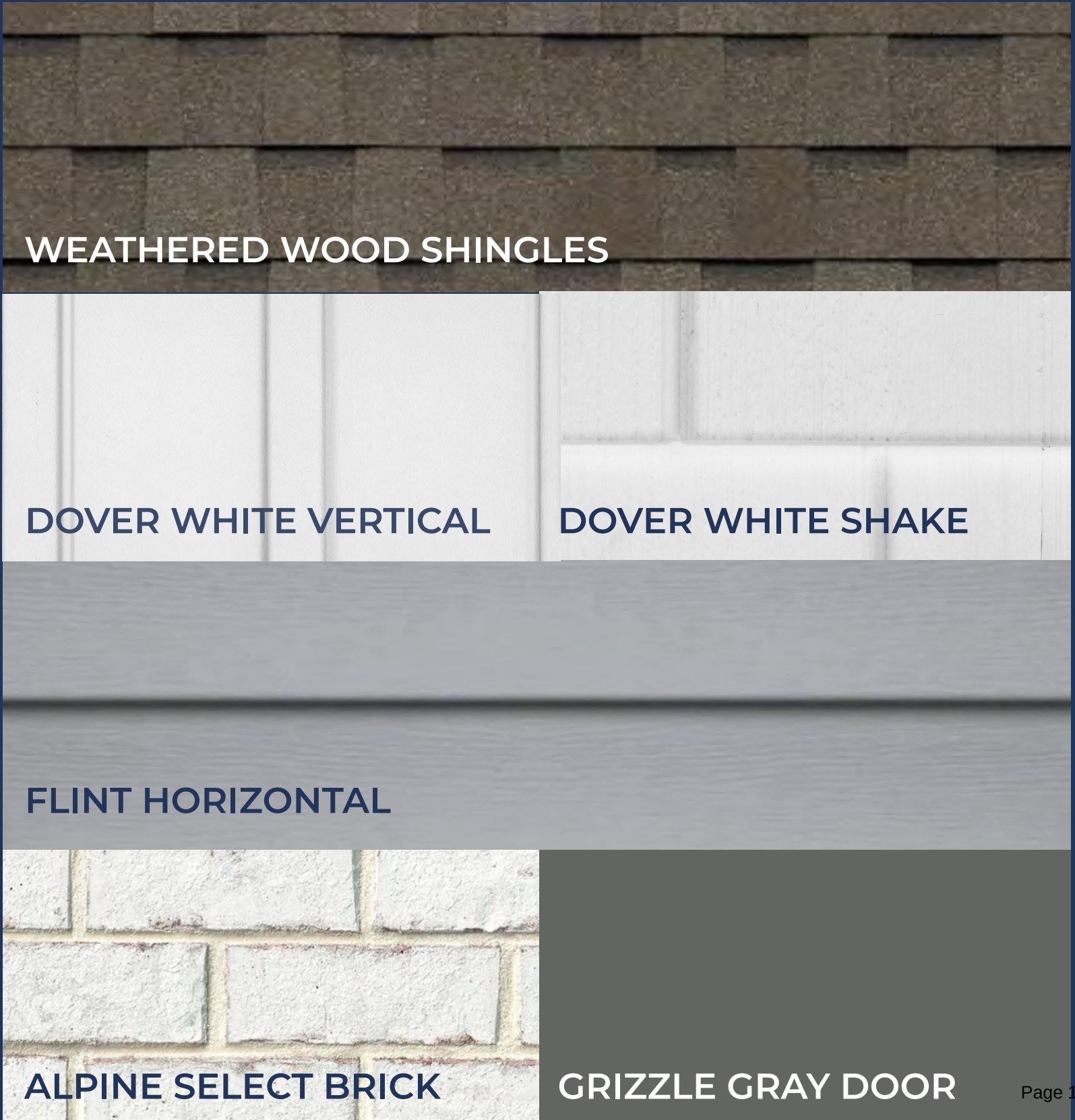
Exterior

color package 7 | included



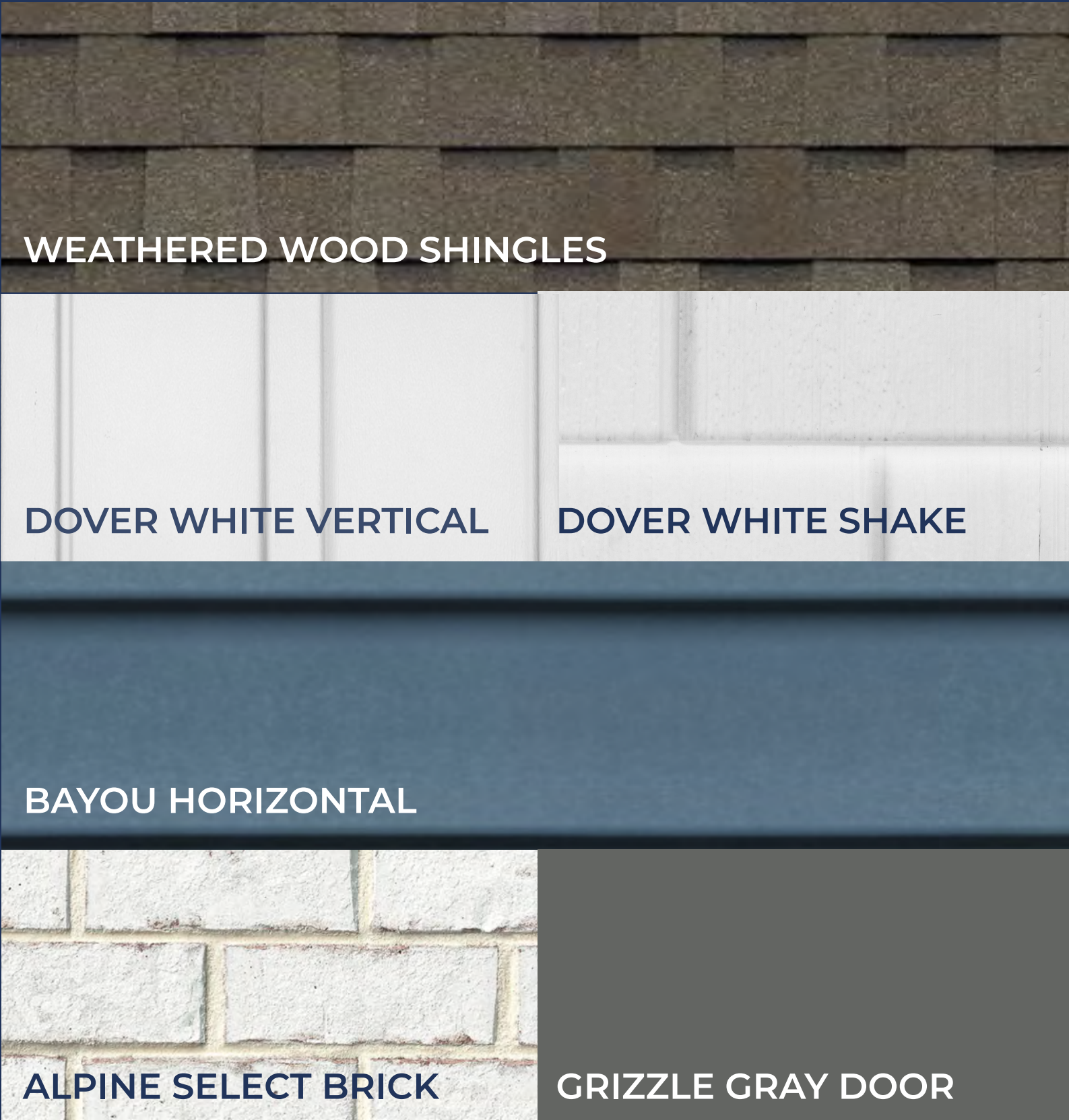
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 8 | included



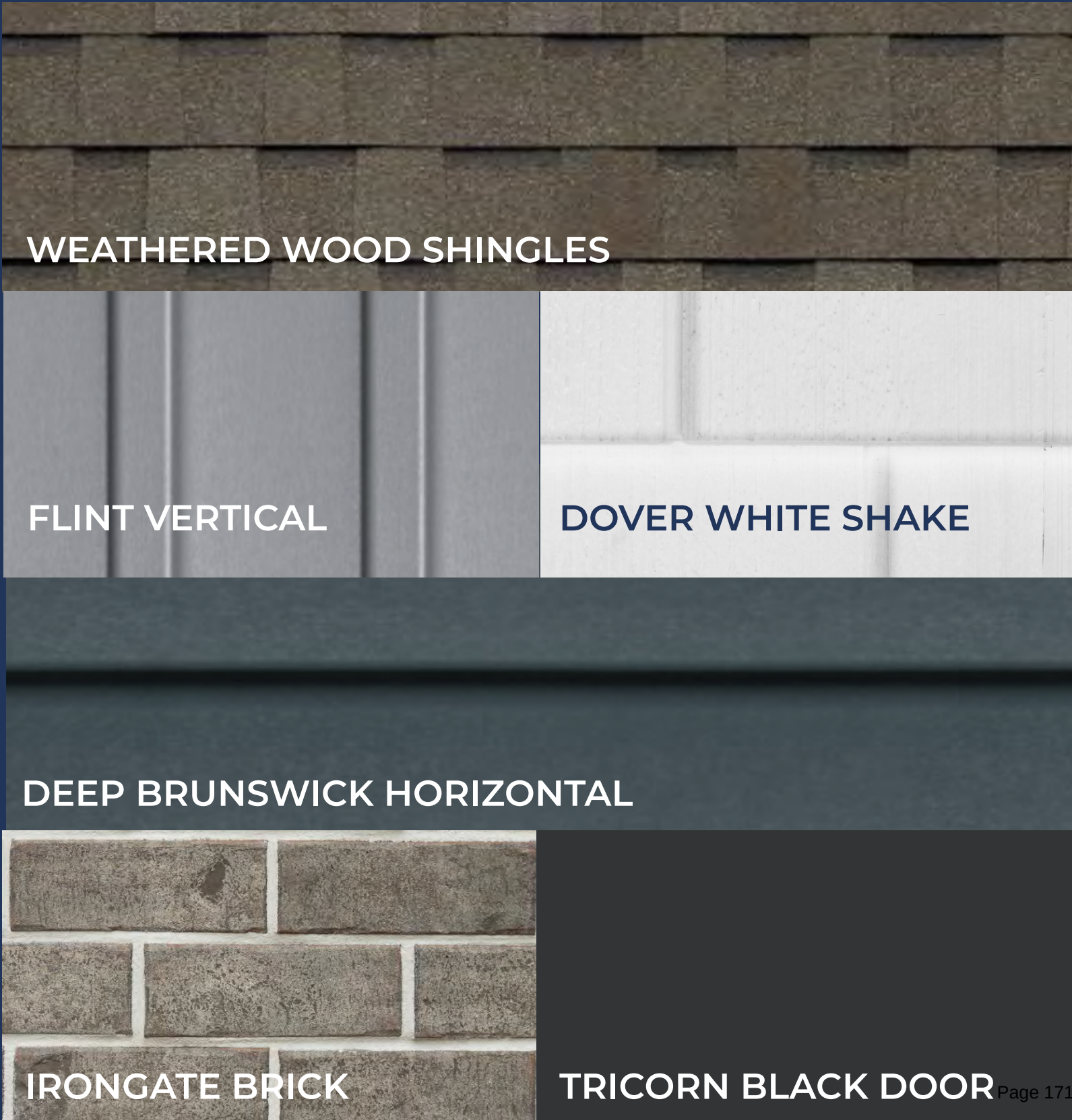
Exterior

color package 9 | upgrade



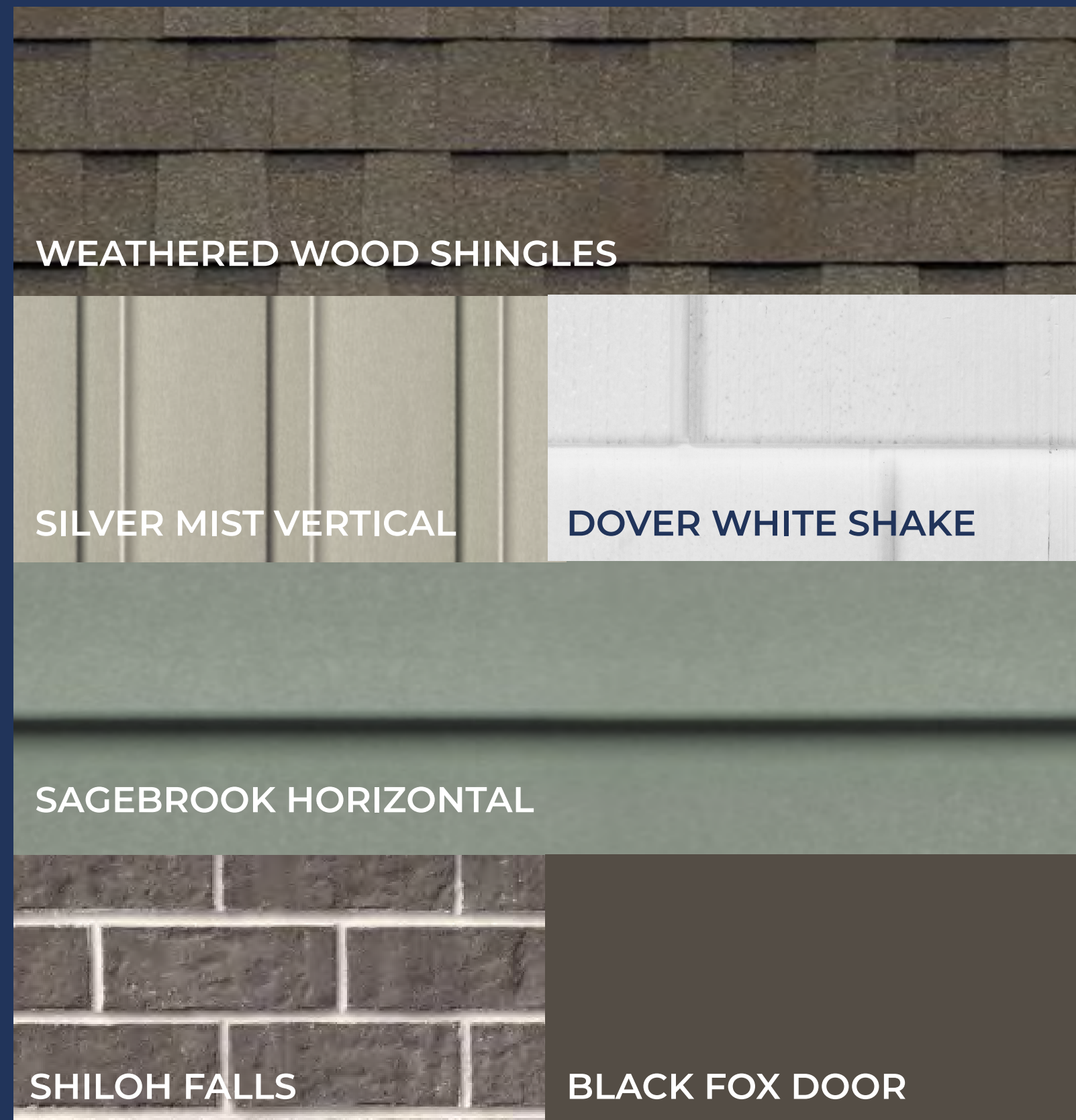
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 10 | upgrade



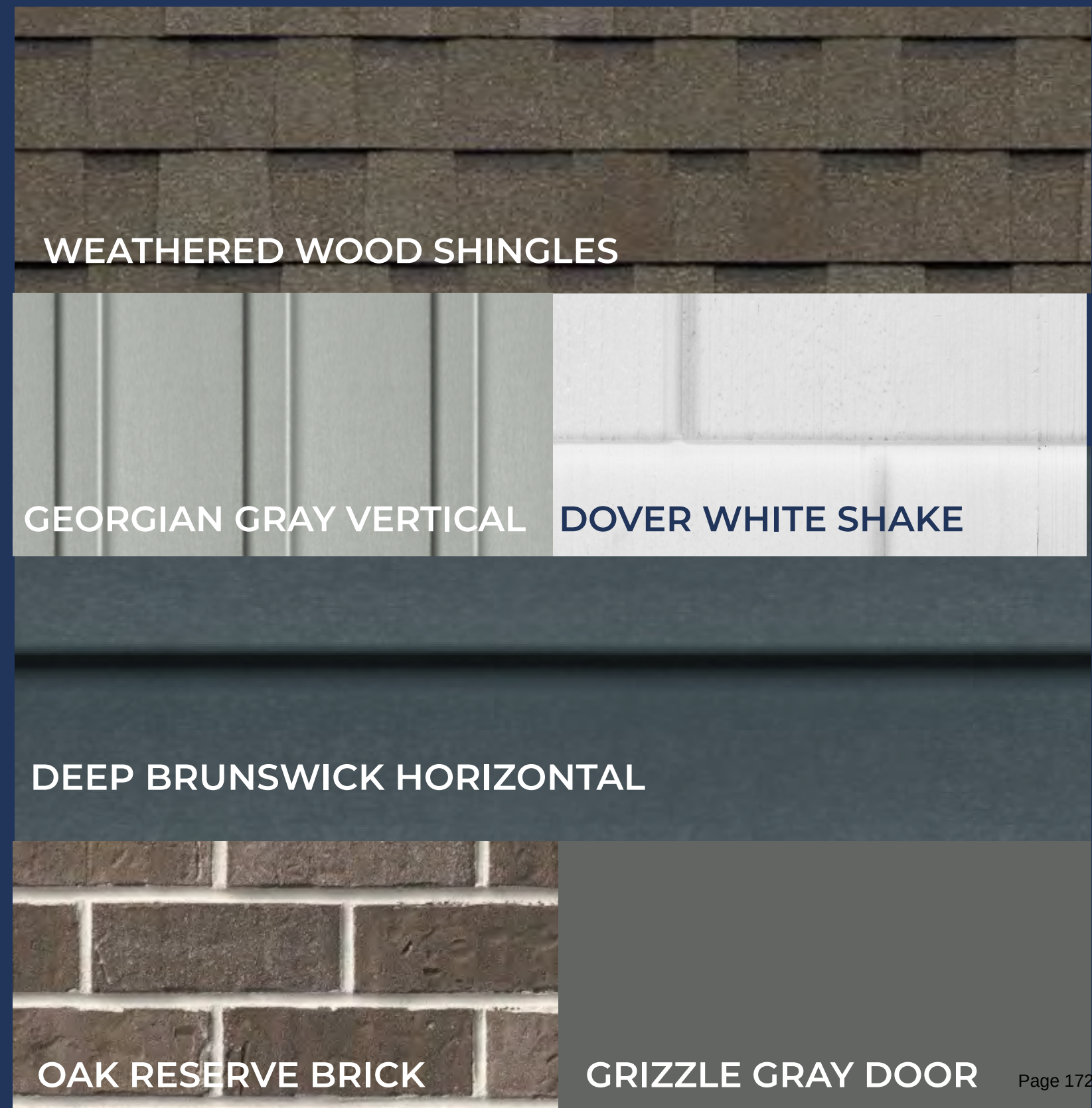
Exterior

color package 11 | upgrade



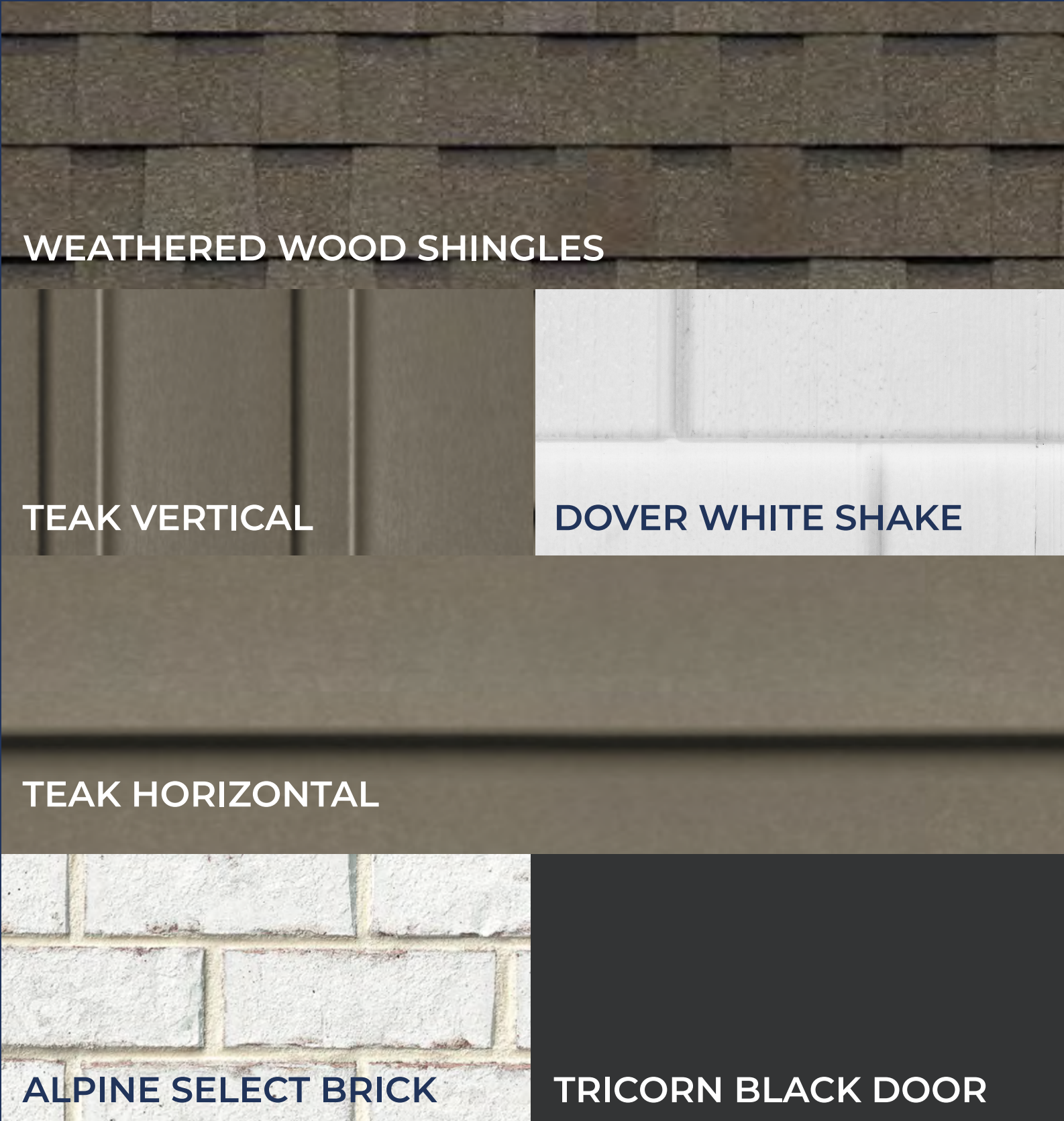
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 12 | upgrade



Exterior

color package 13 | upgrade



NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

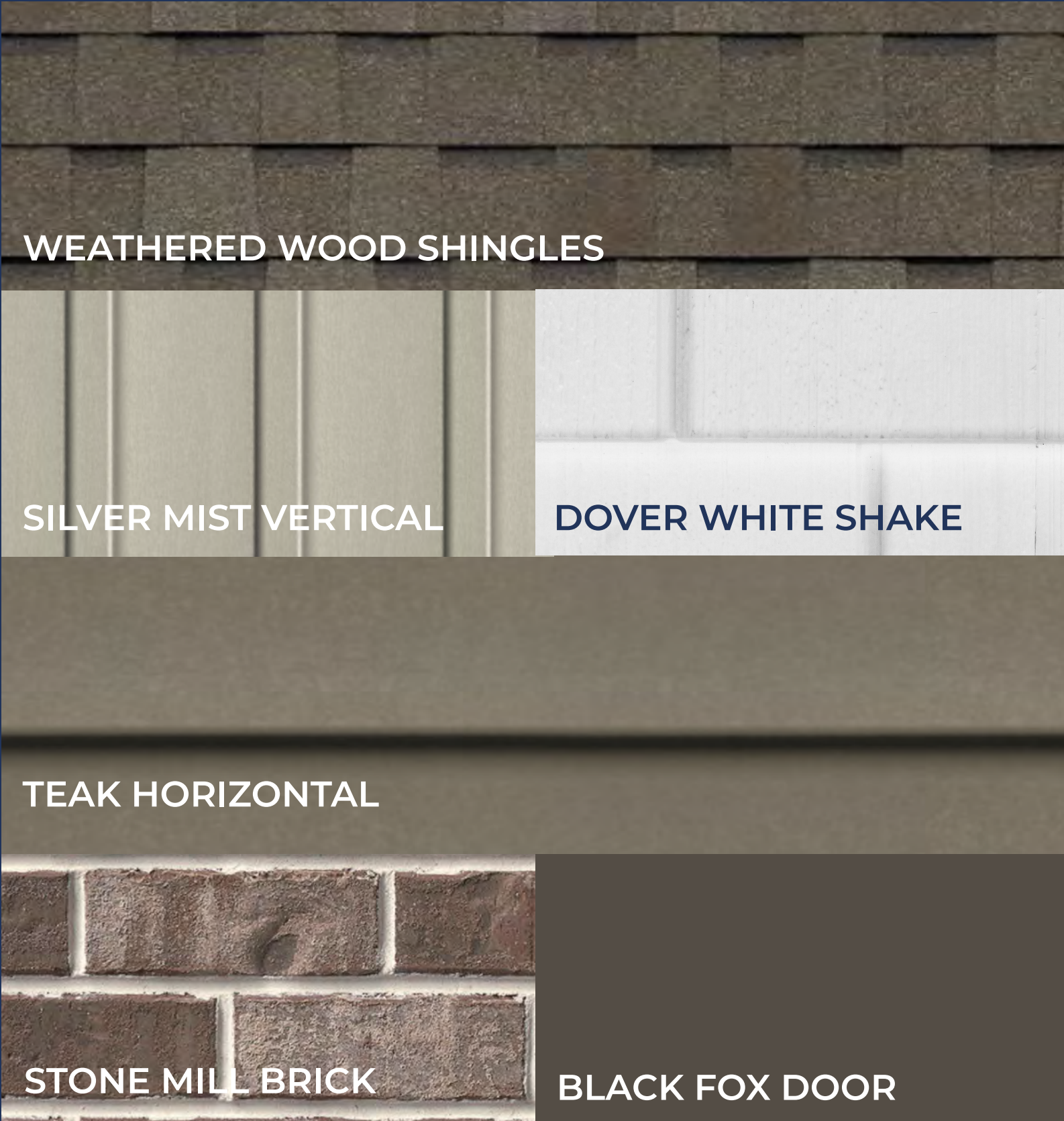
color package 14 | upgrade

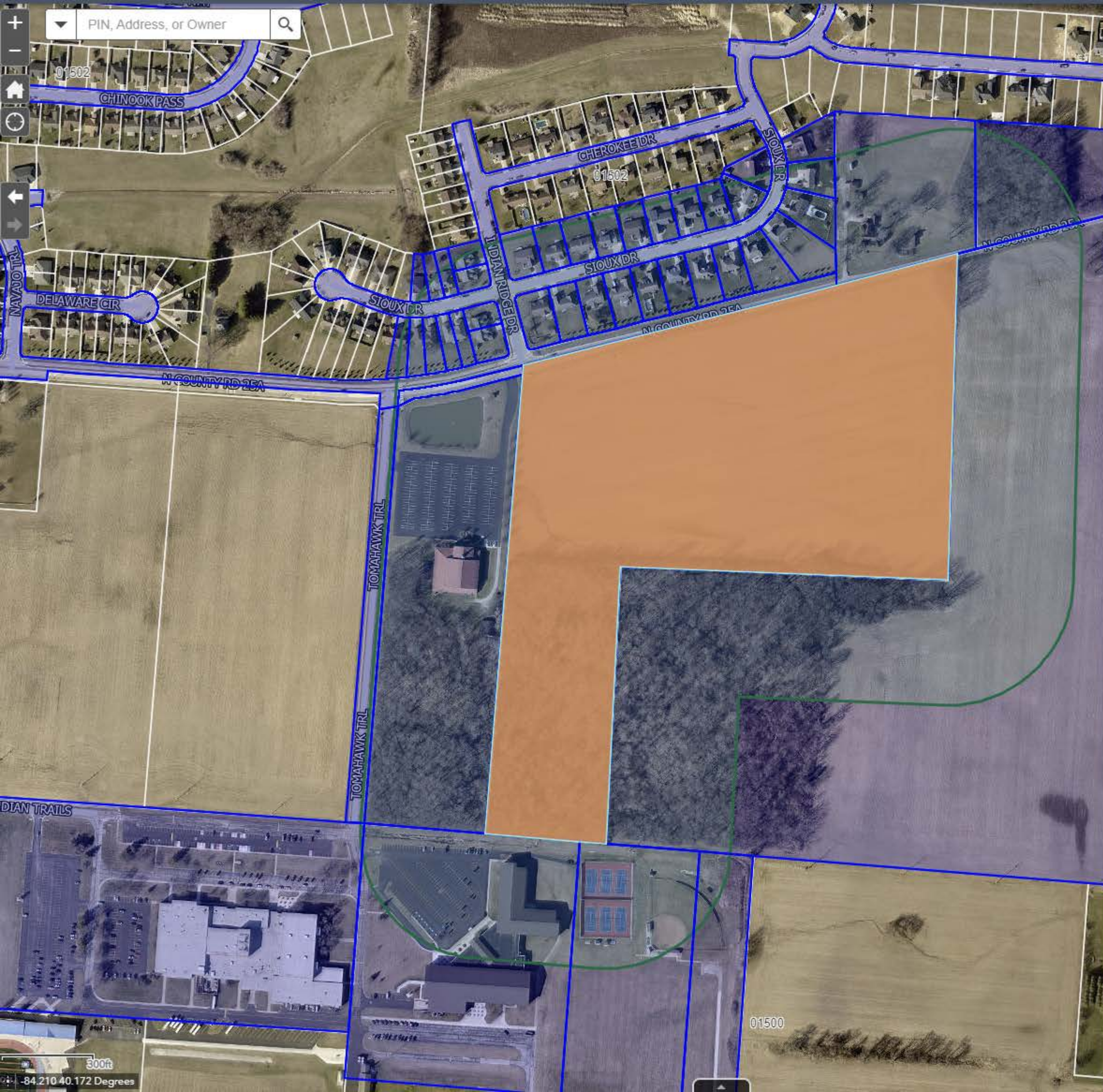


Exterior

color package 16 | upgrade

NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.





Public Notification

Select or search for a feature in the map

N44-076909

☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

47 addressees found; do you want to continue?

Review

Download

RESOLUTION No. PC 21-25

A RESOLUTION TO RECOMMEND ADOPTION OF A ZONING MAP AMENDMENT FROM AG - AGRICULTURE TO PD-R – PLANNED RESIDENTIAL DISTRICT AND ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN WITH DEVELOPMENT STANDARDS FOR THE SHAW FARMS DEVELOPMENT ON PARCEL NUMBER N44-076909.

WHEREAS, the applicant has requested a zoning map amendment from AG to PD-R to adopt a preliminary development plan and development standards for Shaw Farms, a 132 home site development on 34 acres; and

WHEREAS, the City of Piqua Comprehensive Plan reflects the property within a Strategic Growth area, which focuses on Areas that are appropriate for a variety of development types because of their proximity to planned or existing roadways and utilities; and

WHEREAS, the proposed planned single-family development has two phases and includes a dense housing product with substantial landscaping and centralized shared open spaces for the residents of the community; and

WHEREAS, the Piqua Planning Commission has reviewed the application and materials and finds that the proposed housing development meets the goals and objectives of the Comprehensive Plan, and will provide a unique housing product in Piqua that is financially attainable for more of the population; and

NOW THEREFORE BE IT RESOLVED, board member Mr. Underwood hereby moves to recommend approval of the request made to the City Commission for a final decision, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Mr. Seas and the voting record on this motion is hereby recorded as follows.

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

RESOLUTION No. PC 21-25

Adopted this 8 day of December, 2025.

~~Chairman~~, Planning Commission


~~Bradley C. Bubp~~
Mr. Eddie Harvey, Vice Chair

Clerk, Planning Commission


Emily McCulla

Planned Development Findings of Fact and Formal Motion

Shaw Farms Planned Development

12.08.2025

PC21-25

Chairperson:

- The Planning Commission is required under Section **§2.10.2.D.** of the City of Piqua Development Code to make specific Findings of Fact based upon the particular evidence presented at this hearing.
 - The Planning Commission will now vote, discuss, and come to a consensus on each of the following standards under Section **§2.10.2.D.**
 - I will not read each of the findings of fact for the record while the recording secretary records the vote of each member.
1. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development standards where only the proposed uses and development standards are to be adopted and provides pedestrian accessibility and connectivity throughout the design.

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

Absent

2. The proposed development and or development standards adequately address issues related to compatibility with adjacent uses, environmental issues, and overall design compatibility, including lighting and landscaping and do so in a manner that improves upon what would be achieved under the non-planned development zoning standards.

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

Absent

3. The proposed development and or development standards are intended to produce a superior design and construction than what would normally occur under the non-planned development zoning standards and will not cause an undue burden on public services and facilities including, but not limited to, water, sewer, power, fire and police protection.

	AYE	NAY
Mr. Bradley Bubp	☐	☐ Absent
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

4. The proposal is in accordance with the goals and policies of the Comprehensive Plan.

	AYE	NAY
Mr. Bradley Bubp	☐	☐ Absent
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

5. If the project is proposed to contain non-residential uses, the conditions imposed mitigate any potential significant impacts associated with the proposal, including maintaining required setbacks for specific uses within the planned development.

	AYE	NAY
Mr. Bradley Bubp	☐	☐ Absent
Mr. Eddie Harvey	☐	☐
Mr. Terry Wright	☐	☐
Mr. Adam Seas	☐	☐
Mr. Micah Underwood	☐	☐

N/A

Chairperson:

- Do I have a motion on the proposed case?

Any Member:

- I make a motion to recommend (APPROVAL / DENIAL) of PC____, based on the findings of this public hearing.

Mr. Underwood motion
Mr. Seas seconded

IF APPROVED, list any additional comments, stipulations, or conditions from the Planning Commission:

recommended for approval to City Commission 12/9/25 at 6pm.

IF DENIED, reference noncompliance standards here:

ANY MEMBER MAY SECOND THE MOTION.

The recording secretary will call the vote:

	AYE	NAY
Mr. Bradley Bubp	☐	☐ Absent
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

Documented in a public meeting and recorded on this form for PC 21-25

Emily McCulla

Emily McCulla, Recording Secretary

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.10.

MEETING DATE	December 9, 2025
REPORT TITLE	<u>Resolution No.R-138-25</u> A resolution to adopt a zoning map amendment from CX - Corridor Mixed-Use to PD-MUD - Planned Mixed-Use and adoption of a Preliminary Development Plan with Development Standards for the Piqua Center Development at or near 987 E. Ash Street.
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Resolution
BACKGROUND	The old Miami Valley Centre Mall site, now called the Piqua Center, includes retail, light industrial, a hotel and the Social, a food hall concept. The developer has made substantial investments into the structure of the building and continues to invest in bringing new tenants to the open spaces. The property includes substantially more parking than is necessary, and the built environment reflects the 1990-2000 requirements of having enough parking for one day a year. Currently, the large parking fields are vacant, with limited events being held within the space throughout the year. The Comprehensive Plan lists the site as corridor mixed-use. This area should include redevelopment of strategic sites along the corridor with a mix of uses with increased intensity at major nodes or intersections, and redesign of existing roadway to calm traffic flow. The applicant has requested a rezoning of the property at 987 E. Ash Street into a Planned Development district, which is one of the first rezonings under the new zoning code language. This request is for the Piqua Center to be rezoned into PD-MUD, which is the mixed-use classification. The applicant has provided the required Development Standards and Preliminary Development Plan document that are required under the standards for planned developments. Under Section §2.10.2.E. it lays out the required materials for submission.

	Based on the materials provided, staff recommends APPROVAL of the rezoning from CX to PD-MUD and the adoption of development standards and a preliminary development plan for Piqua Center. The Planning Commission met on December 8 and held a public meeting. The recorded vote from that meeting will be reflected by Staff at the meeting.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. PC 17-25 - PACKET 2. PC 17-25 - PC Reso - Signed	

Resolution No.R-138-25

A resolution to adopt a zoning map amendment from CX - Corridor Mixed-Use to PD-MUD - Planned Mixed-Use and adoption of a Preliminary Development Plan with Development Standards for the Piqua Center Development at or near 987 E. Ash Street.

WHEREAS, the Planning Commission made a recommendation to the City Commission to approve PC17-25 a Zoning Map Amendment from CX - Commercial Mixed-Use to PD-MUD - Planned Mixed-Use District at 987 E. East Ash Street for the Piqua Center Development, including parcels N44-076538, N44-076539, N44-072901, N44-072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44-072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916 and adopting a preliminary development plan and development standards; and

WHEREAS, the City Commission, in an open forum, approved and adopted the Planning Commission recommendation to approve the request for a Zoning Map Amendment and adoption of a preliminary development plan and development standards for Piqua Center including parcels N44-076538, N44-076539, N44-072901, N44-072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44-072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916; and

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 Zoning Map Amendment, Preliminary Development Plan, and Development Standards for the Piqua Center Development reflected in Exhibit A, which includes parcels N44-076538, N44-076539, N44-072901, N44-072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44-072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916 is hereby approved and adopted.
- SEC. 2: The City Planner shall reflect the changes to the Zoning Map in Exhibit A and utilize the Preliminary Development Plan and Development Standards for Final Development Plan approvals at Piqua Center.
- SEC. 3: This resolution 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 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	_____

RESOLUTION No. PC 17-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR A PRELIMINARY DEVELOPMENT PLAN (PDP) FOR THE PIQUA CENTER PLANNED DEVELOPMENT AT 987 E. ASH STREET, PIQUA, OHIO AND TO REZONE THE PROPERTY FROM CX TO PD-MUD

WHEREAS, the property located at 987 E Ash St, Piqua, Ohio, known as the Piqua Center, is currently zoned CX (Commercial Mixed-Use) under the City of Piqua Development Code; and

WHEREAS, the applicant has submitted a preliminary development plan (PDP) for Piqua Center, which includes parcels N44-076538, N44-076539, N44-072901, N44-072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44-072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916 and has requested adoption of development standards and a rezoning of the property to PD-MUD (Planned Development Mixed-Use District) to accommodate the proposed development; and

WHEREAS, the proposed development standards, preliminary development plan, and rezoning to PD-MUD are consistent with the goals of the City's Comprehensive Plan to promote diverse, sustainable, and vibrant land uses that enhance community well-being and economic vitality; and

WHEREAS, the Piqua Planning Commission voted on findings of fact as required under Section §2.10.2.D. of the City of Piqua Development Code; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, and public testimony, and finds that the proposed development and rezoning will not adversely impact the surrounding area, provided that conditions related to traffic management, infrastructure, and design standards are met; and

WHEREAS, the proposed Piqua Center, a mixed-use planned development, is expected to enhance general area by providing housing options, creating new retail and commercial opportunities, and maintaining compatibility with adjacent properties and infrastructure;

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

RESOLUTION No. PC 17-25

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

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: December 8, 2025
Re: PC 17-25 – Piqua Center Planned Development - PD-MUD Rezoning

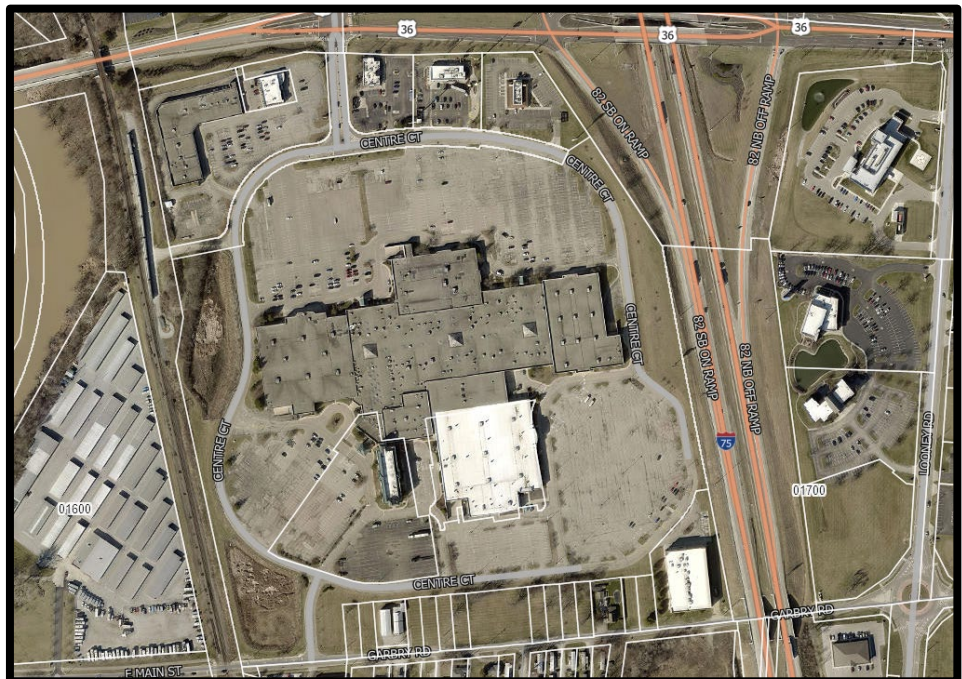
Applicant: James Edmonds, RCS Construction
Owner: Piqua Investment Partners, Celina, OH

Address: 987 E. Ash Street
Parcel #'s: N44-076538, N44-076539, N44-072901, N44- 072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44- 072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916

Zoning: Existing - CX – ‘Corridor Mixed Use’
Requested – PD-MUD – ‘Planned Mixed-Use District’

Request: The application is for adoption of development standards and a preliminary development plan (PDP) for Piqua Center, located at 987 E Ash St, Piqua, Ohio, which will include a mix of residential, commercial, and light industrial / storage uses.

Existing Conditions:



City of
PIQUA

STAFF REPORT

The old Miami Valley Centre Mall site, now called the Piqua Center, includes retail, light industrial, a hotel and the Social, a food hall concept. The developer has made substantial investments into the structure of the building and continues to invest in bringing new tenants to the open spaces.

The property includes substantially more parking than is necessary, and the built environment reflects the 1990-2000 requirements of having enough parking for one day a year. Currently the large parking fields are vacant, with limited events being held within the space throughout the year.

Zoning Map



Property is zoned CX – Corridor Mixed-Use, which is similar to all of the adjacent properties noted in the map above.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the site as corridor mixed-use. This area should include redevelopment of strategic sites along the corridor with a mix of uses with increased intensity at major nodes or intersections, and redesign of existing roadway to calm traffic flow.

Staff Analysis

The applicant has requested a rezoning of the property at 987 E. Ash Street into a Planned Development district, which is one of the first rezonings under the new zoning code language. This request is for the Piqua Center to be rezoned into PD-MUD, which is the mixed-use classification.

The applicant has provided the required Development Standards and Preliminary Development Plan document that are required under the standards for planned developments. Under Section §2.10.2.E. it lays out the required materials for submission.

In reviewing the application, Staff originally provided comments to the applicant, which required the initial tabling of the case. Staff has worked with the applicant to modify the required materials to meet the requirements of the City of Piqua.

Development Standards

The applicant has provided development standards which are attached. These standards cover all of the proposed areas for development and detail all of the specific standards that will be met in each of these areas and phases. The intent of these standards is to provide more flexibility to the developer to accommodate density and unique situations, but to also increase additional opportunities for developments to meet city goals like unique building typology, additional landscaping, and pedestrian and bicycle accessibility.

Preliminary Development Plan

The applicant has provided multiple Exhibits to help understand exactly what they are intended to build and what schedule they intend to build it. As noted within the standards the applicant is showing five areas, with details on the Area 2 phasing plan noted as beginning in 2026 and continuing through 2034.

The site plan shows development of the northern parking lot of the Piqua Center into residential townhome-like attached units. Some of these units are intended to be fee-simple and others are shown as being for lease. The exact breakdown of units will be defined in the final development plan. These areas also show pedestrian scale elements with improved roadway designs and pedestrian crossings. Site elements like bollards, lighting, and unique seating add to the overall design of the project.

STAFF REPORT

The applicant will be required to bring a final development plan (FDP) forward for each phase of development. The FDP will include detailed designs for the buildings, roadways, and all other appurtenances.

Staff Recommendation:

Based on the materials provided, staff recommends **APPROVAL** of the rezoning from CX to PD-MUD and the adoption of development standards and a preliminary development plan for Piqua Center.

A PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR PIQUA CENTER, A MIXED-USE DEVELOPMENT LOCATED ON CENTER COURT, PIQUA, OH 45356.

Date Adopted: December 9, 2025

Date Modified: N/A

The Piqua Center redevelopment is a mixed-use project transforming a legacy mall site into new residential, hospitality, retail, office, and light industrial spaces, anchored by public amenities and community gathering areas. Large parking fields will be redeveloped into walkable blocks, plazas, and corridors that connect uses across the site. Initial phases focus on Area 2, establishing the first mixed-use buildings and amenities that will anchor future growth. The framework remains flexible to adapt to market demand and community needs, while creating a vibrant new center for the City of Piqua.

PRELIMINARY DEVELOPMENT PLAN

This Planned Development Plan (PDP) and Development Standards shall serve as the official regulatory framework for redevelopment of Piqua Center. It establishes the permitted uses, building placement, circulation, access, landscaping, signage, and phasing standards that govern all subsequent Final Development Plans. These standards incorporate the Corridor Mixed-Use (CX) District provisions, the City's Construction Design Criteria and Standard Drawings, and the Ohio Department of Transportation access management requirements.

The following plans are adopted as official Exhibits and are integral to this PDP:

Exhibit A: Preliminary Development Plan "Concept Plan." Illustrates the overall redevelopment framework, showing buildable zones for residential, hospitality/entertainment, hotel, retail, professional office, medical office, and light industrial uses, together with public spaces and amenities. Building locations, heights, frontage conditions, circulation, parking, pedestrian buffers, gathering areas, and monument signage are illustrated as guiding elements. The plan reflects the entire Piqua Center site and distinguishes between public right-of-way improvements and private circulation drives to provide clear direction for access and permitted uses.

Exhibit A-1: Open Space Plan. Shows plazas, landscaped buffers, and community gathering areas integrated within the circulation and frontage framework. Open space layouts are conceptual, ensuring that each phase delivers usable public realm improvements while allowing flexibility in form and detailing.

The plan also highlights shared sitewide landscape systems such as the main corridor plantings, parking edge, and highway buffers, and parking field enhancements.

Exhibit A-2: Pavement & Crossings Plan. Identifies roadway surfaces and pedestrian crossing types throughout the site. The plan establishes asphalt as the standard surface for existing and new drive aisles, with reinforced concrete at truck and service routes, and optional decorative treatments at key pedestrian areas. It coordinates material differentiation, crosswalk alignments, and bicycle corridor transitions in accordance with the Connectivity Plan. All improvements within the public right-of-way are subject to City and ODOT paving standards.

Exhibit B: Area Plan. The Area Plan breaks the site into areas that have unique and separate regulations. This shows all areas with each potential use.

- Area 1 – Piqua Center
- Area 2 – Piqua Courts
- Area 3 – Hotel (Existing)
- Area 4 – Remaining Property at Piqua Center
- Area 5 – Properties Along Garbry Road

Exhibit B-1: Area 2 Phasing Plan. The Phasing Plan divides the Area 2 site into four development phases coordinated with project build-out and City right-of-way improvements:

- Phase 1 (2026–2028): Initial redevelopment with utility and circulation upgrades, plus the first mixed-use/residential buildings.
- Phase 2 (2029–2030): Expansion of circulation networks and additional housing and retail frontage.
- Phase 3 (2031–2032): Higher intensity mixed-use and hospitality components.
- Phase 4 (2033–2034): Completion with remaining residential and amenity improvements.

Areas outside the property line represent City led right-of-way improvements coordinated with project phasing. Phasing boundaries are illustrative and may adjust, provided each phase functions independently with adequate access, parking, and utilities.

Exhibit C: Connectivity Plan. Outlines the roadways and pedestrian and bicycle framework, including a continuous bikeway connection that includes portions that are separated and portions that are buffered on-street / edge bikeway from US-36 through the site to Garbry Road, integrated with shared lane and bicycle boulevard routes. The plan coordinates sidewalks on both sides of streets, crosswalks, and plaza links to promote multimodal connectivity and pedestrian comfort. The Connectivity Plan incorporates a separated bikeway along the entrance to the development from US36, a buffered on-street / edge bikeway along the west portion of Center Court Drive and shared lane operation on the east portion, consistent with Exhibit C-1. The plan establishes bicycle boulevards, shared lanes, and buffered bikeway segments detailed in Section 6 (F–I) Pavement and Crossings Standards.

Exhibit C-1: Roadways. Depicts Circulation Corridors A and B, Court Drive, Mall Drive, and Center Court Drive as the primary vehicular and multimodal streets. Cross sections, planting verges, on-street parking, and lane configurations are provided to guide multimodal design. Cross sections, planting verges, on-street parking, and lane configurations are provided to guide multimodal design. The Center Court Roundabout will be designed as a low speed (25 mph) circulation element. The central island may feature public art, monument signage, and an optional archway as gateway elements. Illustrations are approximate, allowing adjustments in future phases while maintaining overall circulation intent.

Exhibit C-2: Emergency Access. Illustrates fire apparatus turnarounds, hammerhead and three-point access, and event-based street closures. Alignments and details are approximate, intended to establish the framework for emergency access that will be finalized in later plans.

Exhibit C-3: Truck Turns WB-50. Demonstrates turning paths for large delivery and service vehicles. Confirms clearances and geometry for truck movements within internal drives, loading areas, and the roundabout.

Exhibit C-4: Truck Turns SU-30. Depicts smaller vehicle turning movements for local service access, ensuring compatibility with internal street geometry and design standards.

Exhibit D: Lighting Plan. Indicates the general distribution of street and site lighting to coordinate with pedestrian and vehicular circulation. The plan illustrates coverage across the full site, with locations shown in an illustrative manner to ensure safety and consistency.

Exhibit E: Utilities & Easement Plan. Illustrates the location and routing of public and private utilities across the site, including water, sanitary sewer, stormwater,

electric, gas, and telecom. The plan identifies existing systems, proposed relocations, and easement needs, showing whether utilities are within public right-of-way or private roadway corridors. Stormwater facilities, underground service lines, and utility screening are conceptually indicated, with final alignments to be determined in later phases.

Exhibit F: Signage Plan – Identification & Wayfinding. Shows the placement and general types of project identification and directional signage, including the 2025 Vantage “Hub Directional” post and panel series. Defines the relationship of monument, area, and tenant signage to the overall site framework, maintaining a cohesive appearance consistent with the project identity. All illumination is to be shielded and non-flashing. Optional archway features and public art within the public right-of-way are subject to City review and approval.

Exhibit F-1: Signage Plan – Functional / Safety. Addresses all regulatory, MUTCD, and fire lane signage. Distinguishes City maintained signs within public right-of-way from those privately maintained on internal drives. Illustrates general placement and coordination of regulatory, fire, and bicycle related signage to ensure consistency, safety, and clear wayfinding throughout the site.

Exhibit G: Amenities Package. Identifies the family of shared public amenities such as benches, bike racks, trash receptacles, bollards, trellises, gateway features, and outdoor seating. Specific selections and placement may vary, but the overall intent is to maintain a cohesive and unified public realm.

Exhibit H: Material Board. Defines the approved materials and color palette for Piqua Courts. Brick is the primary cladding material, complemented by custom metal siding, glass transparency, muted earth-tone colors, and accents of soft jewel tones.

Exhibit I: Example Building Elevations. Provides sample building elevations to illustrate the concept, character, and scale of structures within the development. These examples are not engineered or fully designed but are intended to reflect the general type and proportion of buildings envisioned for Piqua Courts. The illustrations serve as conceptual references to guide expectations for massing and appearance while maintaining flexibility for refinement in final development plan design stages.

The Concept Plan and Exhibits serve as guiding frameworks for redevelopment, establishing clear direction for massing, circulation, and amenity placement. They provide a basic framework to allow finalization through Final Development Plans, where the overarching design intent and development objectives are preserved.

PERMITTED USES

Based on Exhibit B (Area Plan), the following uses are permitted for each Area of the development. These allocations establish maximum square footage by use category and serve as compliance thresholds for future submittals. Final Development Plans must not exceed these thresholds.

Key Use Types

- Hospitality. Restaurants, cafes, bars, breweries, event halls, and entertainment uses (e.g., duckpin, mini golf, pickleball). Includes both food & beverage and flexible community/entertainment venues.
- Hotel. Overnight lodging such as hotels, inns, or extended stay. May include flexible formats if market demand supports.
- Retail. Shops and services (non-food). Covers a range of small-scale and larger commercial retail formats.

Area 1 - Piqua Center

- A. Professional Office - 100,000 SF
- B. Hospitality - 100,000 SF
- C. Retail - 100,000 SF
- D. Light Industrial / Warehousing - 250,000 SF
- E. Residential - 50,000 SF
- F. Medical Office - 25,000 SF

Area 2 - Piqua Courts

- A. Professional Office - 25,000 SF
- B. Hospitality - 25,000 SF (a)
- C. Retail - 10,000 SF
- D. Residential - 200,000 SF
- E. Hotel - 50,000 SF (b)
- F. Medical Office - 25,000 SF

Note:

- (a) Intended to activate the Main Street Corridor (Circulation Corridor A).
- (b) Optional and only included if market demand supports.

Area 3 - Hotel

- Hospitality - Existing hotel

Area 4 - Remaining Properties at Piqua Center

- A. Professional Office - 25,000 SF
- B. Hospitality - 50,000 SF
- C. Retail - 25,000 SF
- D. Residential - 50,000 SF
- E. Medical Office - 25,000 SF

Area 5 - Properties along Garbry Road

- A. Professional Office - 25,000 SF
- B. Hospitality - 50,000 SF (a)
- C. Retail - 25,000 SF
- D. Residential - 150,000 SF
- E. Medical Office - 25,000 SF

Note:

(a) Supportive neighborhood scale food & beverage (e.g., cafes, restaurants), not destination venues.

PROHIBITED USES

The following uses are not permitted within the Piqua Courts Planned Development Plan area:

1. Residential
 - A. Single unit detached housing
 - B. Two-unit housing (duplexes)
 - C. Live/work units
 - D. Group Homes
 - E. Manufactured Home Park
2. Public Uses
 - A. Cemeteries
 - B. PreK-12 schools
 - C. Solar fields
 - D. Wind turbine fields
3. Commercial
 - A. Commercial agriculture
 - B. Plant Nursery
 - C. Golf courses
 - D. Shooting ranges

- E. Animal & Care Uses
- F. Outdoor animal care (kennels, runs)
- G. Short-Term Rentals
- H. Medical Marijuana Dispensary
- 4. Industrial
 - A. Moderate-impact industrial uses
 - B. High-impact industrial uses
 - C. Data centers
 - D. Warehouse & Distribution Centers
 - E. Mining
- 5. Other
 - A. Self-service storage facilities (mini-warehousing)
 - B. Vehicle repair garages
 - C. Marijuana Cultivators and Processors
 - D. Place of Worship
 - E. Energy / Agriculture Uses
 - F. Remote Shared Parking Uses
 - G. Vehicle Sales and Rental
 - H. Vehicle Repair
 - I. Car Wash
 - J. Fueling Station
 - K. Warehouse & distribution centers

Any use not expressly listed as permitted is prohibited unless specifically authorized by the Planning Commission under this PDP.

STANDARDS

The Preliminary Development Plan reflects existing site conditions at the Piqua Center, with current redevelopment primarily focused on the north parking lot. The project is envisioned as a high-density mixed-use district that transforms underutilized areas into a connected, multi-phased framework. Future development is contemplated in the south parking lot and properties along Garbry Road.

For Final Development Plans, the following standards serve as a baseline for design, establishing the overarching vision for building form, circulation, and site improvements. These standards are intended to ensure consistency across all phases. Basic requirements are provided as the minimum such standard that will be provided, recognizing that adjustments may be made in future submittals so long as the overall character, connectivity, and development objectives are preserved.

1. Building Design.

A. **Facades.** Facades shall include a repeating pattern throughout architectural features, such as windows, cornice details, bay windows, and pediments. These elements will ensure a balance of uniformity and character.

- 1) Front facade will include interchangeable design features stated above. These provide movement and break up monolithic appearance. While ensuring the design integrates a balance of historic influences with modern appeal.
 - a. This will be achieved by the use of color carefully curated throughout the development.
 - b. Walkout balconies that enhance the vibrant community feel.
 - c. The use of bay windows and other windows that create dimension breaking up the façade.
 - d. Changes in materiality from one structure to the next.
- 2) Primary exterior materials shall consist of brick as the primary cladding, complemented by custom metal siding and glass transparency, with muted earth-tone colors and soft jewel-tone accents.
- 3) Office/commercial facades longer than 40 feet must incorporate plane changes, detailing, or fenestration to maintain pedestrian scale.
- 4) Walls longer than 120 feet must include recesses or projections of at least 3% of wall length, extending over at least 20% of the facade.

B. **Facade Base Treatment.** Facades must include a recognizable base to anchor buildings at pedestrian scale, expressed through thicker masonry, articulated brickwork, metal detailing, contrasting horizontal bands, or planters.

C. **Side or Rear Walls.** Walls visible from streets, walkways, or parking must incorporate architectural treatments such as windows, proportional frames, or decorative masonry to prevent blank surfaces.

D. **Glass.** Ground floor facades must include at least 30% transparency; upper floors must provide at least 20% transparency. Reflective glass greater than 30% is prohibited.

E. **Main Building Entrances.** Primary entrances will project or recess from main massing to create emphasis framed by masonry surrounds, decorative canopies, or transoms. The Courts' primary gateway shall incorporate a monumental entry feature to establish identity and community arrival.

- F. **Architectural Details.** Details such as cornices, lintels, sills, pilasters, detailed trim, and contrasting masonry bands shall be incorporated into facades. Gutters and downspouts must be included as integral architectural elements.
- G. **Accents.** Accents may include canopies, overhangs, parapet treatments, wrought-iron style railings, display windows, selective accent colors, and pedestrian-scale lighting fixtures such as gooseneck lamps. Uplighting may be used to highlight architectural details.
- H. **Building Colors.** Each facade will use a limited color scheme of two to three colors. Allow the natural color of materials such as stone and metal to dominate the majority and the use of trim and accents for the secondary color. This complementary color will be rich and understated but have an impactful presence. All colors will be historic in palette.
- I. **Building Materials.**
 - 1. Facades shall be composed of quality materials. Primary cladding shall be brick, complemented by custom metal siding, composite panels, and glass transparency. Secondary accent materials may include painted composite wood or other durable finishes consistent with the overall design intent. All materials shall provide quality architectural texture and align with the unified theme of the development.
 - 2. Elevation enhancements include, but not limited to, decorative brackets, window and door trims, band boards, and moldings shall be used to differentiate and enhance each individual styled façade. Gutters and downspouts are required and shall be included with each elevation design, in a style compatible with the architecture of the structure.
- J. **Building Roofs.** Rooflines shall vary with parapets, hips, gables, or cornices. Continuous roof planes may not exceed 150 feet. Roofing material will consist of metal standing seam. Color is dependent on facade building colors.

2. Utilities.

- A. **Underground Utilities.** All new utilities shall be located below ground to minimize service disruptions, reduce weather related impacts, and maintain the visual appearance of the development.
- B. **Water and Sewer Connections.** All occupied buildings will connect to municipal water and sanitary sewer systems. Private wells or septic systems are not permitted.

- C. **Stormwater Management.** Stormwater facilities will be designed to manage runoff in accordance with applicable regulations and sized to accommodate 100-year storm events.
- D. **Equipment Screening.** Transformers, switchgear, and similar equipment shall be screened from streets and pedestrian areas with architectural enclosures or evergreen plantings.
- E. **Lighting Service Lines.** Service lines for street and site lighting will also be placed underground, consistent with lighting requirements.
- F. **Utility Coordination.** Utility routing, easements, and separations will be coordinated with the City of Piqua Community Services Department, Miami County Sanitary Engineering Department, and Ohio Utility Protection Service (OUPS) prior to installation.

Utility locations illustrated in the Preliminary Development Plan are conceptual and may be adjusted during final engineering, subject to coordination with applicable City departments.

All new or rerouted utility lines and service routes shall be located underground and may be modified during final engineering to accommodate stormwater, screening, lighting, and fire protection infrastructure, subject to City coordination.

- G. **Fire Protection.** All buildings shall be designed and constructed with fire protection systems appropriate to their use and classification, in accordance with the Ohio Building Code. Commercial, hospitality, entertainment, and mixed-use buildings within Piqua Courts will utilize NFPA 13 systems, while residential or lodging buildings may utilize NFPA 13R systems where permitted by code. Should future phases or tenant changes introduce additional residential occupancy, the applicable NFPA 13R provisions may be extended accordingly, subject to building code review. The final system type for each structure will be confirmed during Final Development Plan and building permit review.

3. Public Right-of-Way (ROW) Improvements.

Certain improvements adjacent to the project site are located within the public right-of-way and are anticipated to be delivered by the City of Piqua in coordination with project phasing. These improvements may include roadway approaches, landscaped medians, pavement markings, utilities (above and below ground), lighting, and related circulation features. Final design, timing, and funding responsibilities will be determined through subsequent agreements with the City.

Key aspects tied to ROW include:

- A. **Roadways.** Approach lanes, roundabout geometry, and circulation corridors within ROW are City led improvements.
- B. **Utilities.** Extensions or relocations within the ROW will be coordinated with the City.
- C. **Lighting.** Street and intersection lighting in ROW will follow City standards.
- D. **Connectivity.** Sidewalks and bikeways crossing into ROW require coordination with the City.
- E. **Landscaping.** Median and frontage plantings in ROW are anticipated to be installed by the City.
- F. **Signage.** Monument or directional signs within ROW will be coordinated with the City.
- G. **Public Art.** Any roundabout installation in ROW will require City approval regarding design, ownership, and maintenance

4. Fences.

- A. Fences used for screening or decorative purposes shall be constructed of durable, high-quality materials such as finished wood, composite, ornamental metal, or brick accents. Chain link or similar fencing is prohibited, except where specifically approved for security or temporary public safety purposes.
- B. Electrified fencing, barbed wire, and razor wire are prohibited in all circumstances.
- C. Only ornamental fencing may be placed in front of buildings or along primary street frontages, reinforcing the pedestrian-oriented character of corridors.
- D. Fencing within a development area shall maintain a unified design to provide visual consistency. Materials and finishes should coordinate with the architectural character of adjacent buildings.
- E. Fence heights shall not exceed six (6) feet, except where additional height (up to ten 10 feet maximum) is approved in a Final Development Plan for screening service, loading, or utility areas.
- F. Where fencing is used to screen mechanical equipment, loading areas, or refuse/recycling enclosures, it shall be paired with evergreen landscaping to soften visual impact.
- G. Fencing and screening elements adjacent to sidewalks or public right-of-way

shall not obstruct pedestrian visibility or conflict with required transparency standards.

Fence Type / Material	Allowed?	Notes / Conditions
Finished wood / wood composite	Permitted	Must be stained/painted, coordinated with building architecture.
Brick masonry	Permitted	Encouraged for screening walls and frontages.
Ornamental iron / steel (decorative)	Permitted	Allowed at frontages; must be coordinated with building style.
Architectural CMU (integral color, split face, burnished)	Permitted	May be used for screening service/utility enclosures; must be capped/finished.
Chain link	Prohibited	Only permitted if specifically approved for temporary security/public safety. Must be coated (black/green) if approved.
Barbed wire / razor wire / electrified	Prohibited	Not permitted in any location.
Vinyl fencing	Prohibited	Not compatible with PDP standards.
Front yard / street facing fences	Ornamental only	Must be decorative (brick, wood, metal, finished composite). No privacy fencing at frontages.
Screening fences (utilities, trash, loading)	Permitted	Must be paired with evergreen landscaping for full screening.
Maximum Height	6' typical	May extend up to 10' only with Final Development Plan approval for service/utility screening.

5. Lighting.

The purpose of these standards is to provide consistent site lighting that ensures safety,

enhances pedestrian comfort, reduces glare, and minimizes light spill into the night sky.

A. Fixture Standards.

1. All non-decorative fixtures shall be full cutoff (fully shielded) to prevent upward light.
2. Cobra-head fixtures, searchlights, and moving light beams are not permitted.
3. Decorative pedestrian-scale fixtures are encouraged in walkable areas; fixtures above 15 feet must be shielded to prevent spill.
4. LED technology shall be used for all fixtures, with color temperatures generally near 4000K.
5. Fixtures must achieve a balance of visibility, comfort, and coordinated character across the site.

B. Fixture Types (per approved schedule).

Fixture Type	Location / Use	Height Limit	Notes / Standards
Parking Lot Pole	Parking fields, service areas	Max 25' (30' with FDP approval)	Full cutoff, underground service, coordinated finish
Pedestrian Pole	Sidewalks, walk edges	Max 15'	Pedestrian scale, shielded above 15', decorative encouraged
Bollards	Pedestrian paths, plazas	3–4' typical	Low level, shielded, coordinated finish
Wall Packs	Service/security areas	Building mounted	Full cutoff, downward only, coordinated with facade

Spot Lights	Accent / landscape features	Ground mounted	Accent only, shielded to prevent spill
Canopy Lighting	Drive through / covered walk areas	Recessed mount	LED flat lens, cutoff at canopy edge

C. General Standards (apply to all fixtures):

1. All non-decorative fixtures full cutoff.
2. Lighting averages typically 2–6 fc; localized areas up to 10 fc.
3. All fixtures LED, ~4000K, CRI ≥80.
4. No neon, searchlights, or cobra-heads.
5. All service lines underground.

D. Illumination Levels.

1. At street right-of-way: maximum average 2 footcandles, uniformity ≤4:1 (standard).
2. At residential property lines: ≤0 footcandles. At non-residential property lines: ≤1 footcandle.
3. Site lighting: not to exceed 6 footcandles on average. Drive-through areas may reach 10 footcandles, localized for safety.

E. Building & Wall Lighting.

1. Wall packs must be full cutoff and directed downward, not used as architectural attention devices.
2. Accent lighting may highlight architectural details or landscaping, provided spill into the night sky is minimized.
3. Neon or continuous tube accent lighting is prohibited.

F. Poles & Bases.

1. Parking lot poles shall not exceed 25 feet in height; pedestrian poles shall not exceed 15 feet.
2. Bare metal poles and exposed “sonotube” bases are prohibited.
3. All poles must use coordinated finishes consistent with the approved fixture schedule.

G. Canopies & Special Areas.

1. Under canopy lighting must be recessed or shielded flat lens LED fixtures.
2. Illumination beneath canopies must not exceed 24 footcandles.

H. Energy & Sustainability.

1. All fixtures shall be LED with ~4000K color temperature (warmer CCT permitted at residential edges).
2. Fixtures at residential edges of the site shall use warmer color temperatures and reduced pole heights to minimize impacts.
3. All service lines for lighting shall be placed underground.

I. Integration with Site Plan.

1. Lighting placement, types, and routing shall comply with the approved Lighting and Utility Plan.
2. Final Development Plans must submit a photometric plan demonstrating compliance with these standards and code requirements.

6. Pavement Markings and Stripping.

Pavement markings will be provided throughout the Development to support multimodal circulation, safety, and visibility. Required elements include:

- A. **Crosswalks.** High visibility striping at all internal intersections and drive crossings.
- B. **Bicycle Facilities.** Sharrows, lane markings, and signage per MUTCD and ODOT standards, installed at regular intervals. Buffered On-Street / Edge Bikeway segments (Center Court Drive, West Portion) shall be surfaced in asphalt with 2' painted standard buffers (wide solid white lines or diagonal markings consistent with ODOT bicycle facility standards) and green pavement at crossings, consistent with PDP Connectivity Standards.
- C. **Parking.** On-street spaces striped consistent with the Circulation Commitments

Plan (parallel, angled, and 90-degree).

- D. **Fire Lanes.** Red curb striping and stenciled text every ± 50 feet, coordinated with the Fire Department.
- E. **General.** All markings shall comply with MUTCD and City of Piqua standards. Detailed layouts will be provided at the Final Development Plan stage.

The following enhanced paving and surface treatments (F-I) apply specifically to Area 2 Piqua Courts (Center Court Drive and associated internal circulation areas). These standards address the primary gateway, roundabout, plaza interfaces, and shared truck access zones within that development area. Other areas of the Piqua Center site shall continue to follow general City and ODOT paving standards unless separately defined in a future Final Development Plan.

- F. **Enhanced Paving Treatments.** Pedestrian crossings, activity zones, and plaza edges shall incorporate stamped asphalt or colored concrete in a herringbone brick pattern or equivalent. These decorative treatments are intended to reinforce pedestrian priority and complement the overall brick and masonry character of the Development. Paving tones shall be muted clay or earth hues consistent with the overall material palette described in Section 1. All other roadways and drive aisles shall remain or be resurfaced in asphalt (ODOT mix) by default. Final texture, color, and pattern selections shall be coordinated and verified during Final Development Plan review. Finish locations shown are conceptual and may shift or be omitted as engineering or phase refinements occur.
- G. **Roundabout Treatment.** The City shall provide a design that is complementary to the overall design of the project with the Center Court Roundabout shall function as a low speed (25 mph) multimodal circulation element. The design shall complement the overall project character and may include public art, monument signage, and/or an optional archway as gateway features. Crosswalks shall utilize high visibility markings and materials consistent with enhanced paving treatments.
- H. **Service Drive and Plaza.** Drive aisles adjacent to the existing dock and plaza frontage shall utilize reinforced concrete paving designed for truck and service loading. Where these aisles interface with pedestrian plazas or crosswalks, an optional decorative paver band or border shall be incorporated to visually tie to adjacent finishes.
- I. **Buffered On-Street / Edge Bikeway.** The portion of on-street bikeway located along the west frontage shall utilize asphalt paving with 2 feet painted standard buffers (wide solid white lines or diagonal markings) and green pavement at crossings. Final pavement section thicknesses shall follow ODOT shared use path

standards, providing an overall width of approximately 12 feet (8 feet paved plus 2 feet buffers each side). The design intent is consistent with ODOT bicycle facility and MUTCD marking standards.

- J. **Mid-East Parking Field and Shared Truck Drive.** This includes a truck compatible drive aisle shall use heavy duty asphalt or reinforced concrete paving designed for truck loading while maintaining visual consistency with surrounding asphalt areas. Decorative crosswalk and/or band treatments shall be incorporated using brick pattern stamped asphalt or colored concrete to reinforce connectivity.

7. **Yard and Bulk Requirements.**

It is desirable to maintain consistency in building placement along major thoroughfares to establish a cohesive urban edge. Building height and massing are anticipated to be most prominent at key corridors and gateways.

- A. **Front Yard Setback.** Buildings fronting internal circulation streets within the Development shall provide a minimum setback of ten (10) feet, measured from the back of curb or edge of pavement. This setback is intended to include a 4-foot buffer, a 6-foot pedestrian walk, and a 6-foot frontage zone (16 feet total as illustrated in the Roadway and Street Design standards). The frontage zone may be utilized for stoops, patios, or terraces, with a minimum 8 feet clearance for balconies above.

B. **Building Envelopes.**

- 1) Area 1 - Piqua Center (Existing Mall Core). Buildings may be reused or redeveloped for commercial, office, or public uses. Massing is flexible but must respect circulation corridors and maintain connections to Areas 2 and 3.
- 2) Area 2 - Piqua Courts (Mixed-Use Redevelopment). Buildings fronting Circulation A, Circulation B, Mall Drive, and Court Drive shall provide a minimum 10-foot setback measured from the back of curb/edge of pavement. This setback is intended to accommodate a 4-foot buffer, 6-foot pedestrian walk, and 6-foot frontage zone (16 feet total as illustrated). Building height may be up to three (3) stories or sixty (60) feet, whichever is less.
- 3) Area 3 - Existing Hotel.
- 4) Area 4 - Piqua Center Remaining Parcels. Pads may be developed for office, retail, or residential infill. Setbacks shall follow the 10-foot minimum. Height shall be no greater than three (3) stories or sixty (60) feet, whichever is less.

- 5) Area 5 - Garbry Road Edge. Buildings must address Garbry Road with landscaped setbacks (20 feet minimum). Uses may be office, residential, or small-scale commercial. Heights are limited to three (3) stories to buffer the neighborhood edge.

C. **Open Space.** Open space shall be incorporated throughout the Development to support pedestrian connectivity, public gathering, and overall site character, while meeting landscaping and screening standards.

- 1) Open space may include plazas, courtyards, landscaped setbacks, walkways, fountains, and other pedestrian oriented areas.
- 2) The size, type, and placement of open space will be reviewed with each Final Development Plan to ensure circulation, landscaping, and usability needs are met, while maintaining efficiency of buildable areas.

D. **Integrated On-Street Parking.** On-street parking shall be provided along designated frontages consistent with the Circulation Commitments Plan.

- 1) Circulation Corridor A shall include parallel parking (8 feet by 22 feet) on both sides, striped where applicable.
- 2) Circulation Corridor B shall include 60 degree angled parking on the north side only, with curbed shoulders on travel lanes.
- 3) Court Drive shall include 90 degree parking on both sides.
- 4) On-street spaces may be counted toward required off-street parking. Their placement supports walkability and creates activated frontages.

E. **Maximum Building Height.** Building height shall not exceed three (3) stories or sixty (60) feet, whichever is less.

8. Landscaping.

All Final Development Plans will include a landscaping plan for approval by the Planning Commission. The conditions that follow shall apply. Landscaping should emphasize street trees, buffers, and plantings that reinforce pedestrian comfort and the overall character of the Development. Innovative features such as pervious pavement, rain gardens, or other green infrastructure may be incorporated where appropriate to enhance sustainability and site design.

A. **General Requirements.** A consistent greenspace program is required throughout the Development, including a mix of evergreen trees, canopy trees, ornamental trees, shrubs, grasses, and flowering groundcovers. Plant selections must:

- 1) Be hardy to the Piqua region (Zone 6a), non-invasive, and capable of thriving on natural rainfall once established or with supplemental irrigation.
- 2) Follow Development Code requirements: no artificial plants; minimum sizes at planting; and standards for maintenance and replacement.
- 3) Integrate with existing vegetation and topography, using earth mounds and plant groupings to create naturalistic and visually varied landscapes.
- 4) Screening for existing service and loading areas, including the dock along the north face of the existing mall, shall be addressed through a combination of retained masonry walls and supplemental evergreen landscaping to soften visibility from adjacent drives and plazas.
- 5) Large Tree Definition. Deciduous trees greater than or equal to 40' tall at normal full-grown height, with a canopy of 30' spread at maturity.
- 6) Ornamental Tree Definition. Deciduous tree that normally attain a full-grown height of less than 30' with a 15-30' canopy spread at maturity.
- 7) Landscaping illustrated within public right-of-way on Exhibits is conceptual only and reflects the Developer's intended streetscape improvements. Final design and installation shall be done by the Developer, and maintenance shall be by the City.

B. Trees Required.

- 1) Frontage Trees.
 - a. A tree shall be planted at a rate of one large tree for every 35' of road frontage (public or private) or one ornamental tree for every 15' of road frontage (public or private).
 - b. Trees shall be planted along primary street frontages at regular intervals to establish a consistent canopy, but up to 25% (one quarter) of the required frontage trees for each frontage may be grouped together, provided each tree has adequate space to reach full maturity.
 - c. Landscaping Adjacent to I-75. To preserve visibility into the site while meeting screening objectives, the I-75 frontage will include a combination of ornamental trees, low evergreens, and shrubs arranged in clustered groupings rather than a continuous tree line. Existing earthen mounding will be maintained and supplemented with new plantings to enhance texture and seasonal interest. Plant species will emphasize lower growth ornamental varieties (mature height approximately 15 to 20 feet) to avoid blocking views of internal development. Final species, spacing, and cluster

patterns will be detailed at the Final Development Plan stage.

- d. Frontage trees and streetscape landscaping along Center Court shall be installed with Phase 1 (2026–2028) to allow early establishment of street trees and a consistent district edge as future phases build out. Implementation will be coordinated with Phase 1 roadway construction, including curbing, tree pits, and related streetscape improvements, subject to development team feasibility review prior to final design.

2) General Landscape Trees.

- a. A large tree shall be planted at a rate of one large tree for every 2,000 square feet of impervious surface, inclusive of building coverage, impervious pavement and roadways, and impervious parking areas. Existing island and perimeter trees may satisfy this requirement where feasible. Required trees may be placed in existing islands or along perimeters and pedestrian corridors.

While existing landscaping conditions may remain until improvements occur, the overall site shall come into full compliance with all applicable landscaping requirements over time as parking fields, roadways, and site areas are resurfaced, reconstructed, or redeveloped in phases.

- b. Up to 50% of the large trees required to meet the General Landscape Tree requirement may be substituted with an ornamental tree, provided the number of trees provided is increased at a rate of 1.5 ornamentals per large tree with all substitutions rounded up to the next whole tree.

- C. **Parking Lot Screening.** A combination of trees, shrubs, and screening plants shall provide at least 36 inches of height to screen parking lots from adjacent streets and internal circulation drives. Where parking edges face a public or shared lane street, a minimum 6 feet wide landscape strip planted with shrubs (36”), ornamental grasses, and ornamental trees (1 per 40 feet typical) shall be required. This buffer softens the view of parked vehicles while maintaining visibility for bicyclists and drivers, and applies primarily to the northeast frontage of Area 2 Development between Center Court Drive and the adjacent parking aisle. Earth mounds with vegetation, decorative masonry walls and landscaping may be used to enhance the perimeter.
- D. **Impervious Surface & Parking Lots.** Continuous landscape islands should be incorporated at regular intervals within parking fields such as at the ends of aisles, between every fourth double row, and every tenth (10) parking space to break up expanses of paving and provide shade. Trees will be planted at locations protected

from vehicular encroachment. Landscape islands will be designed to separate parking aisle, direct traffic, and break large expanses of asphalt.

Existing parking lot configurations may remain until resurfacing, curb replacement, or reconstruction occurs. At that time, the lots shall be brought into conformance with the continuous landscape island requirements outlined in this section.

- 1) Required trees placed in landscape islands shall be placed in a space containing at least 170 square feet of pervious surface area per tree, with the smallest dimension of pervious surface area being 6 feet, to allow for adequate root aeration and expansion. Islands may contain areas of less than 6 feet outside of the area required for tree plantings.
- 2) Islands should also include shrubs and/or ground cover, with measures to protect landscaping from vehicle encroachment.
- 3) No parking space shall be more than 80 feet from at least two large trees or equivalent number ornamental tree substitutions.
- 4) Existing landscape islands will remain in place and be maintained with appropriate tree and shrub plantings. Where resurfacing or restriping occurs, parking lots shall come into conformance with this code language.
- 5) The Northwest (Dunham's) and Southwest (between the existing hotel and stormwater basin) parking fields are included in Phase 1 for general surface retouching only, paving repair, curb maintenance, and minor landscape refreshes and shall be required to come into conformance with this code only if any paving or curb maintenance is completed in these lots after Phase 1 is completed.
- 6) The South and Southeast (shared with Cinemark) parking fields shall be required to come into conformance if any paving or curb maintenance is completed in these lots. Flexibility shall be granted to allow required parking lot islands to be moved to create truck lanes and access to the light industrial uses, but the overall number and size of required islands shall be met.
- 7) The northeast parking edge along Center Court Drive shall incorporate a minimum 6 feet wide landscape strip planted with shrubs (36"), ornamental grasses, and ornamental trees (1 per 40 feet typical) as shown on the Open Space Plan.

E. **Planting Standards.** Plant selections shall comply with minimum code standards while allowing for additional seasonal interest and integration with the overall design intent. The following table summarizes the required categories, minimum

standards, and representative species for use throughout the development.

- 1) All General Landscape Trees shall have a DBH (diameter at breast height) of at least 2.5 inches and be at least 8' tall at planting;
- 2) Frontage Trees will have a DBH of at least 3 inches and be at least 8' tall at planting;
- 3) Evergreen trees will be at least six (6) feet high at the time of planting.
- 4) A minimum of 50% of the deciduous trees on the site shall be native trees.
- 5) To reduce the potential for the spread of diseases and to reduce monotony of design, no more than 40% of trees planted shall be from the same genus.
- 6) Shrubs shall be a minimum of 36 inches high at the time of planting.
- 7) Existing trees that are damaged or destroyed due to natural conditions or other natural causes and are part of the approved landscape plan shall be replaced at a rate of 1 large native tree per tree removed or lost due to such natural causes. Trees removed other than due to natural causes shall be replaced at a rate of 1 large native tree for every 2" caliper of trees removed. Trees planted as part of a landscape plan that are damaged, diseased, and/or otherwise in need of removal shall be replaced with an equivalent tree meeting the requirements above.
- 8) Trees planted to meet the minimum requirements of these standards shall not be topped or otherwise prevented from attaining a natural mature canopy. This provision is not intended to prevent the necessary removal of dead or damaged limbs or prevent the removal of limbs near intersections and driveways that are causing a traffic visibility hazard.
- 9) Landscape design will strive to be creative. The planting design will use massing or groupings of materials to create a stronger visual impact for high speed areas, create dense screening in certain areas, break up the large parking areas, use plant diversity for long term health of the plants, use repetition for continuity, and create visual interest by incorporating spring and summer flowers and fall color.

Plant Category	Plant List Examples	Notes
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Shade Trees	Red Maple, River Birch, Oak, Honeylocust	Required along primary street frontages and major drives
Ornamental Trees	Sargent Crabapple, Flowering Dogwood, Ohio Buckeye	Used in courtyards, internal streets, parking lot islands
Evergreen Trees	Blue Douglas Fir, Norway Spruce	Used in buffers, screening, and I 75 frontage
Shrubs (Evergreen)	Boxwood, Sea Green Juniper, Yew	Parking lot screening, service area buffers
Shrubs (Deciduous)	Hydrangea, Ninebark, Weigela	Used for seasonal color and massing
Screening Plants	Sea Green Juniper, Indiangrass	Required to screen parking lots from ROW (min 36" at planting)
Ground Covers / Herbaceous	Ohio Goldenrod, Coneflower, Cardinal Flower, Hosta	Used in rain gardens, swales, and buffer areas
Buffers (ROW & Adjacent Uses)	Combination of shade trees + evergreens + shrubs	Earth mounds, walls, or dense vegetation may be combined
Parking Lot Interiors	Mix of shade + ornamental trees	Islands must include shrubs/ground cover and protect trees from encroachment

9. Screening Standards.

Ground and roof mounted mechanical equipment, trash receptacles, and loading areas shall be screened from public view through evergreen plantings (minimum of 6' at planting), architectural enclosures, or a combination of both. Where grades expose rooftop mechanicals or service areas, additional landscaping or screening walls should be incorporated to maintain visual quality.

The existing service dock located along the north face of the existing mall shall remain. Existing masonry wing walls on the north and south sides will be retained as structural screening. A supplemental landscape buffer will be provided along the west approach drive to reduce visual impact toward the adjacent plaza and drive intersection. The buffer will consist of evergreen shrubs and ornamental or shade trees planted at regular intervals to maintain a continuous visual screen. The dock will remain open to allow truck access, and no gate is required unless used for waste or mechanical enclosures.

10. Trash Receptacles.

When external to a building, trash receptacles shall be screened to minimize visibility and maintain site aesthetics.

A. **Location**

Must be placed to the side or rear of buildings, not visible from primary street frontages. Must comply with applicable setback requirements.

B. **Screening Enclosure**

- 1) Enclosures must include three (3) sides of durable wall or fence at least six (6) feet high.
- 2) Materials must match or complement the principal building (brick or stone finishes, no split faced CMU is permitted).
- 3) The fourth side must include a solid opaque gate at least six (6) feet high, designed with a lockable latch assembly.

C. **Safety and Access**

- 1) Bollards must be provided to protect vehicles from gate overswing.
- 2) Receptacle areas must be designed to accommodate service vehicle access without obstructing circulation drives or pedestrian walkways.
- 3) Waste enclosures may be shared by multiple buildings within a block. Each enclosure must be sized to accommodate at least two (2) 8-yard dumpsters and one (1) recycling container, unless a tenant requires a dedicated enclosure (e.g., food service). Final sizing will be verified at FDP based on tenant mix and collection frequency.

D. Integration with Landscaping. Where visible from pedestrian areas or parking lots, enclosures must be softened with evergreen landscaping that includes plantings that are at least six (6) feet a planting.

11. Signage.

Signage within Piqua Center will be designed to reinforce project identity, maintain pedestrian scale, and protect public safety. Standards regulate sign type, scale, and placement to ensure clear visibility for vehicles, bicycles, and pedestrians, while contributing positively to the architectural character of the development. Signage

quantities for each development area correspond to the number of tenant spaces with exterior entrances identified in the Land Use and Block Commitments table.

A. **General Standards**

- 1) **Location.** Tenant signs must be placed on private property within designated tenant or project frontages. Site signage or Wayfinding signage and directional signage may be placed throughout the site based on a Final Development Plan approval.
- 2) **Visibility.** No sign shall obstruct sight triangles at intersections or block ADA required clearances.
- 3) **Illumination.** Flashing, blinking, bare bulb, and animated light sources are prohibited. Lighting must be shielded and subdued.
- 4) **Prohibited Types.** Roof signs, pole signs, pylon signs, billboards, electronic message centers, reflective or mirrored signs, searchlights, and imitation traffic signals are not permitted.

B. **Identification Signage.** Project and building identification signage will establish a cohesive branding strategy while maintaining variety in type and scale. A focused palette of monument, wall, projecting, shingle, awning/canopy, window, entrance, and wayfinding signs is permitted. Sidewalk A-frame and temporary signage are allowed to support retail activation and special events. All identification signs will be scaled to frontage length, integrated with architectural design, and coordinated across parcels to prevent clutter.

- 1) **Development Entrance Signs.** Monument signs shall be permitted at the entrances to the site along US Route 36 (E. Ash Street) and Garbry Road
 - a. 100 square feet maximum.
 - b. Must have a 6" brick or stone base and be no taller than 8'.
 - c. May be used to advertise the designated areas of the development "Piqua Center" and "Piqua Courts".
 - d. High quality lighting and substantial landscaping at the base are required. Ground lighting shall be flush with the grade or obscured by landscaping.
 - e. No more than four (4) entrance signs. Two for each entrance, shall be permitted within the development.

- 2) **Area Entrance Signs.** One monument sign is permitted per designated area (five total).
 - a. 50 square feet maximum
 - b. Must have a 6" brick or stone base and be no taller than 8' tall
 - c. High quality lighting and substantial landscaping at the base are required. Ground lighting shall be flush with the grade or obscured by landscaping.
 - d. No more than five (5) area entrance signs. One in each designated area shall be permitted within the development.
- 3) **Ground Signs.** No additional ground signage is permitted.
- 4) **Wall Signage.** Only retail or commercial tenants with an exterior primary entrance dedicated to their tenant space are permitted to have one primary wall sign and one secondary wall sign. Tenants without exterior primary entrances are not permitted to have exterior wall signage. In Area 1, one additional wall sign with no tenant specified, is permitted up to 150 square feet on one facade of the building.
 - a. **Primary Signage.** Based on linear feet of façade. Two square feet per linear foot of façade up to 75 linear feet of façade with a maximum of 150 square feet.
 - b. **Secondary Signage.** Based on linear feet of façade. 0.75 square feet per linear foot of façade with a maximum of 50 square feet.
- 5) **Projecting Signage.** In lieu of a secondary wall sign, each tenant with an exterior primary entrance dedicated to their tenant space may have a projecting sign. Shall meet all standards of the City of Piqua Development Code for projecting Sign.
- 6) **Shingle Signage.** All retail and commercial tenants with an exterior primary entrance dedicated to their tenant space may have a shingle sign. Shall meet all standards of the City of Piqua Development Code for shingle signs.
- 7) **Awning / Canopy Signage.** All retail and commercial tenants with an exterior primary entrance dedicated to their tenant space may have an awning / canopy sign. Shall meet all standards of the City of Piqua Development Code for Awning signs.

- 8) **Window Signage.** Ground floor retail and commercial tenants shall be permitted to have window signage. Shall meet all standards of the City of Piqua Development Code for Window signs.
- C. **Temporary Signage.** Temporary signage shall meet the standards of the City of Piqua Development Code for Large Temporary Signs. Additionally, one sidewalk (A frame) sign is permitted for each retail and commercial tenants with an exterior primary entrance dedicated to their tenant space with up to 6 square feet, with a maximum of 3' tall.
- D. **Functional Signage.** Functional signage within Piqua Center is focused on safety, circulation, and emergency access. Signs for bicycle boulevards, shared lanes, and fire lanes will be installed consistent with ODOT, MUTCD, and Fire Department standards. These elements are considered critical infrastructure and will be implemented in coordination with pavement markings and regulatory traffic signage.
- E. **Bicycle Boulevard Signage.** MUTCD/ODOT compliant "Bike Boulevard" route and wayfinding signage shall be installed. To be located along designated low speed corridors and paired with sharrows and directional arrows.
- F. **Shared Lane Signage.** MUTCD compliant "Share the Road" signage with sharrow pavement markings shall be provided. Used where cyclists and vehicles share the same lane; located at conflict points and intersections.

12. Parking, Loading, and Access.

Parking and access throughout the development are organized around the internal circulation system: Center Court Drive, Court Drive, Mall Drive, and Circulation Corridors A & B. These function as the project's primary frontages and establish the framework for both shared parking and multimodal access.

- A. **Share Parking Structures / Lots.** Parking structures and lots located on adjacent properties will be connected by pedestrian access aisles. Access easements will be shown on Development Plans and recorded with the Miami County Recorder's Office. The number of required parking spaces for a given use may be reduced if shared parking is provided in conjunction with uses that have different peak hour parking demand. Additionally, parking availability through public parking areas/structures may be considered in determining whether the off-street parking requirements are satisfied.

- B. **Parking Placement.** Parking along internal drives will respect a minimum 10 foot setback, avoiding lots directly between buildings and primary frontages.
- C. **Access Points.** Only one access point will be provided along US36 and two access points will be permitted off of Garbry Road.
- D. **Pedestrian Circulation.** A safe transition will be provided for people walking from their vehicles to the building, or for pedestrians or bicyclists using a public pathway to the building entrance. The design of the parking lot shall minimize areas where vehicular traffic moves in the same space with pedestrians.
- E. **Loading Bays.** Loading bays should not be visible from any major thoroughfare or residential district. In the event a loading bay does face a major thoroughfare or off-site residential district, it will be screened from view by an opaque barrier consisting of a decorative screen wall consistent in appearance and materials with that of the principal building, continuous evergreen planting, or some combination thereof.
- F. **Bicycle Parking.** Bicycle parking should be provided next to primary building entrances or at safe and convenient locations within parking lots to service each building. 2 spaces per primary entrance or 1 per 10 vehicle spaces; racks within 50' of entries where feasible; nearby public corrals may count.

13. Bicycle Facilities.

Bicycle circulation within the Development will be supported by a connected system of bicycle boulevards, shared lanes, and designated bikeways as illustrated in Exhibit C (Connectivity Plan). These facilities will ensure safe multimodal access between buildings, parking areas, and surrounding networks.

- A. **Bikeway Connection.** A bikeway connection shall be provided to the existing path along US36 and to Garbry Road, where the existing path ends. This pathway shall be located within existing right-of-way where possible and shall have a dedicated easement granted for locations outside of the right-of-way.
 - 1) A separated bikeway connection with a raised concrete curb shall be provided from US36 along Centre Court west to the unnamed roadway section that leads to the railroad tracks. The roadway section in this area shall include a 12 foot two-way shared asphalt pathway, with a five foot median separating it from the roadway.

- 2) A buffered on-street / edge of pavement bikeway shall be located along the west portion of Center Court Drive from the unnamed roadway to Garbry Road. The section of bikeway will maintain an eight (8) foot paved width with two (2) feet painted buffers on each side (12 feet total). Buffers will follow ODOT's standard configuration (2–4 feet) incorporating green pavement at intersections and crossings for visibility and safety, consistent with MUTCD and ODOT marking guidance.
 - 3) The east portion of Center Court Drive functions as a shared lane street, where bicycles may use the full lane (maximum speed 25 mph). Bicycle chevrons and other standard MUTCD shared road markings will be required.
- B. **Bicycle Boulevards.** Low-speed, low-volume streets will be designated as bicycle boulevards, with a maximum posted speed of 25 mph. Features will include signage, sharrows, pavement markings, and traffic calming treatments to reinforce bicycle priority.
- C. **Shared Lanes.** Where separate bike facilities are not feasible, shared lanes will be marked with MUTCD compliant "Bicycles May Use Full Lane" signage and sharrow pavement markings at regular intervals. Lane widths will avoid excessive dimensions to reinforce safe operating speeds.
- D. **Connections.** Bikeways will connect to US 36 and surrounding networks, with continuity provided across each phase of development.

Center Court Drive includes three conditions. The northern connection from US-36 to the unnamed access road provides a separated bikeway located within the public right-of-way. From the unnamed access road south to Garbry Road, Center Court Drive features a two-way buffered on-street/edge bikeway designed in accordance with ODOT and MUTCD standards. The east portion of Center Court Drive functions as a shared lane street where bicyclists may use the full lane (maximum speed 25 mph).

- E. **Parking.** Bicycle parking will be provided near building entrances and at shared public nodes, consistent with the Parking and Access standards.

14. Pedestrian Amenities and Circulation

Pedestrian facilities will be fully integrated throughout the Development, ensuring safe and comfortable circulation. Amenities include plazas, courtyards, landscaped walkways, and gathering areas anchored by seating, planting walls, public art, and

pedestrian scale lighting. These features collectively reinforce the pedestrian realm and support connectivity between buildings, parking areas, and community destinations.

- A. **Sidewalks.** Sidewalks shall be constructed on both sides of all internal streets with a minimum width of 6 feet. Where parking lots exceed 100 spaces, a central pedestrian walkway will be provided to connect parking fields with building entrances.
- B. **Crosswalks.** High visibility crosswalks shall be provided at intersections and internal drive connections, ensuring safe pedestrian crossings of circulation corridors. Enhanced striping or other treatments will be applied where appropriate.
- C. **Walkways & Access.** Each Final Development Plan shall incorporate perimeter walkways, internal pedestrian connections, and emergency access routes consistent with the Connectivity Plan (Exhibit C). Site improvements will demonstrate compliance through coordinated landscaping and accessibility upgrades.

15. Open Space

Open space within the Development will be concentrated in key nodes rather than spread uniformly, as shown in Exhibit A-1 (Open Space Plan). This strategy places buildings close to internal site drives, strengthens pedestrian connectivity, and creates activated hubs of public life. Community gathering areas, pedestrian buffer zones, and landscaped courts will anchor the open space system, with phasing coordinated as shown in Exhibit B-1 (Area 2 Phasing Plan).

16. Site Amenities

The Development will feature a coordinated package of pedestrian-oriented amenities that enhance both tenant frontages and the public realm. These amenities will be organized as a consistent system, ensuring continuity across phases of redevelopment. Amenity elements will be strategically located at plazas, pedestrian nodes, and building entries to support walkability, safety, and community gathering.

All amenities will be selected and designed to align with the landscaping palette, pedestrian circulation network (Exhibit C), and architectural standards, reinforcing a unified identity for Piqua Center. The table below summarizes the required amenity types, minimum standards, and intended locations.

- A. **Bike Racks.** Located near building entries and plaza nodes.
- B. **Benches.** Placed in plazas, sidewalks, and open space nodes.

- C. **Trash Receptacles.** Consistent with overall site furnishings.
- D. **Street Signs.** Pedestrian scale and coordinated with project graphics.
- E. **Pergolas / Trellises / Arbors.** Provided for shade at plazas and gathering spaces.
- F. **Gateway Elements.** Mark primary vehicular and pedestrian entries.
- G. **Bollards.** Provide traffic control and safety at crosswalks and plazas.
- H. **Outdoor Seating.** Chairs, tables, and moveable furniture provided in plazas and courtyards.
- I. **Umbrellas / Weather Protection.** Weather protection elements consistent with the overall design style.

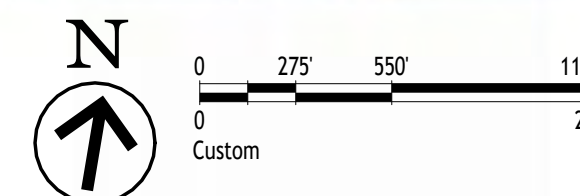
17. Fire Safety

- A. Fire safety within Piqua Center will be coordinated with the Piqua Fire Department to ensure that each development phase provides adequate emergency access, fire apparatus circulation, hydrant coverage, and water supply. The standards summarized in the accompanying table establish the minimum expectations for roadway design, hydrant placement, and building access.
- B. Emergency access routes are required to remain functional throughout phased build-out and during interim conditions, ensuring continuous coverage across the site. Fire apparatus access roads must maintain adequate width and turning radii, with turnaround provisions at dead end conditions. Court Drive (Restricted Multi Use / Apartment Access) shall function as a designated emergency access route. One-way segments of Court Drive shall maintain a minimum 20 feet of unobstructed aisle width, and any two-way emergency access segments shall maintain a minimum 24 feet of unobstructed width, consistent with Fire Code requirements. Hydrant spacing and water supply will be designed to provide redundancy, looping, and sufficient pressure to meet firefighting needs.
- C. Buildings fronting internal site drives will be designed to allow fire apparatus access within hose reach, and all fire lanes will be clearly designated and maintained free of obstructions. Phased compliance requires that no occupancy will occur until each phase demonstrates sufficient emergency access and hydrant coverage to meet Fire Code requirements.
- D. Fire lane striping and associated signage shall also comply with the Pavement Markings and Striping standards of this PDP.
- E. All striping, signage, and roadway design shall meet the Engineering Design standards and Fire Code of the City of Piqua.

18. Special Conditions.

- A. **Temporary Uses and Events.** Temporary uses permitted by the City Development Code or other applicable regulations may occur within the Development subject to issuance of a Temporary Use Permit. Typical examples include food trucks, seasonal sales, and short-term activities. Larger special events such as festivals, parades, or street closures are regulated separately and require a Special Event Permit. Temporary parking arrangements may also be authorized by the City as needed.
- B. **Emergency Access During Events.** Select internal drives may be temporarily closed to accommodate special events, community activities, or short-term programming. During such closures, emergency access will remain functional at all times. Fire apparatus turnaround requirement identified in Exhibit C-2 shall be maintained. Final Development Plans must demonstrate that any proposed event closure strategies preserve adequate fire and life / safety access.

FINAL SUBMISSION FOR PLANNING COMMISSION
12/08/2025

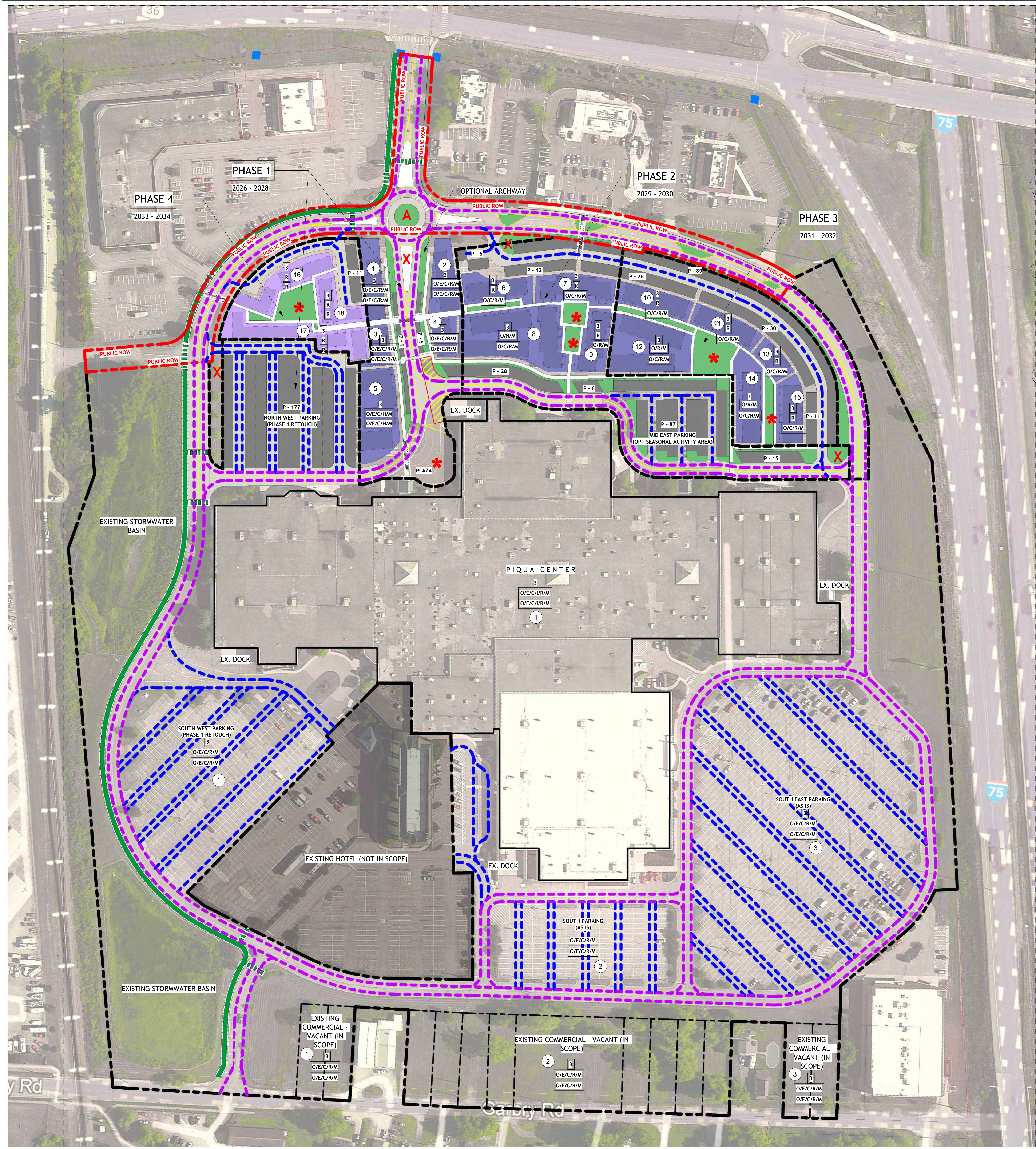


SHEET INDEX		SITE DATA		
SHEET #	TITLE	ITEM	EXISTING CONDITIONS	PROPOSED CONDITIONS
EXHIBIT A	PRELIMINARY DEVELOPMENT 'CONCEPT' PLAN	SITE AREA	43.216 AC	N/A
EXHIBIT A-1	OPEN SPACE PLAN	ZONING / USE CODE	REGIONAL SHOPPING CENTER (MIAMI COUNTY USE CODE 427)	PLANNED DEVELOPMENT (PDP) WITH CX DISTRICT STANDARDS
EXHIBIT A-2	PAVEMENT & CROSSINGS PLAN	LAND USE	REGIONAL SHOPPING CENTER	MIXED-USE: RESIDENTIAL, RETAIL, HOSPITALITY/ENTERTAINMENT, HOTEL, PROFESSIONAL OFFICE, MEDICAL OFFICE, LIGHT INDUSTRIAL/WAREHOUSING, AND PUBLIC AMENITIES
EXHIBIT B	AREA PLAN	BUILDING AREA	±505,660 SQ FT (MALL STRUCTURE, BUILT 1988)	BUILDINGS MAXIMUM 3 STORIES, 60 FEET; MIXED USE BLOCKS PHASED PER PDP STANDARDS
EXHIBIT B-1	AREA 2 PHASING PLAN	CIRCULATION	INTERNAL MALL RING DRIVE WITH SURFACE PARKING	CORRIDORS A & B, COURT DRIVE, MALL DRIVE, CENTER COURT DRIVE (PRIMARY MULTIMODAL STREETS); INCLUDES ROUNDABOUT AND BIKEWAY CONNECTIONS
EXHIBIT C	CONNECTIVITY PLAN	BIKEWAY SYSTEM	NONE FORMALLY DESIGNATED	BUFFERED ON STREET / EDGE BIKEWAY (WEST PORTION OF CENTER COURT DRIVE) AND SHARED LANE STREET (EAST PORTION), PLUS BICYCLE BOULEVARDS PER EXHIBIT C
EXHIBIT C-1	ROADWAYS	PARKING	SURFACE LOTS ±350,000 SQ FT	SURFACE + ON STREET PARKING; SHARED PARKING ALLOWED; REDUCTIONS BASED ON MIXED PEAK DEMAND; TYPE 1 LOW IMPACT FRONTAGE SCREEN ALONG CENTER COURT DRIVE
EXHIBIT C-2	EMERGENCY ACCESS	LANDSCAPING	BASIC TREE LAWNS AND PARKING LOT ISLANDS	SHADE TREES AT FRONTAGES, CENTER COURT LANDSCAPING, TYPE 1 LOW IMPACT FRONTAGE SCREENING, RAIN GARDENS, AND SERVICE AREA BUFFERS
EXHIBIT C-3	TRUCK TURNS - WB50	LIGHTING	MIX OF OLDER SURFACE POLE LIGHTS AND WALL PACKS	FULL CUTOFF LED FIXTURES; PEDESTRIAN SCALE LIGHTING ALONG WALKS; MAX HEIGHT 30' (PARKING) / 15' (PEDESTRIAN)
EXHIBIT C-4	TRUCK TURNS - SU30	UTILITIES	EXISTING ABOVEGROUND & OLDER MALL SERVICE LINES	ALL UTILITIES UNDERGROUND; CONNECT TO CITY WATER/SEWER; STORMWATER TO 100 YEAR STANDARD
EXHIBIT D	LIGHTING PLAN	PHASING	N/A	FOUR PHASES, 2026–2034; EACH PHASE TO FUNCTION INDEPENDENTLY WITH PARKING, UTILITIES, AND FIRE ACCESS
EXHIBIT E	UTILITIES & EASEMENT PLAN			
EXHIBIT F	SIGNAGE PLAN - IDENTIFICATION & WAYFINDING			
EXHIBIT F-1	SIGNAGE PLAN - FUNCTIONAL/ SAFETY			
EXHIBIT G	AMENITIES PACKAGE			
EXHIBIT H	MATERIAL BOARD			
EXHIBIT I	EXAMPLE BUILDING ELEVATIONS			
GENERAL NOTES				
THE FOLLOWING APPLY UNLESS OTHERWISE MODIFIED IN THIS PRELIMINARY DEVELOPMENT PLAN (PDP):				
1. DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE PIQUA DEVELOPMENT CODE (CX DISTRICT), CITY OF PIQUA CONSTRUCTION DESIGN CRITERIA, THE OHIO BUILDING CODE, ODOT ACCESS MANAGEMENT MANUAL, AND OTHER GOVERNING STANDARDS, EXCEPT AS SPECIFICALLY MODIFIED BY THIS PDP.				
2. THE DEVELOPMENT STANDARDS INCLUDED HEREIN SERVE AS THE REGULATORY FRAMEWORK FOR THIS PROJECT. COMPLIANCE SHALL BE DETERMINED BY THE CITY OF PIQUA PLANNING COMMISSION AND STAFF DURING REVIEW AND APPROVAL OF THIS PDP.				
3. ROAD IMPROVEMENTS, ACCESS MANAGEMENT, AND TRAFFIC CONTROL SHALL COMPLY WITH CITY AND ODOT DESIGN REQUIREMENTS. ROAD ALIGNMENTS AND CROSS SECTIONS ARE APPROXIMATE AND MAY BE REFINED AT FINAL DEVELOPMENT PLAN STAGE.				
4. SIDEWALKS, BIKEWAYS, AND PEDESTRIAN CONNECTIONS SHALL COMPLY WITH CITY AND ODOT DESIGN STANDARDS. LOCATIONS AND DETAILS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT DURING FINAL DEVELOPMENT PLAN REVIEW.				
5. OPEN SPACE AREAS, PLAZAS, AND AMENITY SPACES ARE APPROXIMATE IN LOCATION AND SIZE. FINAL DESIGNS SHALL MEET OR EXCEED THE PIQUA DEVELOPMENT CODE REQUIREMENTS.				
6. WHERE A CONFLICT OCCURS BETWEEN THE GRAPHIC DEPICTION AND THE TEXT OF THIS DOCUMENT, THE TEXT SHALL GOVERN.				

PROJECT DIRECTORY

CIVIL ENGINEERING

CHOICE ONE ENGINEERING
440 E HOEWISHER RD
SIDNEY, OH 45365
937.497.0200



GENERAL NOTES

A. NO DEVELOPMENT PLAN MAY BE SUBMITTED PURSUANT TO THIS PDP UNLESS (1) THE DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT, APPROVED BY ORDINANCE AS A LEGISLATIVE DECISION OF THE TOWN COUNCIL; (2) DEVELOPER IS IN COMPLIANCE WITH THAT DEVELOPMENT AGREEMENT; AND (3) THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT.

B. BUILDINGS WILL COMPLY WITH THE ARCHITECTURAL STANDARDS INCLUDED.

C. VEHICULAR CIRCULATION ILLUSTRATED REPRESENTS THE MINIMUM STREET NETWORK. ADDITIONAL PUBLIC OR PRIVATE VEHICULAR CIRCULATION MAY BE ADDED AT THE TIME OF DEVELOPMENT PLAN.

D. CONCEPTUAL DEVELOPMENT BLOCKS MAY INCLUDE MULTIPLE BUILDINGS.

E. LOCATIONS OF BUILDINGS SHOWN FOR REFERENCE AND SUBJECT TO CHANGE AS NEEDED.

F. LOCATIONS OF COMMUNITY GATHERING AREAS ARE CONCEPTUAL AND MAY SHIFT AT DEVELOPMENT PLAN STAGE AS LONG AS SUBSTANTIALLY SIMILAR.

G. LOCATIONS OF VEHICULAR CIRCULATION ARE CONCEPTUAL AND MAY SHIFT AT DEVELOPMENT PLAN STAGE AS LONG AS COMPARABLE CIRCULATION IS MAINTAINED.

H. SEE EXHIBIT A-1 FOR VEHICULAR CIRCULATION CORRIDOR SECTIONS.

I. SEE EXHIBIT B FOR PROJECT PHASE BOUNDARIES, LIGHTING AND OPEN SPACE PLANS. EMERGENCY ACCESS AND INFRASTRUCTURE REQUIREMENTS ARE IDENTIFIED AND PROVIDED FOR EACH PHASE.

J. SEE EXHIBIT C FOR PEDESTRIAN AND BIKEWAY ROUTES, AS WELL AS SIDEWALK AND CROSSWALK DESIGN PLANS.

K. BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND MAY SHIFT AT THE TIME OF DEVELOPMENT PLAN. THE EXISTING SERVICE DOCK LOCATED ALONG THE NORTH FACE OF THE EXISTING MALL SHALL REMAIN. EXISTING MASONRY WING WALLS WILL BE RETAINED AS STRUCTURAL SCREENING, AND A SUPPLEMENTAL LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE WEST APPROACH DRIVE TO REDUCE VISUAL IMPACT TOWARD THE ADJACENT PLAZA AREA. NO GATE IS REQUIRED.

LAND USE AND BLOCK COMMITMENTS

BLOCK	PERMITTED USES		STORIES MAX
	GROUND FLOOR	UPPER FLOOR	
AREA 1 - PIQUA CENTER			
EXISTING MALL CONTAINS APPROXIMATELY 24 TENANT SPACES WITH EXTERIOR ENTRANCES. FUTURE RECONFIGURATIONS MAY INCREASE EXTERIOR FRONTAGES			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ LIGHT INDUSTRIAL (WAREHOUSING)/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
AREA 2 - COURTS			
GROUND FLOORS ACROSS PHASES 1-3 ARE PLANNED FOR POSSIBLE ACTIVE COMMERCIAL FRONTAGES WITH AN ESTIMATED MAXIMUM OF APPROXIMATELY 72 TENANT SPACES WITH EXTERIOR ENTRANCES. FINAL COUNTS TO BE CONFIRMED AT DEVELOPMENT PLAN STAGE.			
PHASE 1			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
2			
3			
4			
5	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ HOTEL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	
PHASE 2			
6			
7	PROFESSIONAL OFFICE/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	RESIDENTIAL	
8		PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	3
9	PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	RESIDENTIAL	
PHASE 3			
10			
11		RESIDENTIAL	
12	PROFESSIONAL OFFICE/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	3
13		RESIDENTIAL	
14		PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	
15		RESIDENTIAL	
PHASE 4			
16			
17	RESIDENTIAL	SAME AS GROUND FLOOR	3
18			
AREA 3 - EXISTING HOTEL			
NOT IN SCOPE			
AREA 4 - REMAINING PROPERTIES			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
2			
3			
AREA 5 - PROPERTIES ALONG GARBY ROAD			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
2			
3			

CONCEPTUAL LEGEND

BUILD ABLE ZONE, MIXED PERMITTED USE

BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE

SURFACE PARKING

VEHICULAR CIRCULATION

PARKING CIRCULATION

COMMUNITY GATHERING AREAS

X

MONUMENT SIGNAGE

A

PUBLIC ART

PEDESTRIAN BUFFER ZONE

1

BLOCK NUMBER

P-0

PARKING SPACE COUNT

BUILDING COMMITTED ELEMENTS KEY

3	MAXIMUM NUMBER OF STORIES
R	UPPER FLOOR USES
R.C	GROUND FLOOR USES

USES

O	PROFESSIONAL OFFICE
E	HOSPITALITY / ENTERTAINMENT
C	RETAIL / COMMERCIAL (NON FOOD)
I	LIGHT INDUSTRIAL / WAREHOUSING
R	RESIDENTIAL
H	HOTEL
M	MEDICAL OFFICE

N

0

37.5

75

150

2'

Custom



6781 Hellwarth Rd Celina, OH 45822
(419) 586-9367
http://bruns1951.com/companies/rcs

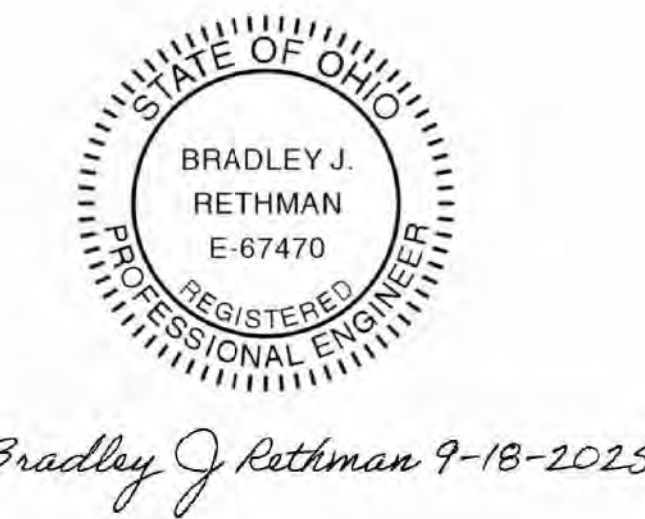
PIQUA CENTER
987 E Ash St. Piqua
OH 45356

**PIQUA INVESTMENT
PARTNERS, LLC**

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)

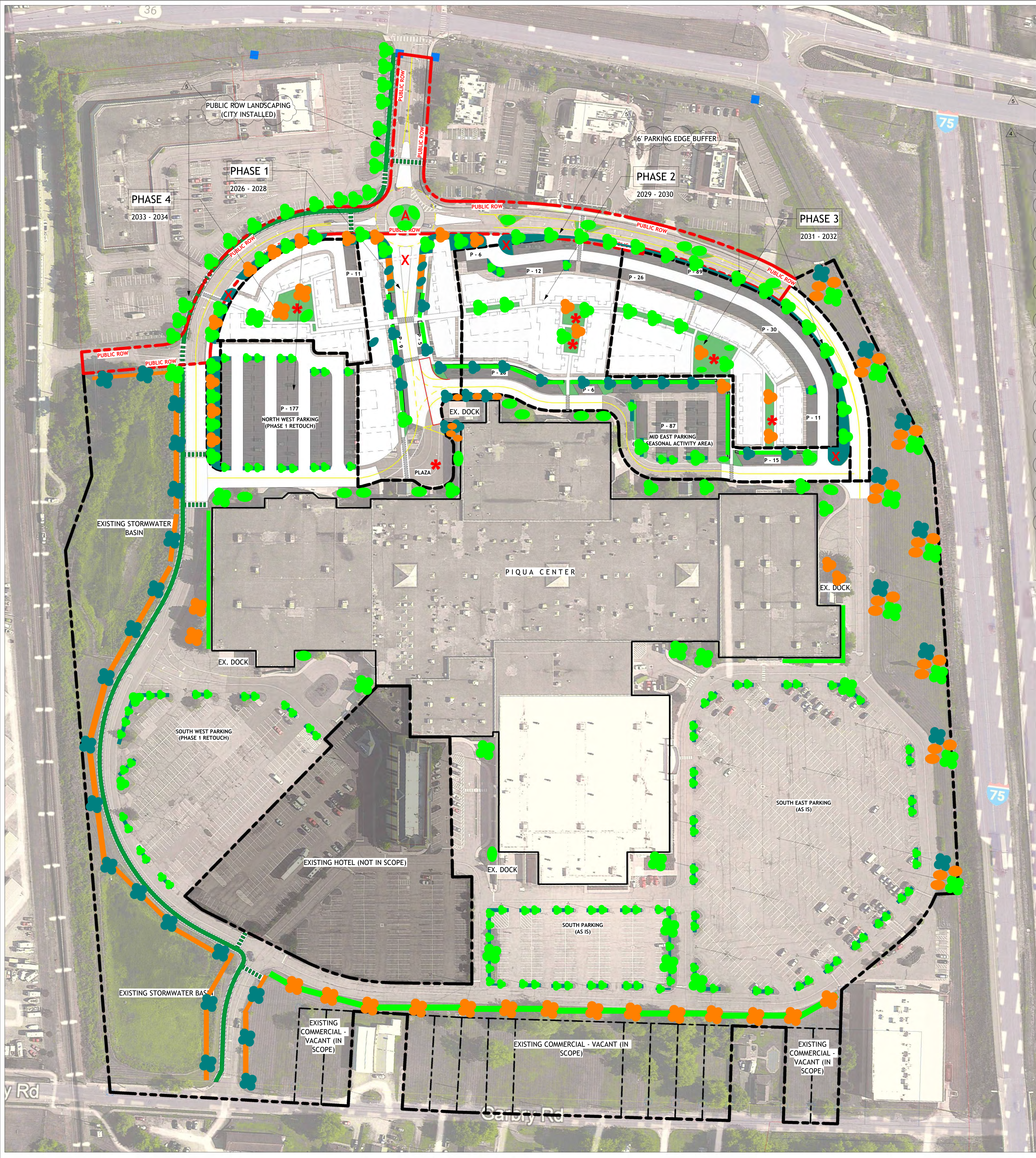


NO.	DATE	BY	REVISIONS
0		EWON	
1	09/22/2025	EWON	INITIAL SUBMITTAL
2	10/06/2025	EWON	RESPONSE TO INITIAL REVIEW
3	11/07/2025	EWON	RESPONSE TO SECOND REVIEW
4	12/08/2025	EWON	FINAL SUBMISSION FOR PLANNING
5			COMMISSION

**PRELIMINARY
DEVELOPMENT
'CONCEPT' PLAN**

Project Number **RD00.E25**
Date **12/08/2025**
Drawn By **EWON**
Checked By **JEDM**

EXHIBIT A



LANDSCAPE REQUIREMENTS

FRONTAGE TREES

ESTABLISH A CONSISTENT CANOPY ALONG PRIMARY STREET FRONTAGES TO PROVIDE SHADE, COMFORT, AND A STRONG DISTRICT EDGE.

GENERAL LANDSCAPE TREES

INTRODUCE SHADE TREES AND ORNAMENTAL TREES IN COURTYARDS, PARKING ISLANDS, AND INTERNAL STREETS TO ADD SEASONAL COLOR, SCALE, AND PEDESTRIAN COMFORT. TREE PLACEMENT MAY UTILIZE EXISTING ISLANDS AND PERIMETER AREAS AND MAY OCCUR IN PHASES AS PARKING FIELDS AND ROADWAYS ARE RESURFACED, RESTRIPE, OR RECONSTRUCTED.

LANDSCAPING ADJACENT TO ROW

USE MIXED PLANTINGS OF TREES, EVERGREENS, SHRUBS, AND GROUND COVER TO SCREEN PARKING AND ENHANCE EDGE CONDITIONS ALONG I-75 AND OTHER CORRIDORS. MAINTAIN EXISTING EARTH MOUNDING AND ARRANGE PLANTINGS IN CLUSTERED GROUPINGS OF LOW GROWTH ORNAMENTAL TREES AND EVERGREENS (15-20 FT MAX HEIGHT) TO ADD TEXTURE AND SEASONAL INTEREST WHILE PRESERVING VISIBILITY INTO THE SITE.

PARKING EDGE BUFFER

PROVIDE A MINIMUM 6 FEET LANDSCAPE STRIP BETWEEN PARKING AREAS AND ADJACENT STREETS OR SHARED LANE CORRIDORS. PLANT WITH LOW SHRUBS, ORNAMENTAL GRASSES, AND SMALL ORNAMENTAL TREES TO SCREEN APPROXIMATELY 80 PERCENT OF PARKED VEHICLES WHILE MAINTAINING VISIBILITY FOR BICYCLISTS AND DRIVERS. APPLIES PRIMARILY TO THE NORTHEAST FRONTAGE OF AREA 2 DEVELOPMENT, BETWEEN CENTER COURT DRIVE AND THE ADJACENT PARKING AISLE.

PARKING LOT SCREENING

PROVIDE SCREENING ALONG INTERNAL DRIVE EDGES AND LARGE PARKING FIELDS TO SOFTEN VIEWS OF PARKING AREAS. SCREENING WILL RELY ON EXISTING ISLANDS, PERIMETER PLANTINGS, AND EARTH MOUNDING, WITH SUPPLEMENTAL PLANTINGS ADDED AS FUTURE SITE IMPROVEMENTS OCCUR.

SURFACE PARKING LOT INTERIOR

EXISTING LANDSCAPE ISLANDS TO REMAIN AND BE MAINTAINED. ADDITIONAL LANDSCAPE ISLANDS WILL BE INCORPORATED AS PARKING AREAS ARE RESURFACED, RESTRIPE, OR RECONSTRUCTED IN ACCORDANCE WITH CITY ISLAND SPACING STANDARDS. LANDSCAPING FOCUSES ON PERIMETERS AND PEDESTRIAN ROUTES TO ADD TEXTURE AND ENSURE PLANTINGS ARE PROTECTED FROM VEHICULAR ENCROACHMENT.

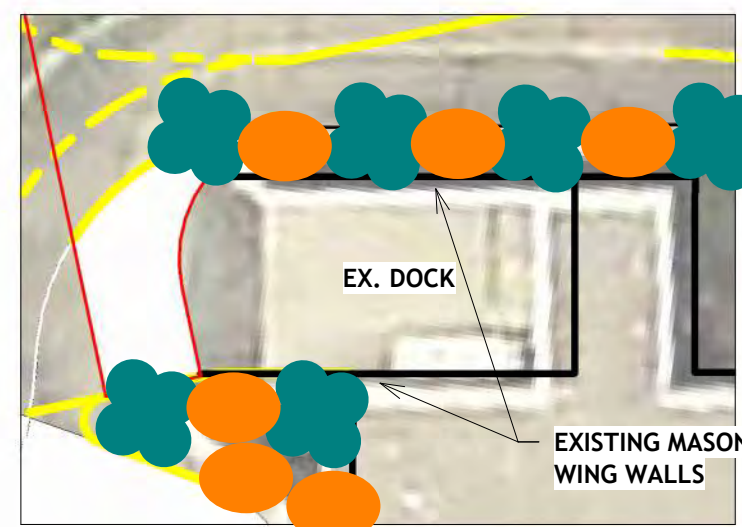
EXISTING PARKING FIELDS - NORTHWEST / SOUTHWEST / SOUTH / SOUTHEAST

EXISTING CONDITIONS TO REMAIN. NORTHWEST AND SOUTHWEST FIELDS INCLUDED IN PHASE 1 (2026-2028) FOR SURFACE RETOUCHING ONLY, PAVEMENT REPAIR, CURB MAINTENANCE, AND LANDSCAPE REFRESH AT EDGE BUFFERS. REMAINING PARKING FIELDS WILL BE BROUGHT INTO CONFORMANCE WITH REQUIRED LANDSCAPE ISLAND STANDARDS AS RESURFACING OR CURB WORK OCCURS, WITH FLEXIBILITY TO ACCOMMODATE TRUCK LANES AND SITE CIRCULATION.

SERVICE / LOADING AREA SCREENING

RETAIN EXISTING MASONRY WING WALLS AT THE NORTH FACE SERVICE DOCK AND PROVIDE SUPPLEMENTAL EVERGREEN SHRUBS AND TREES ALONG THE WEST APPROACH TO REDUCE VISIBILITY FROM THE ADJACENT PLAZA AND DRIVE INTERSECTION.

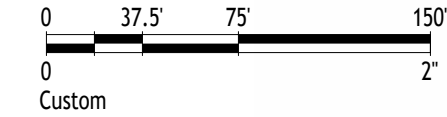
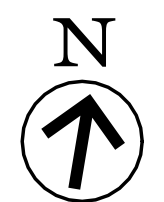
Mark	Plant Category	Plant List Examples	Notes
	Shade Trees	Red Maple, River Birch, Oak, Honeylocust	Required along primary street frontages and major drives
	Ornamental Trees	Sargent Crabapple, Flowering Dogwood, Ohio Buckeye	Used in courtyards, internal streets, parking lot islands
	Evergreen Trees	Blue Douglas Fir, Norway Spruce	Used in buffers, screening, and I 75 frontage
	Shrubs (Evergreen)	Boxwood, Sea Green Juniper, Yew	Parking lot screening, service area buffers
	Shrubs (Deciduous)	Hydrangea, Ninebark, Weigela	Used for seasonal color and massing
	Screening Plants	Sea Green Juniper, Indiangrass	Required to screen parking lots from ROW (min 36")
	Ground Covers / Herbaceous	Ohio Goldenrod, Coneflower, Cardinal Flower, Hosta	Used in rain gardens, swales, and buffer areas
	Buffers (ROW & Adjacent Uses)	Combination of shade trees + evergreens + shrubs	Earth mounds, walls, or dense vegetation may be combined
	Parking Lot Interiors	Mix of shade + ornamental trees	Islands must include shrubs/ground cover and protect trees from encroachment



1 EXISTING NORTH DOCK SCREENING
1" = 40'-0"

CONCEPTUAL LEGEND

- SURFACE PARKING
- COMMUNITY GATHERING AREAS
- MONUMENT SIGNAGE
- PUBLIC ART
- PEDESTRIAN BUFFER ZONE
- PARKING SPACE COUNT



6781 Hellwarth Rd Celina, OH 45822
(419) 586-9367
<http://bruns1951.com/companies/rcs>

PIQUA CENTER

987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

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STATUS: (PLACE FOR STAMP)



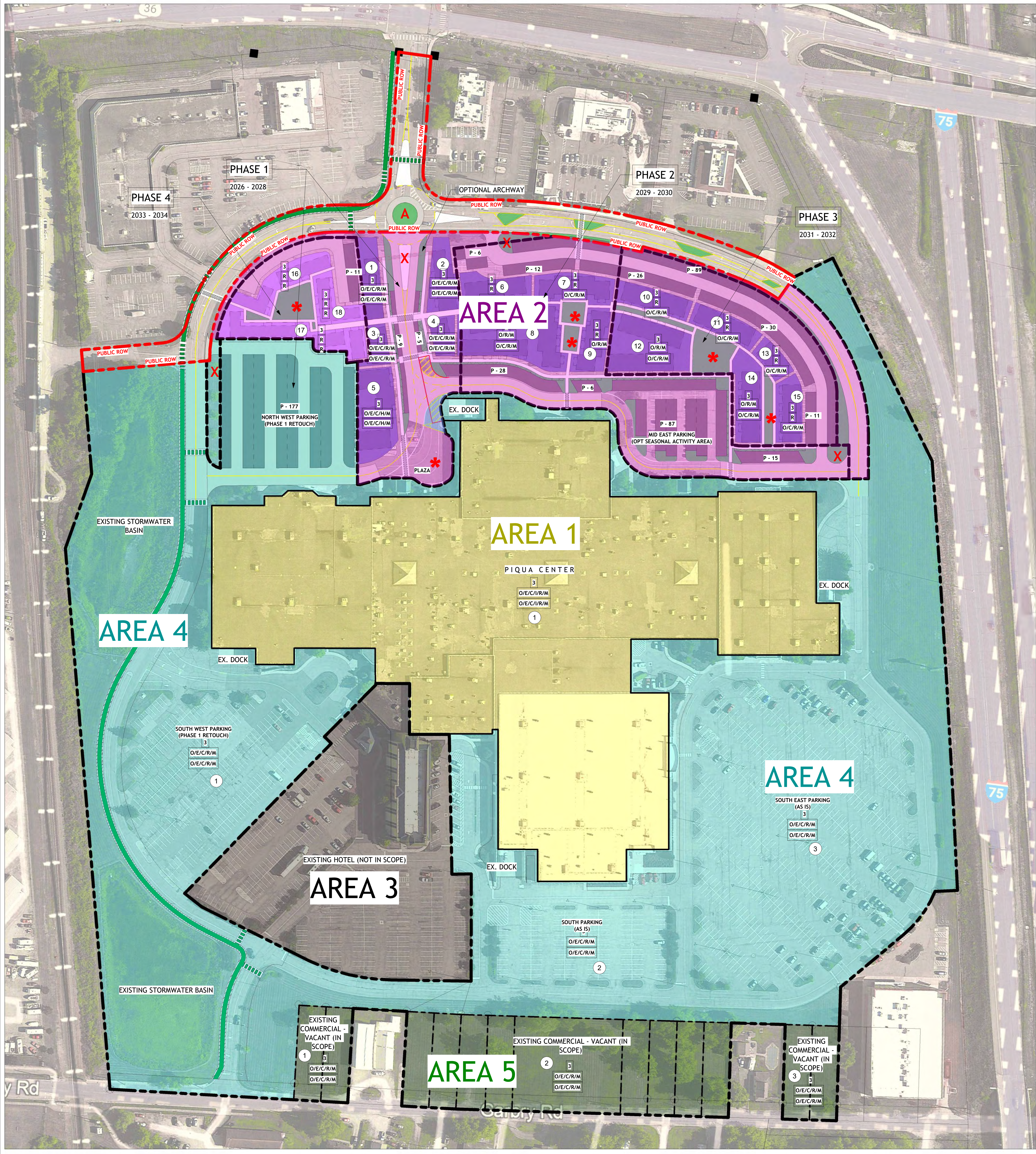
Bradley J. Rethman 9-18-2025

NO.	DATE	BY	REVISIONS
0	09/22/2025	EWON	INITIAL SUBMITTAL
1	10/06/2025	EWON	RESPONSE TO INITIAL REVIEW
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5	12/08/2025	EWON	FINAL SUBMISSION FOR PLANNING COMMISSION

OPEN SPACE PLAN

Project Number RD00.E25
Date 12/08/2025
Drawn By JWEN
Checked By JEDM

EXHIBIT
A-1



FULL SITE PROPOSED DENSITY LIMITATIONS AND MIX OF USES		
USES	TOTAL ALLOCATIONS (SF)	% MIX
PROFESSIONAL OFFICE (O)	175,000	12%
HOSPITALITY/ ENTERTAINMENT (E)	225,000	16%
RETAIL/COMMERCIAL (C)	160,000	11%
LIGHT INDUSTRIAL/ WAREHOUSING (I)	250,000	18%
RESIDENTIAL (R)	450,000	32%
HOTEL (H)	50,000	4%
MEDICAL OFFICE (M)	100,000	7%

PERMITTED USES		
OFFICE (O,M)		
	OFFICE	P
	MEDICAL OFFICE	P

HOSPITALITY/ ENTERTAINMENT (E)		
	INDOOR RECREATION	P
	PERSONAL SERVICE	P
	RESTAURANT	P
	CLUB/LODGE	P
	PLACE OF WORSHIP	P

RETAIL/COMMERCIAL (C)		
	COMMUNITY GARDEN	P
	PLANT NURSERY	P
	INDOOR ANIMAL CARE	P
	DAY CARE	P
	RETAIL	P
	VEHICLE SALES & RENTAL	P
	LIBRARY/MUSEUM	P

LIGHT INDUSTRIAL/ WAREHOUSING (I)		
	LOW-IMPACT INDUSTRIAL	P
	SELF-SERVICE STORAGE	S
	VEHICLE SERVICE	P
	CAR WASH	S
	FUELING STATION	S

RESIDENTIAL (R)		
	MULTI-UNIT LIVING	S
	GROUP/ASSISTED LIVING	P

HOTEL (H)		
	HOTEL	P
	SHORT-TERM RENTAL	P

LEGEND: P = PERMITTED, S = SPECIAL USE PERMIT

TEMPORARY USES AND EVENTS
ANY TEMPORARY USE PERMITTED BY THE DEVELOPMENT CODE OR OTHER CITY REGULATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH A TEMPORARY USE PERMIT. TYPICAL EXAMPLES INCLUDE FOOD TRUCKS, SEASONAL SALES LOTS, AND SIMILAR SHORT-TERM ACTIVITIES.

1. SPECIAL EVENTS SUCH AS FESTIVALS, PARADES, OR STREET CLOSURES ARE REGULATED SEPARATELY AND REQUIRE A SPECIAL EVENT PERMIT. TEMPORARY PARKING ARRANGEMENTS MAY ALSO BE AUTHORIZED BY THE CITY AS NEEDED.
2. CERTAIN LIMITED ACTIVITIES (E.G. GARAGE SALES OR SMALL POP-UP EVENTS) DO NOT REQUIRE A TEMPORARY USE PERMIT, BUT ALL APPLICABLE BUILDING, FIRE, HEALTH, AND SAFETY CODES SHALL APPLY.

CONCEPTUAL LEGEND

- BUILD ABLE ZONE, MIXED PERMITTED USE
- BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE
- SURFACE PARKING
- COMMUNITY GATHERING AREAS
- MONUMENT SIGNAGE
- PUBLIC ART
- PEDESTRIAN BUFFER ZONE
- BLOCK NUMBER
- P-0 PARKING SPACE COUNT

BUILDING COMMITTED ELEMENTS KEY

- 3 MAXIMUM NUMBER OF STORIES
- R UPPER FLOOR USES
- R.C GROUND FLOOR USES

- USES
- O PROFESSIONAL OFFICE
 - E HOSPITALITY / ENTERTAINMENT
 - C RETAIL / COMMERCIAL (NON FOOD)
 - I LIGHT INDUSTRIAL / WAREHOUSING
 - R RESIDENTIAL
 - H HOTEL
 - M MEDICAL OFFICE



6781 Hellwarth Rd Celina, OH 45822
(419) 586-9367
<http://bruns1951.com/companies/rcs>

PIQUA CENTER

987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



Bradley J. Rethman 9-18-2025

NO.	REVISIONS	BY		DATE		RESPONSE TO INITIAL REVIEW	FINAL SUBMISSION FOR PLANNING	COMMISSION
		EWON	EWON	10/06/2025	12/08/2025			
1								
5								

AREA PLAN

Project Number RD00.E25
Date 12/08/2025
Drawn By EWON
Checked By JEDM

EXHIBIT B



PIQUA INVESTMENT
PARTNERS, LLC

(NOT IN CURRENT SCOPE)

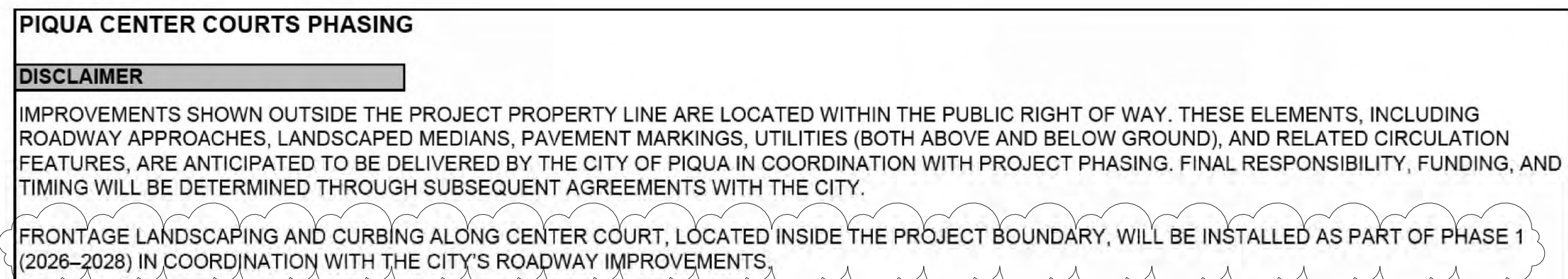
STATUS: (PLACE FOR STAMP)



NO.	REVISIONS	DATE	BY
0	INITIAL SUBMITTAL	09/22/2025	EWON
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

Project Number	RD00.E25
Date	12/08/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT
B-1



LAND USE							
DEVELOPMENT PLANS SHALL BE PROPOSED AND DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE FOLLOWING STANDARDS:							
	PERMITTED USES						
PHASE	PROFESSIONAL OFFICE	HOSPITALITY	RETAIL	RESIDENTIAL	HOTEL	MEDICAL OFFICE	POTENTIAL BUILDABLE TOTAL
1ST	6,500 SF	25,000 SF	3,750 SF	33,350 SF	50,000 SF	6,500 SF	125,100 SF
2ND	8,000 SF		2,500 SF	50,000 SF		8,000 SF	68,500 SF
3RD	10,500 SF		3,750 SF	66,650 SF		10,500 SF	91,400 SF
4TH				50,000 SF			50,000 SF
MAXIMUM TOTAL	25,000 SF	25,000 SF	10,000 SF	200,000 SF	50,000 SF	25,000 SF	335,000 SF

NON RETAIL SPACE SHALL INCLUDE THE FOLLOWING PRINCIPLE USES IDENTIFIED ON THE PDP: PROFESSIONAL OFFICE, HOSPITALITY, RESIDENTIAL, HOTEL AND MEDICAL OFFICE;

RETAIL SPACE SHALL INCLUDE THE COMMERCIAL USES IDENTIFIED ON THE PDP;

HOSPITALITY SPACE SHALL INCLUDE THE PUBLIC USES IDENTIFIED ON THE PDP; FOR THE ABOVE PURPOSES, A HOTEL SHALL BE CONSIDERED A NON RETAIL SPACE;

AFTER ALL OF THE ABOVE PHASING THRESHOLDS HAVE BEEN ACHIEVED, SUBSEQUENT DEVELOPMENT PLANS MAY PROPOSE DEVELOPMENT OF THE REMAINING BUILDINGS AND USES IN ANY ORDER, AS LONG AS THE USES ARE IN ACCORDANCE WITH THE "LAND USE AND BLOCK COMMITMENTS" TABLE IN THE APPROVED PDP; AND,

STAND ALONE RESIDENTIAL MAY BE BUILT AT ANY TIME IN ANY PHASE.

THE CENTER COURT ROUNDABOUT IS DESIGNED AS A LOW SPEED (25 MPH) CIRCULATION ELEMENT WITH A MOUNTABLE TRUCK APRON TO ACCOMMODATE DELIVERY VEHICLES AND EMERGENCY ACCESS. THE CENTRAL ISLAND (A) SHALL FEATURE PUBLIC ART AND LANDSCAPING AS A VISUAL FOCAL POINT. MONUMENT SIGNAGE (X) MAY BE PROVIDED AT KEY APPROACHES, AND AN OPTIONAL ARCHWAY MAY BE INCORPORATED AS A GATEWAY FEATURE.

THE ROUNDABOUT INTEGRATES THE BUFFERED ON STREET / EDGE BIKEWAY ALONG CENTER COURT DRIVE (WEST PORTION), TRANSITIONING TO SHARED LANE OPERATION ON THE EAST SIDE. A HIGH VISIBILITY CROSSWALK IS PROVIDED AT THE SOUTH APPROACH TO CONNECT SIDEWALKS, WITH ADDITIONAL CROSSWALKS TO BE CONSIDERED IN FUTURE PHASES. BIKE SHARROWS AND WAYFINDING MARKINGS SHALL BE INCLUDED ON ALL APPROACHES TO INDICATE SHARED OPERATION WITH BICYCLES.



 BUILD ABLE ZONE, MIXED PERMITTED USE

 BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE

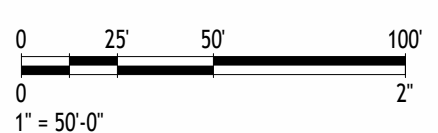
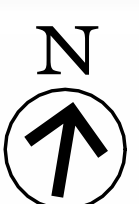
- | | |
|---|---------------------------|
|  | COMMUNITY GATHERING AREAS |
|  | MONUMENT SIGNAGE |
|  | PUBLIC ART |
|  | PEDESTRIAN BUFFER ZONE |
|  | BLOCK NUMBER |
|  | PARKING SPACE COUNT |

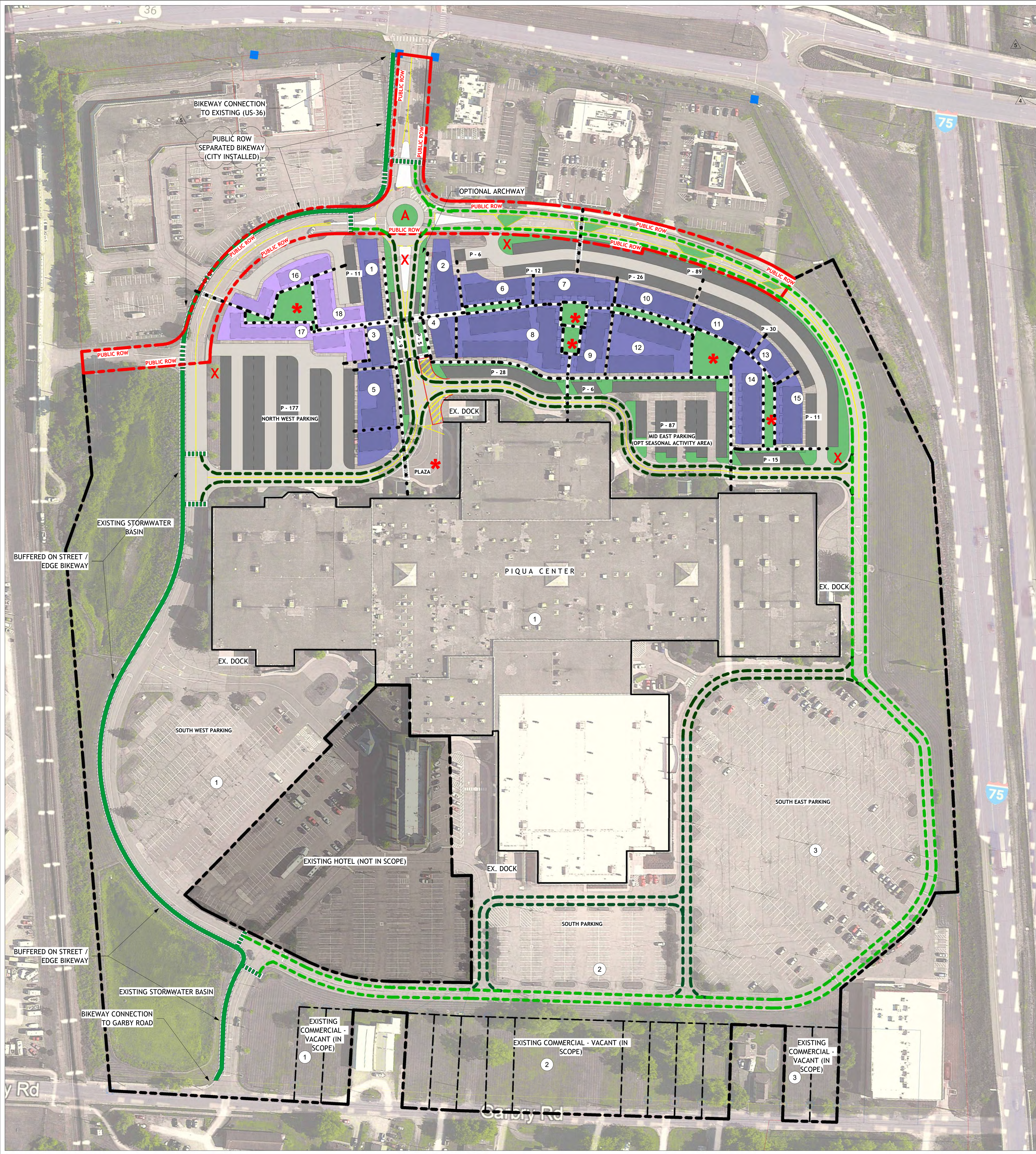
BUILDING COMMITTED ELEMENTS KEY

3	MAXIMUM NUMBER OF STORIES
R	UPPER FLOOR USES
R,C	GROUND FLOOR USES

USES

- | | |
|---|--------------------------------|
| O | PROFESSIONAL OFFICE |
| E | HOSPITALITY / ENTERTAINMENT |
| C | RETAIL / COMMERCIAL (NON FOOD) |
| I | LIGHT INDUSTRIAL / WAREHOUSING |
| R | RESIDENTIAL |
| H | HOTEL |
| M | MEDICAL OFFICE |





BICYCLE CIRCULATION NOTES

- A. ALL BIKEWAY, BUFFERED BIKEWAY, AND SHARED LANE BOULEVARD FACILITIES SHALL COMPLY WITH THE CITY OF PIQUA DEVELOPMENT CODE AND APPLICABLE ODOT AND MUTCD STANDARDS.
- B. A SEPARATED BIKEWAY WITH A RAISED CONCRETE CURB SHALL BE PROVIDED FROM US-36 ALONG CENTRE COURT DRIVE TO THE UNNAMED ROADWAY SECTION. THIS FACILITY IS LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND WILL BE INSTALLED BY THE CITY.
- C. PROVIDE BIKE BOULEVARD ENTRY SIGNAGE, REGULATORY SPEED SIGNAGE, AND WAYFINDING GRAPHICS CONNECTING INTERNAL DRIVES TO THE REGIONAL BIKEWAY SYSTEM (US-36 AND GARBRY ROAD).
- D. THE BUFFERED ON STREET / EDGE BIKEWAY IS LOCATED ALONG THE WEST PORTION OF CENTER COURT DRIVE FROM THE UNNAMED ROADWAY SECTION SOUTH TO GARBRY ROAD, AND SHALL UTILIZE ASPHALT PAVING WITH 2 FEET PAINTED STANDARD BUFFERS (WIDE SOLID WHITE LINES OR DIAGONAL MARKINGS) AND GREEN PAVEMENT AT CROSSINGS FOR VISIBILITY AND SAFETY. TOTAL CORRIDOR WIDTH APPROXIMATELY 12 FEET (8 FEET RIDEABLE + 2 FEET BUFFERS EACH SIDE).
- E. SHARED LANE MARKINGS ("SHARROWS") SHALL BE INSTALLED AT REGULAR INTERVALS AND CARRIED THROUGH INTERSECTIONS, INCLUDING THE EAST PORTION OF CENTER COURT DRIVE AND OTHER DESIGNATED LOW SPEED CORRIDORS. LATERAL PLACEMENT SHALL BE A MINIMUM OF 4 FEET FROM CURB OR EDGE OF PAVEMENT, WITH MARKINGS LOCATED NO MORE THAN 50 FEET FROM INTERSECTIONS AND SPACED AT A MAXIMUM OF 250 FEET THEREAFTER.
- F. "BICYCLES ALLOWED USE OF FULL LANE" (R9-20) AND "PASS (BICYCLE) MIN 3 FT" (R3-H16) SIGNS SHALL BE USED AS REQUIRED TO ENSURE MOTORISTS PROVIDE SAFE PASSING DISTANCE CONSISTENT WITH ORC SECTION 4511.27.
- G. SHARED LANE BOULEVARDS SHALL BE DESIGNED AT 14 FEET MINIMUM WIDTH WITH CURBED SHOULDERS ON LOW VOLUME, LOW SPEED STREETS (25 MPH MAXIMUM AND 3,000 VEHICLES PER DAY MAXIMUM). DESIGN FEATURES SHALL INCLUDE TRAFFIC CALMING, SIGNAGE, AND SAFE CROSSINGS AT MAJOR INTERSECTIONS.
- H. SURFACE QUALITY AND MAINTENANCE OF BIKEWAYS AND SHARED LANES SHALL ENSURE SMOOTH AND SAFE CONDITIONS FOR BICYCLISTS. HAZARDS SUCH AS DRAINAGE INLETS, ROUGH EDGES, OR DEBRIS SHALL BE ADDRESSED THROUGH DESIGN AND ROUTINE MAINTENANCE.
- I. RUMBLE STRIPS, IF PRESENT, SHALL INCLUDE GAPS AT INTERSECTIONS AND DRIVEWAYS TO ALLOW SAFE BICYCLE PASSAGE AND MAINTAIN MINIMUM CLEAR WIDTH FOR BICYCLE TRAVEL.
- J. ALL REQUIRED BICYCLE FACILITIES SHALL BE INSTALLED BY FINAL BUILDOUT. INTERIM CONDITIONS WILL EXIST AS REDEVELOPMENT PROGRESSES.
- K. BICYCLE PARKING SHALL BE PROVIDED NEAR BUILDING ENTRANCES AND AT SHARED PUBLIC NODES CONSISTENT WITH THE PARKING AND ACCESS STANDARDS OF THIS PDP.

CONNECTIVITY & CIRCULATION

PEDESTRIAN AMENITIES

PEDESTRIAN AMENITIES, INCLUDING SEATING, PLANTING WALLS, BIKE FACILITIES, AND PEDESTRIAN SCALE LIGHTING, SHALL BE PROVIDED ALONG INTERNAL CIRCULATION ROUTES AND AT KEY CONNECTION POINTS.

SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERNAL ROADS WITH A MINIMUM WIDTH OF SIX FEET. WHERE PARKING LOTS EXCEED ONE HUNDRED SPACES, A CENTRAL PEDESTRIAN WALKWAY SHALL BE PROVIDED TO ENSURE SAFE AND DIRECT ACCESS BETWEEN PARKING AREAS AND BUILDING ENTRANCES.

CROSSWALKS

CROSSWALKS SHALL BE PROVIDED AT INTERSECTIONS AND INTERNAL DRIVE CONNECTIONS TO ENSURE SAFE PEDESTRIAN MOVEMENT ACROSS CIRCULATION CORRIDORS. HIGH VISIBILITY STRIPING OR OTHER ENHANCED TREATMENTS SHALL BE USED WHERE APPROPRIATE.

BUFFERED BIKEWAYS / EDGE BIKE LANES

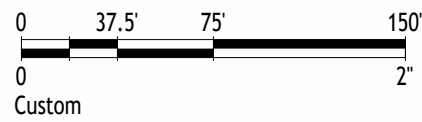
THE BUFFERED ON-STREET / EDGE BIKEWAY IS PROVIDED ALONG THE WEST PORTION OF CENTER COURT DRIVE FROM THE UNNAMED ROADWAY SECTION SOUTH TO GARBRY ROAD TO CONNECT WITH REGIONAL BIKE ROUTES. DESIGN AND MATERIALS SHALL CONFORM TO THE BICYCLE CIRCULATION NOTES AND PDP CONNECTIVITY STANDARDS.

WALKWAYS AND ACCESS

EACH FINAL DEVELOPMENT PLAN SHALL INCLUDE PERIMETER WALKWAYS, LANDSCAPING, AND SITE IMPROVEMENTS. EACH PHASE SHALL DEMONSTRATE COMPLIANCE WITH THE CONNECTIVITY PLAN, INCLUDING PEDESTRIAN CONNECTIONS, BICYCLE FACILITIES, AND EMERGENCY ACCESS REQUIREMENTS.

CONCEPTUAL LEGEND

- BUILD ABLE ZONE, MIXED PERMITTED USE
- BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE
- SURFACE PARKING
- SHARED LANES BIKEWAY ROUTE
- BICYCLE BOULEVARD ROUTE
- PEDESTRIAN ROUTE
- COMMUNITY GATHERING AREAS
- MONUMENT SIGNAGE
- PUBLIC ART
- PEDESTRIAN BUFFER ZONE
- BLOCK NUMBER
- P-0 PARKING SPACE COUNT



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PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



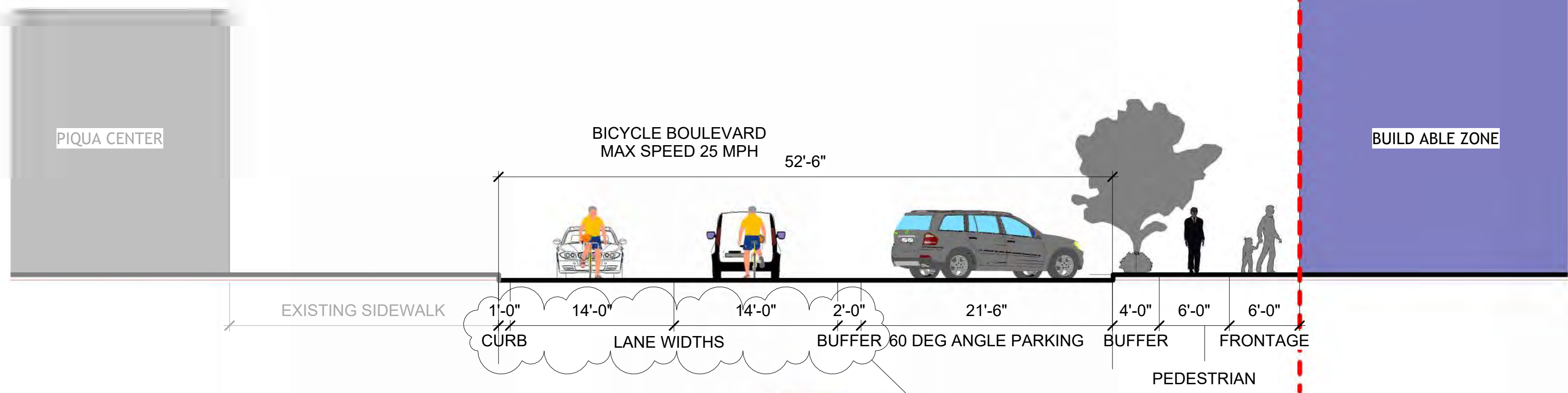
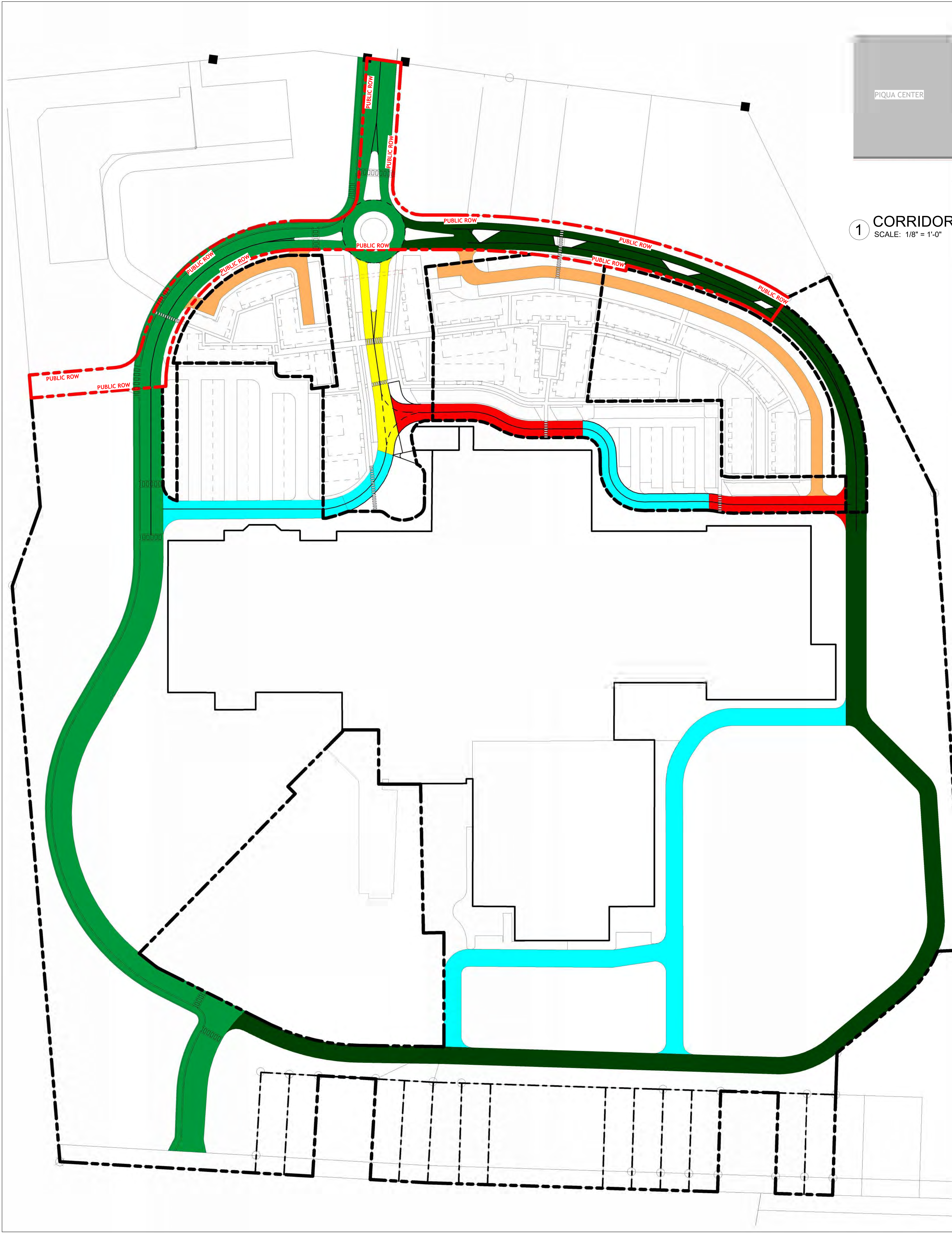
Bradley J. Rethman 9-18-2025

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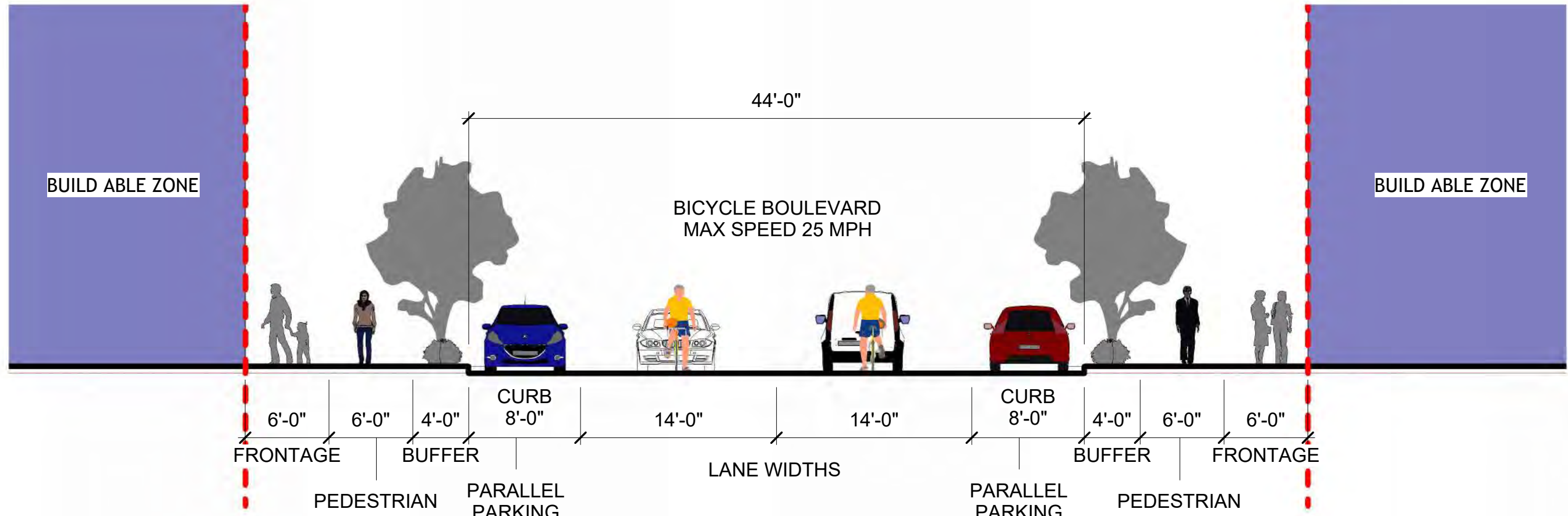
CONNECTIVITY
PLAN

Project Number	RD00.E25
Date	12/08/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT C



1 CORRIDOR B NORTH MALL DRIVE (PARTIAL)
SCALE: 1/8" = 1'-0"



2 CORRIDOR A MAIN STREET
SCALE: 1/8" = 1'-0"

ROADWAY/CIRCULATION FRONTAGE COMMITMENTS

INTERIOR CIRCULATION CORRIDOR DESIGN ELEMENTS	CORRIDOR A MAIN STREET	CORRIDOR B NORTH MALL DRIVE (PARTIAL)	MALL DRIVE SOUTH & REMAINING NORTH DRIVES	COURT DRIVE (RESTRICTED MULTI USE / APARTMENT ACCESS)	CENTER COURT WEST DRIVE PORTION (UNNAMED RD TO GARBY RD)	CENTER COURT EAST DRIVE PORTION
STREETSCAPE BUFFERS	YES	YES	NA	YES	YES	NA
ON STREET PARKING	YES (PARALLEL)	YES (60 DEG)	NA	YES (90 DEG)	NA	NA
PEDESTRIAN THROUGH ZONE WIDTH	6 FOOT WIDE (BOTH SIDES)	6 FOOT WIDE (PROJECT SIDE ONLY)	NA	6 FOOT WIDE (BUILDING SIDE ONLY)	NA	NA
PARKING CURB / BAY WIDTH	8 FOOT WIDE (BOTH SIDES)	21'-6" FOOT WIDE (PROJECT SIDE ONLY)	EXISTING	20 FOOT WIDE (BOTH SIDES)	EXISTING	EXISTING
LOCAL STREET LANE WIDTH	14 FOOT WIDE (BOTH SIDES)	14 FOOT WIDE (BOTH SIDES)	EXISTING	20 FOOT WIDE (ONE WAY)	EXISTING	EXISTING
BICYCLE BOULEVARD 25MPH	YES	YES	YES	NO	NO	NO
SHARED LANES 25MPH	NO	NO	NO	NO	NO	YES
BUFFERED ON STREET / EDGE BIKEWAY	NO	NO	NO	NO	YES	NO
SOLID WASTE RECEPTACLES	YES	YES	YES	NO	NO	NO
CROSSWALKS	REQUIRED	REQUIRED	REQUIRED / EXISTING	NA	NA	NA
STREET LIGHTING	REQUIRED	REQUIRED	REQUIRED / EXISTING	REQUIRED	REQUIRED	REQUIRED

NOTES

CORRIDORS A, B, AND MALL DRIVE ARE DESIGNATED BICYCLE BOULEVARDS WITH LOW SPEED, BIKE PRIORITY OPERATIONS, SHARED LANE MARKINGS, WAYFINDING, AND FUTURE TRAFFIC CALMING / CROSSING ENHANCEMENTS.

CENTER COURT DRIVE CONSISTS OF THREE CONDITIONS: (1) A SEPARATED BIKEWAY FROM US-36 TO THE UNNAMED ROAD LOCATED WITHIN PUBLIC RIGHT-OF-WAY; (2) A BUFFERED ON-STREET / EDGE BIKEWAY FROM THE UNNAMED ROAD TO GARBY ROAD DESIGNED PER ODOT AND MUTCD STANDARDS; AND (3) A SHARED LANE CONDITION ON THE EAST PORTION WHERE BICYCLISTS MAY USE THE FULL LANE (MAX SPEED 25 MPH).

THE SEPARATED BIKEWAY SEGMENT FROM US-36 TO THE UNNAMED ROAD IS WITHIN PUBLIC ROW AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY. ACCORDINGLY, THIS SEGMENT IS NOT INCLUDED IN THIS TABLE.

ALL DESIGN ELEMENTS SHOWN IN THE TABLE ARE TO BE INSTALLED AT FULL BUILD OUT. INTERIM CONDITIONS WILL APPLY DURING PHASING BUT SHALL MAINTAIN THE INTENT OF THE DEVELOPMENT STANDARDS AND CONNECTIVITY PLAN.

ROADWAY & CIRCULATION GENERAL NOTES

- A. CIRCULATION CLASSIFICATION. CORRIDORS A, B, AND MALL DRIVE FUNCTION AS BICYCLE BOULEVARDS (MAX SPEED 25 MPH), PROVIDING LOW SPEED, BIKE PRIORITY STREETS WITH SHARED-LANE MARKINGS, WAYFINDING, AND TRAFFIC CALMING. THESE CORRIDORS ALSO ACCOMMODATE SERVICE AND DELIVERY VEHICLES. LANE WIDTHS AND TURNING RADI SHALL BE DESIGNED FOR TRUCK ACCESS.
- CENTER COURT DRIVE CONSISTS OF THREE CONDITIONS:
- US-36 TO UNNAMED ROAD. SEPARATED BIKEWAY WITHIN PUBLIC ROW, INTENDED FOR FUTURE CITY CONSTRUCTION.
 - UNNAMED ROAD TO GARBY ROAD. BUFFERED ON STREET / EDGE BIKEWAY PER ODOT/MUTCD STANDARDS.
 - EAST PORTION, SHARED LANE STREET WHERE BICYCLISTS MAY USE THE FULL LANE (MAX SPEED 25 MPH).
- B. DIMENSIONS & CONFIGURATION. DIMENSIONS SHOWN IN THE FRONTAGE COMMITMENTS TABLE REPRESENT MINIMUM WIDTHS. ELEMENTS MAY BE INCREASED AT THE TIME OF FINAL DEVELOPMENT PLAN, PROVIDED THE OVERALL INTENT IS MAINTAINED.
- C. STREET PLACEMENT & BUILDING ORIENTATION. STREETS SHALL REINFORCE THE CORRIDOR STREETWALL AND PEDESTRIAN ORIENTATION. BUILDINGS SHALL FRONT A PRIMARY OR SIDE CIRCULATION STREET AS DEFINED IN THE FRONTAGE COMMITMENTS PLAN.
- D. SETBACKS & FRONTAGE ZONES. SETBACKS SHALL BE MEASURED FROM THE BACK OF CURB OR EDGE OF PAVEMENT. A MINIMUM OF 10 FEET IS REQUIRED, COMPOSED OF A 4 FEET BUFFER, 6 FEET PEDESTRIAN WALK, AND 6 FEET FRONTAGE ZONE (16 FEET TOTAL AS ILLUSTRATED). THE FRONTAGE ZONE MAY BE UTILIZED FOR STOOPS, PATIOS, OR TERRACES, WITH A MINIMUM 8 FEET CLEARANCE FOR BALCONIES ABOVE.
- E. LANDSCAPE VERGES. PLANTING VERGE WIDTH SHALL RANGE FROM 4' TO 8' DEPENDING ON STREET TREE SPECIES AND FINAL DEVELOPMENT PLAN DETAILS.
- F. PARKING & LANE ADJUSTMENTS. WHERE ON STREET PARKING IS NOT PROVIDED, CORRIDOR WIDTHS MAY BE REDUCED ACCORDINGLY. ON STREET PARKING MAY BE COUNTED TOWARD REQUIRED MINIMUM PARKING SUPPLY. PARKING TYPES (PARALLEL, ANGLED, OR 90°) SHALL CORRESPOND TO THE FRONTAGE COMMITMENTS TABLE.
- G. STREET WALL ACTIVATION. GROUND FLOORS FACING CIRCULATION STREETS SHALL MAINTAIN AT LEAST 30% TRANSPARENCY AND UPPER FLOORS AT LEAST 20%. BLANK WALLS ARE LIMITED TO 30 FEET ON PRIMARY STREETS AND 50 FEET ON SIDE STREETS.
- H. STREET FACING ENTRANCES. ENTRANCES ARE REQUIRED ON ALL BUILDINGS WITH FRONTAGE. ALONG PRIMARY STREETS, ENTRANCES MUST OCCUR AT LEAST EVERY 100 FEET TO AVOID LONG INACTIVE STRETCHES.



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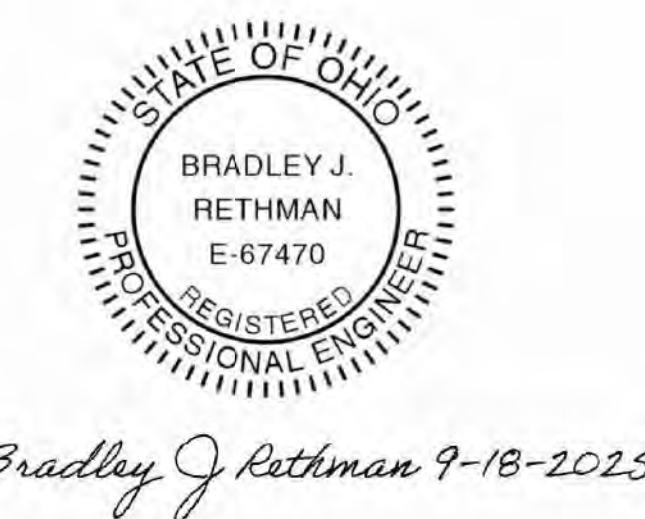
PIQUA CENTER
987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



NO.	DATE	BY	REVISIONS
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5	12/08/2025	EWON	FINAL SUBMISSION FOR PLANNING COMMISSION

ROADWAYS

Project Number RD00.E25
Date 12/08/2025
Drawn By EWON
Checked By JEDM

EXHIBIT
C-1

PIQUA CENTER
987 E Ash St. Piqua
OH 45356

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PARTNERS, LLC

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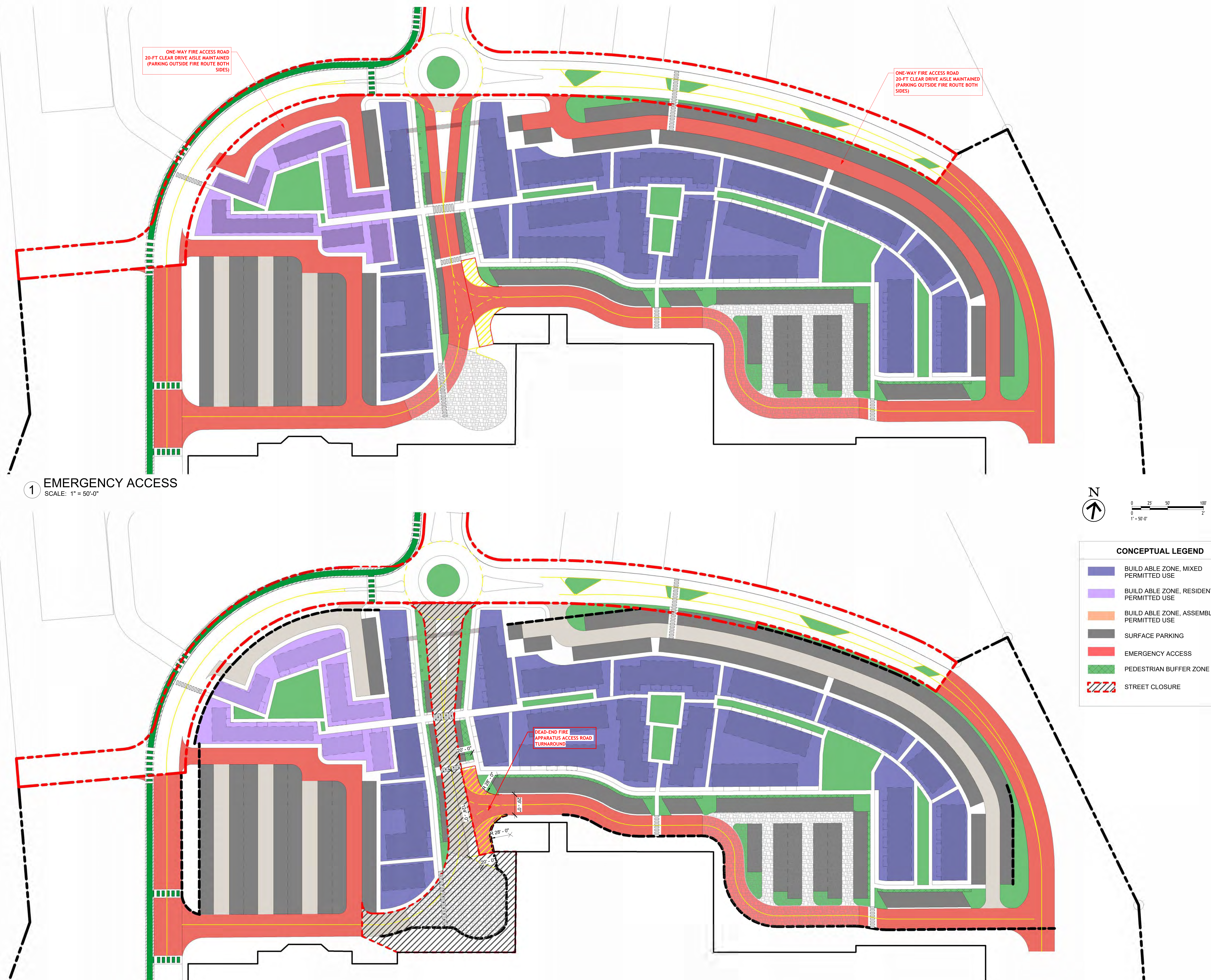
Bradley J Rethman 9-18-2025

NO.	REVISIONS	DATE	E/WON
0	INITIAL SUBMITTAL	09/22/2025	E/WON
1	RESPONSE TO INITIAL REVIEW	10/06/2025	E/WON
4	RESPONSE TO SECOND REVIEW	11/07/2025	E/WON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	E/WON

EMERGENCY
ACCESS

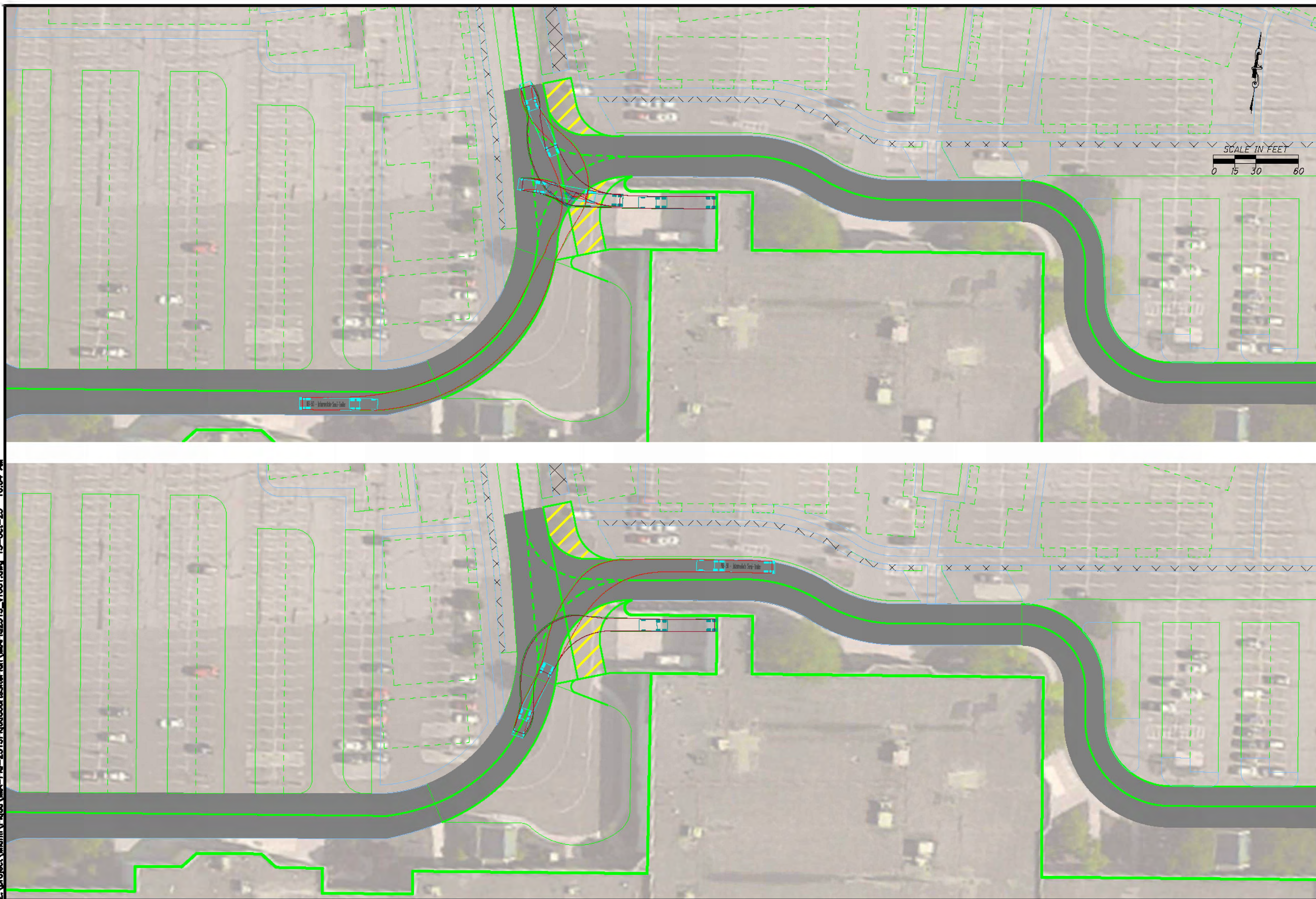
Project Number	RD00.E25
Date	12/08/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT
C-2



1 EMERGENCY ACCESS
SCALE: 1" = 50'-0"

2 EMERGENCY ACCESS - STREET CLOSURE FOR EVENTS



Choice One
Learning Center

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

PIQUA COURTS
CITY OF PIQUA, MIAMI COUNTY, OHIO
TRUCK TURNS - WB-50

REVISIONS:

FILE NAME MIAP102515
DRAWN BY BMW
CHECKED BY JSP
PROJECT No. MIAP102515
DATE 10-13-2025
SHEET NUMBER 1 OF 2



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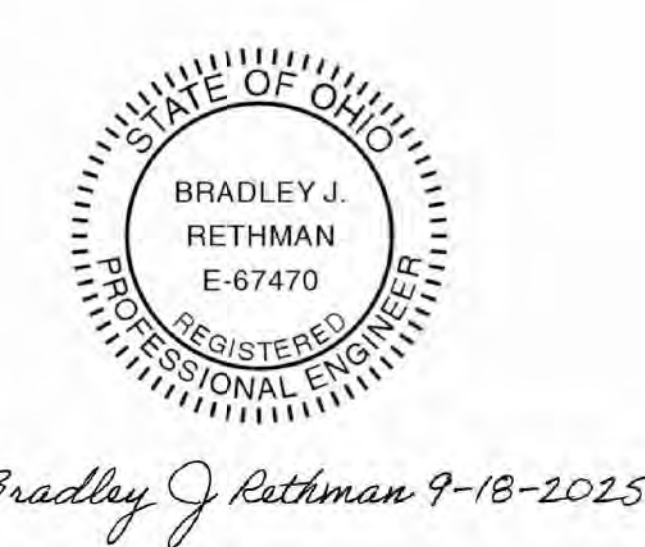
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PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)

[illegible]

TRUCK TURNS -
WB50

Project Number	RD00.E2
Date	12/08/2021
Drawn By	EWOM
Checked By	JEDM

EXHIBIT
4 C-3

6781 Hellwarth Rd Celina, OH 45822
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Bradley J Rethman 9-18-2025

[illegible]

TRUCK TURNS -
SU30

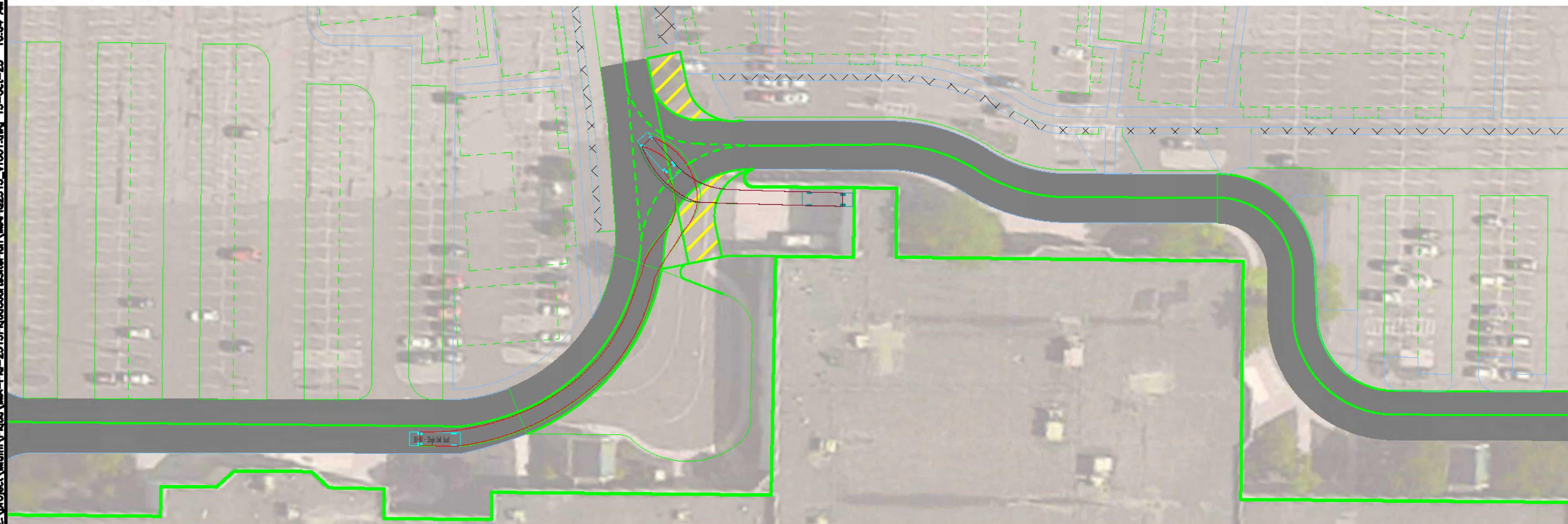
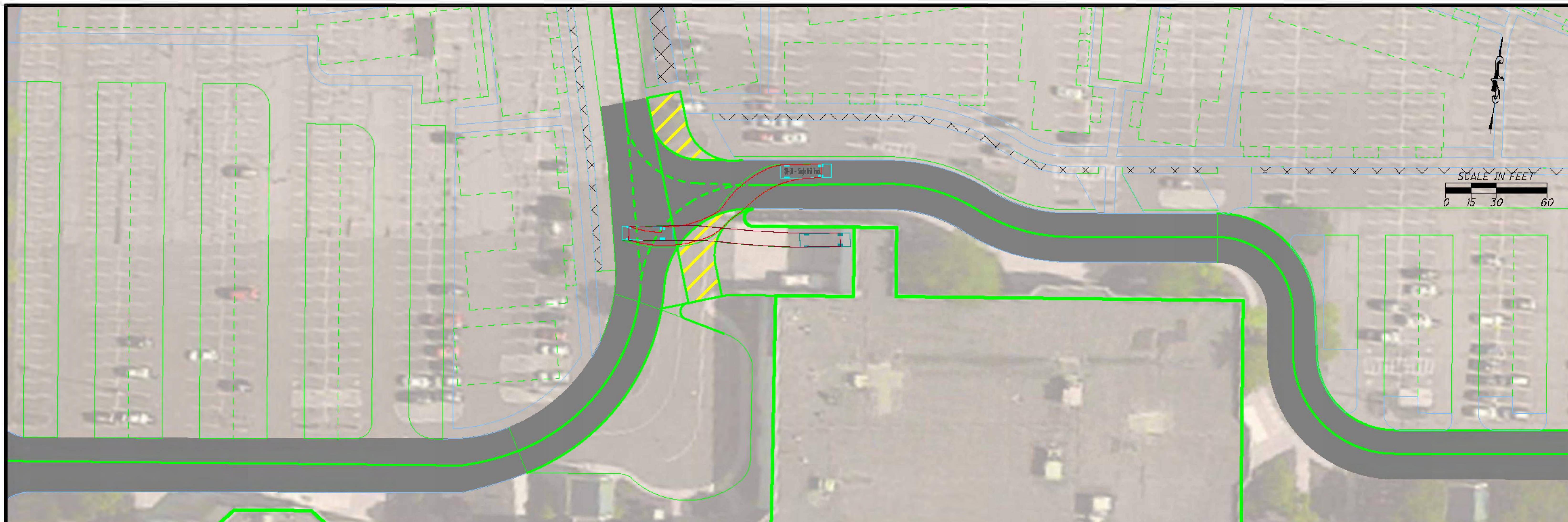
Project Number	RD00.E25
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Date	12/08/2025
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Drawn By EWON

Checked By	JEDM
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EXHIBIT
C-4



Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

PIQUA COURTS
CITY OF PIQUA, MIAMI COUNTY, OHIO
TRUCK TURNS - SU30

REVISIONS

FILE NAME
MIAP10251

DRAWN BY
BMW

CHECKED BY
JSP

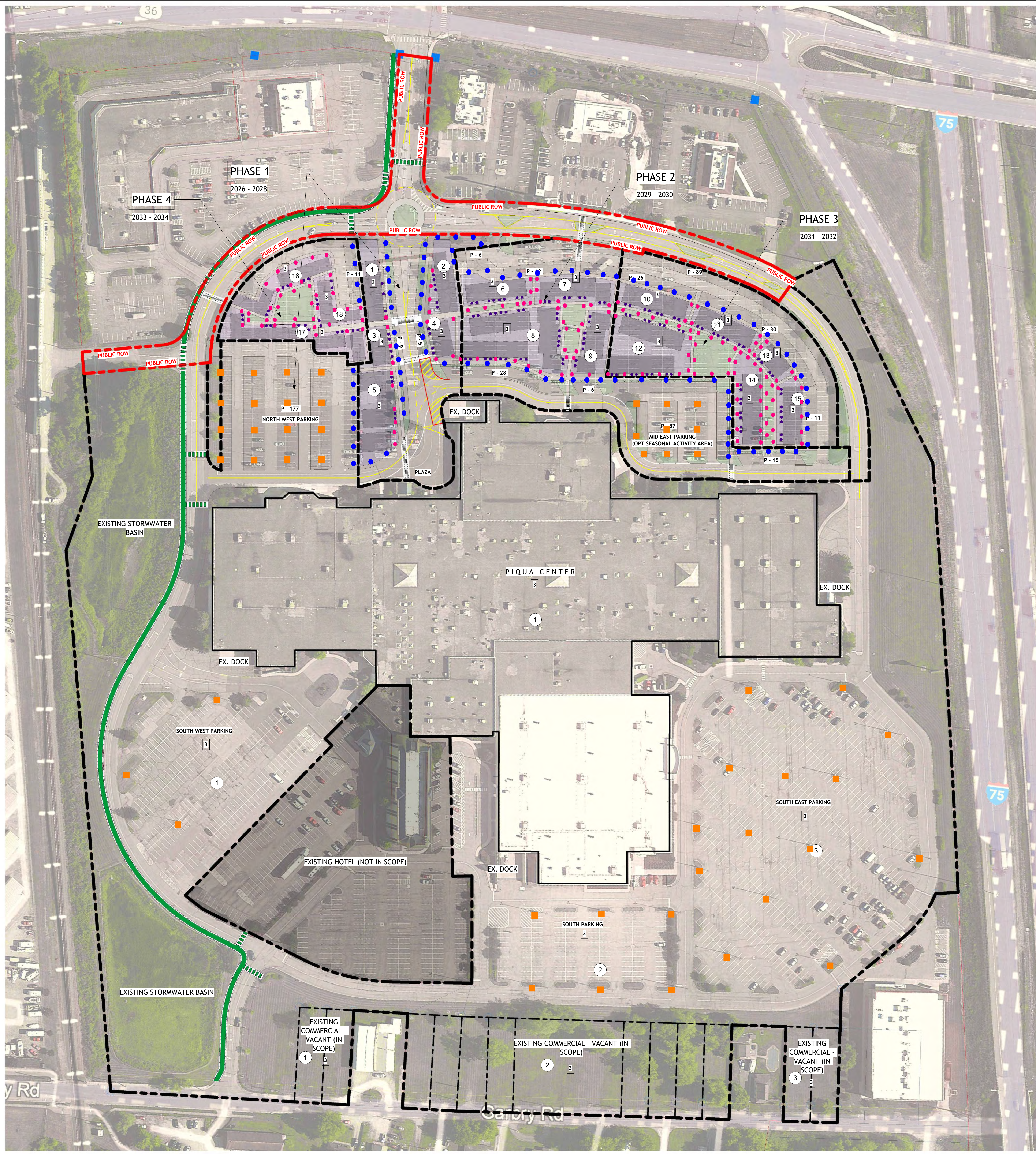
PROJECT No
MIAP10251

DATE
10-13-2025

SHEET NUMBER

2 OF 2

252



LUMINAIRE SCHEDULE				
MARK	TYPE	APPROX LUMENS	DESCRIPTION	NOTES
	LED	400	SPOT LIGHT, GROUND-MOUNTED	SHIELDED, ACCENT ONLY, NO SPILL BEYOND FAÇADE
AS NEEDED	LED	3000	WALL PACK, BUILDING-MOUNTED	FULL CUTOFF, DOWNWARD ONLY
	LED	~70,000	PARKING LOT POLE	MAX 25' (30' WITH FDP APPROVAL), FULL CUTOFF, UNDERGROUND SERVICE
	LED	2000	BOLLARD	3-4' TYPICAL, LOW-LEVEL, SHIELDED, COORDINATED FINISH
	LED	2000	PEDESTRIAN POLE	MAX 15', PEDESTRIAN SCALE, DECORATIVE ENCOURAGED, SHIELDED ABOVE 15'

NOTES

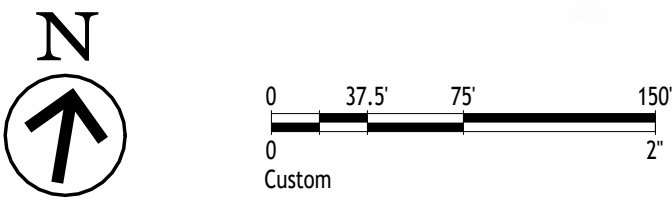
ALL FIXTURES SHALL BE LED, CRI ≥80, ~4000K COLOR TEMPERATURE.

ALL SERVICE LINES SHALL BE PLACED UNDERGROUND.

COBRA-HEADS, SEARCHLIGHTS, AND NEON ACCENT LIGHTING ARE NOT PERMITTED.

LIGHTING LEVELS SHALL PROVIDE SAFETY WITHOUT EXCESSIVE BRIGHTNESS (TYPICAL 2-6 FC AVERAGE, LOCALIZED UP TO 10 FC).

CONCEPTUAL LEGEND	
	BUILD ABLE ZONES
	SURFACE PARKING
	BLOCK NUMBER
P-0	PARKING SPACE COUNT
BUILDING COMMITTED ELEMENTS KEY	
	NUMBER OF STORIES (MIN-MAX)



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(419) 586-9367
<http://bruns1951.com/companies/rcs>

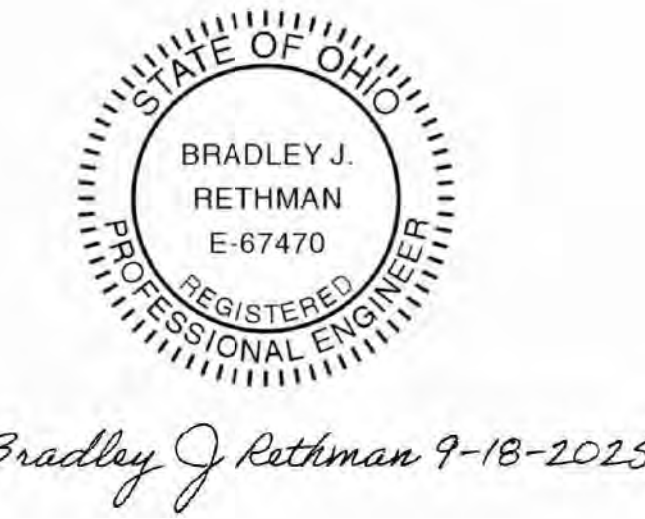
PIQUA CENTER
987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)

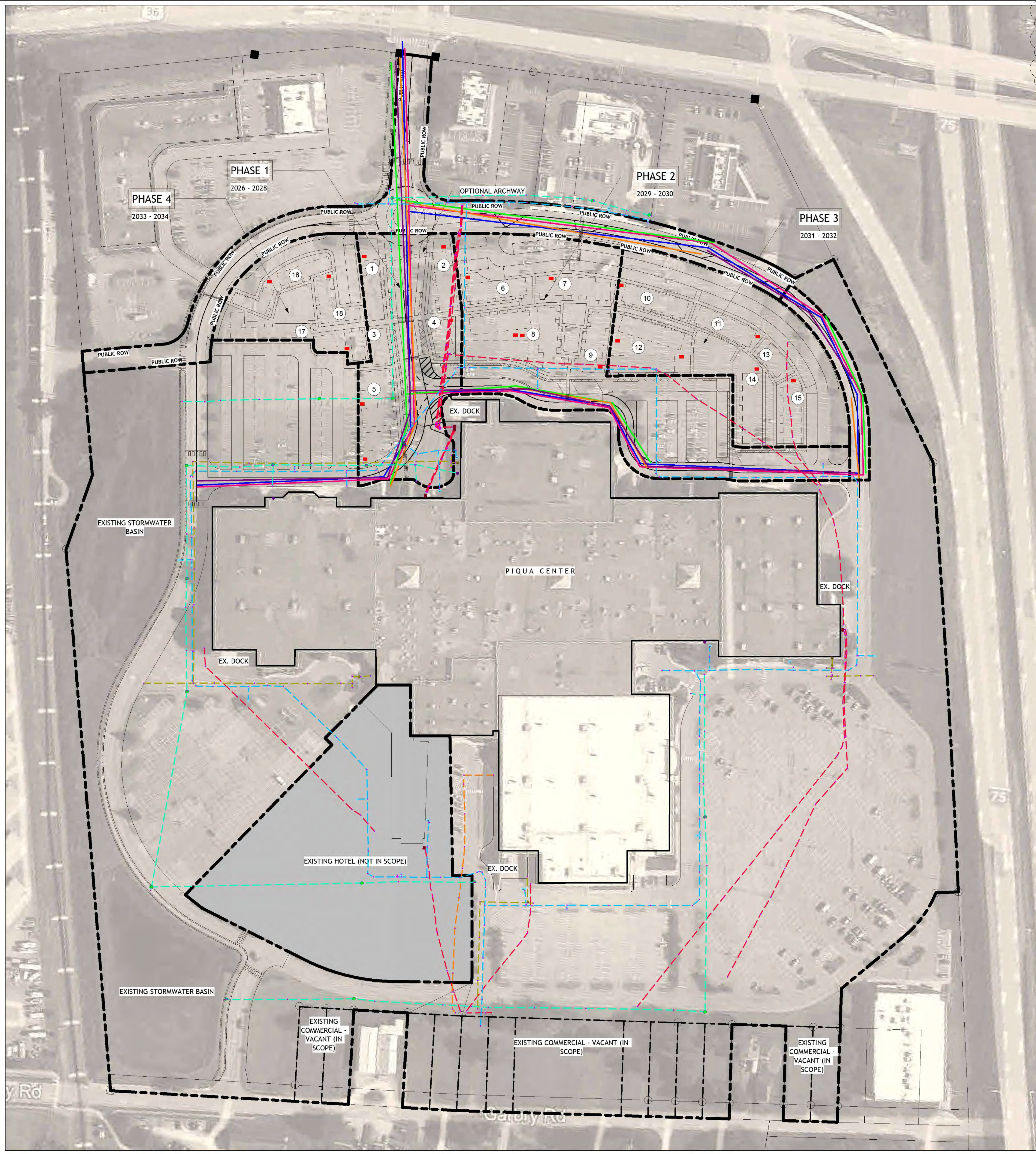


NO.	REVISIONS	DATE	BY	EWON	
				EWON	EWON
0	INITIAL SUBMITTAL	09/22/2025			
1	RESPONSE TO INITIAL REVIEW	10/06/2025			
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025			

LIGHTING PLAN

Project Number	RD00.E25
Date	12/08/2025
Drawn By	HWHI
Checked By	JEDM

EXHIBIT D



UTILITIES & EASEMENTS GENERAL NOTES

A. ALL NEW OR REROUTED UTILITY LINES, SERVICE ROUTES, AND EASEMENT AREAS SHOWN ARE CONCEPTUAL AND MAY BE MODIFIED DURING FINAL ENGINEERING.

B. FINAL ROUTING WILL BE COORDINATED WITH THE CITY OF PIQUA AND APPLICABLE AGENCIES.

C. ALL UTILITIES AND LIGHTING SERVICE LINES WILL BE PLACED UNDERGROUND CONSISTENT WITH THE DEVELOPMENT STANDARDS.



6781 Hellwarth Rd Celina, OH 45822
(419) 586-9367
<http://bruns1951.com/companies/rcs>

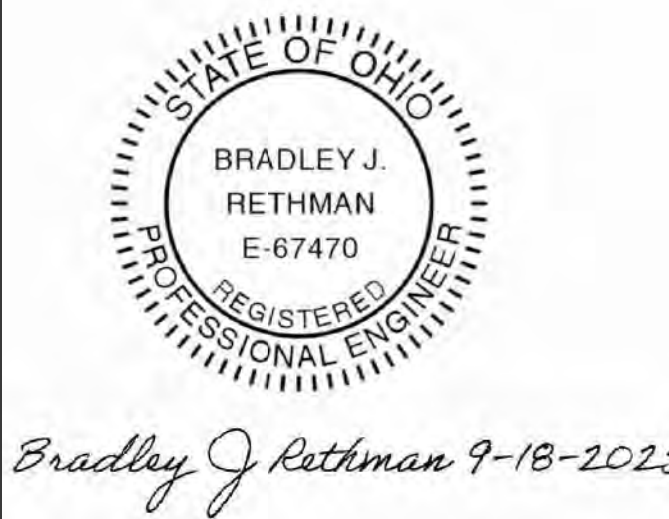
PIQUA CENTER
987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



NO.	REVISIONS	DATE	BY
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

UTILITIES & EASEMENT PLAN

Project Number RD00.E25
Date 12/08/2025
Drawn By HWHI
Checked By JEDM

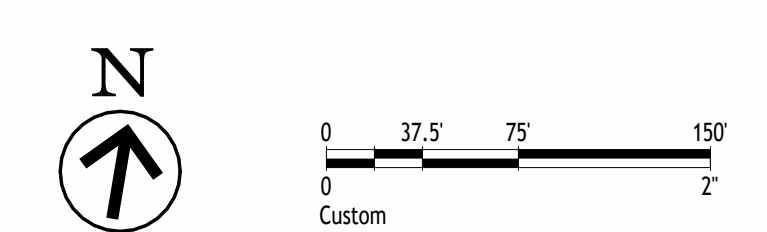
EXHIBIT E

NEW UTILITY LEGEND

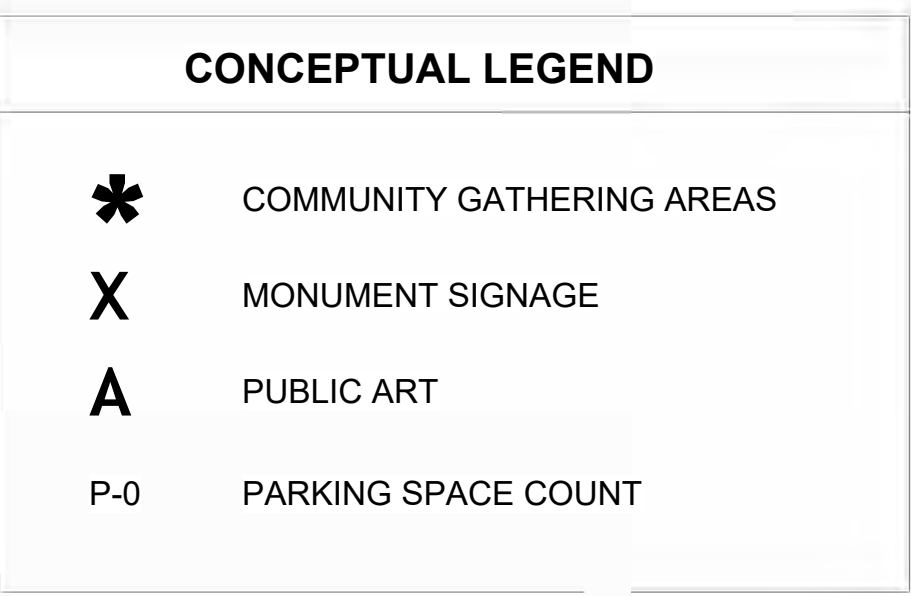
- UTILITY EASEMENTS POTENTIAL AREAS
- SANITARY LINES
- ELECTRIC LINES
- TELE LINES
- WATER LINES
- GAS LINES

CONCEPTUAL LEGEND

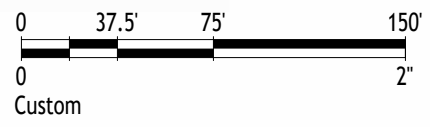
- EXISTING ELECTRIC (CITY OF PIQUA)
- EXISTING TELECOM (NEW KNOXVILLE TELEPHONE & CATV)
- EXISTING GAS (CENTERPOINT ENERGY / GRIDHAWK)
- EXISTING WATER (CITY OF PIQUA)
- EXISTING SEWER (CITY OF PIQUA)
- PROPOSED BLOCK NUMBER







N
↑



EXHIBIT

F-1



EXHIBIT G

ROUNABOUT WITH VIBRANT LANDSCAPING THAT INCORPORATES UNIQUE SIGNAGE FEATURE.



BENCHES AND BIKE RACKING INTERMINGLED THROUGHOUT THE SITE. DESIGNATED BIKE RACKS LOCATED OFF OF PEDESTRIAN ROUTE BUT CLOSE TO BIKE ROUTE FOR FLUENT ACCESSIBILITY.



6781 Hellwarth Rd Celina, OH 45822
(419) 586-9367
<http://bruns1951.com/companies/rsc>

PIQUA CENTER

987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



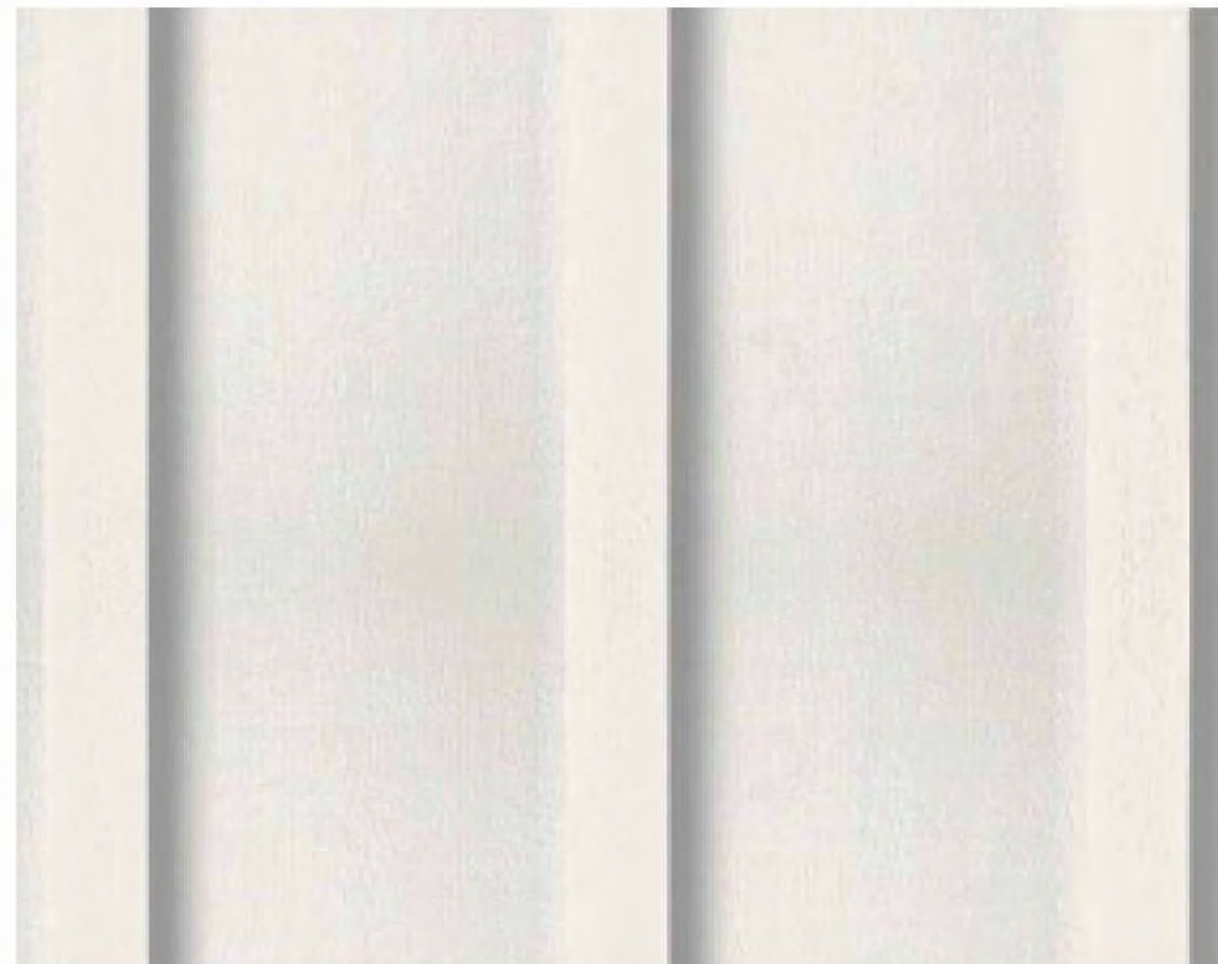
Bradley J. Rethman 9-18-2025

NO.	REVISIONS	DATE	BY
0	INITIAL SUBMITTAL	09/22/2025	EWON
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

AMENITIES PACKAGE

Project Number	RD00.E25
Date	12/08/2025
Drawn By	LKNA
Checked By	JEDM

EXHIBIT G



BLACK STANDING SEAM ROOFS

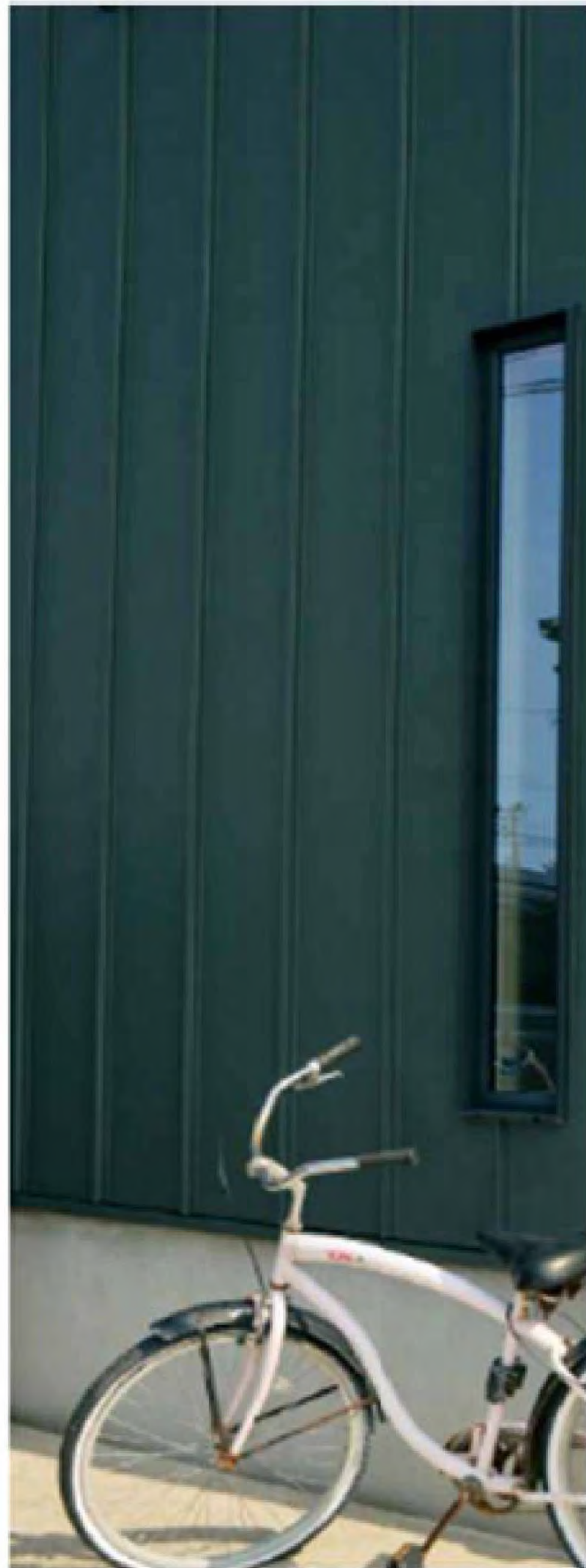


EXHIBIT H

INITIAL CONCEPTS; OVERALL DESIGN COMPONENTS CAN BE SUBJECT TO MODIFICATIONS.



INCORPORATION OF DISTINCTIVE DETAILS, MATERIALS, AND FINISHES THAT MARK A BUILDING AS CONTEMPORARY, WITHIN AN OTHERWISE TRADITIONAL DESIGN, IS MERGED. THE FUSION OF RICH BUT VIBRANT COLOR WILL BE USED SELECTIVELY THOUGHT THE DESIGN. BRICK WILL BE USED ON BUILDINGS FRONT ELEVATIONS. METAL SIDING IN VARIOUS SHADES WILL BE USED. ARCHITECTURAL MASSING IS SIMPLE WITH GRAND EMBELLISHMENTS SUCH AS ORNATE CORNICE BOARDS AND TRIM DETAILS.



Bradley J. Rethman 9-18-2025

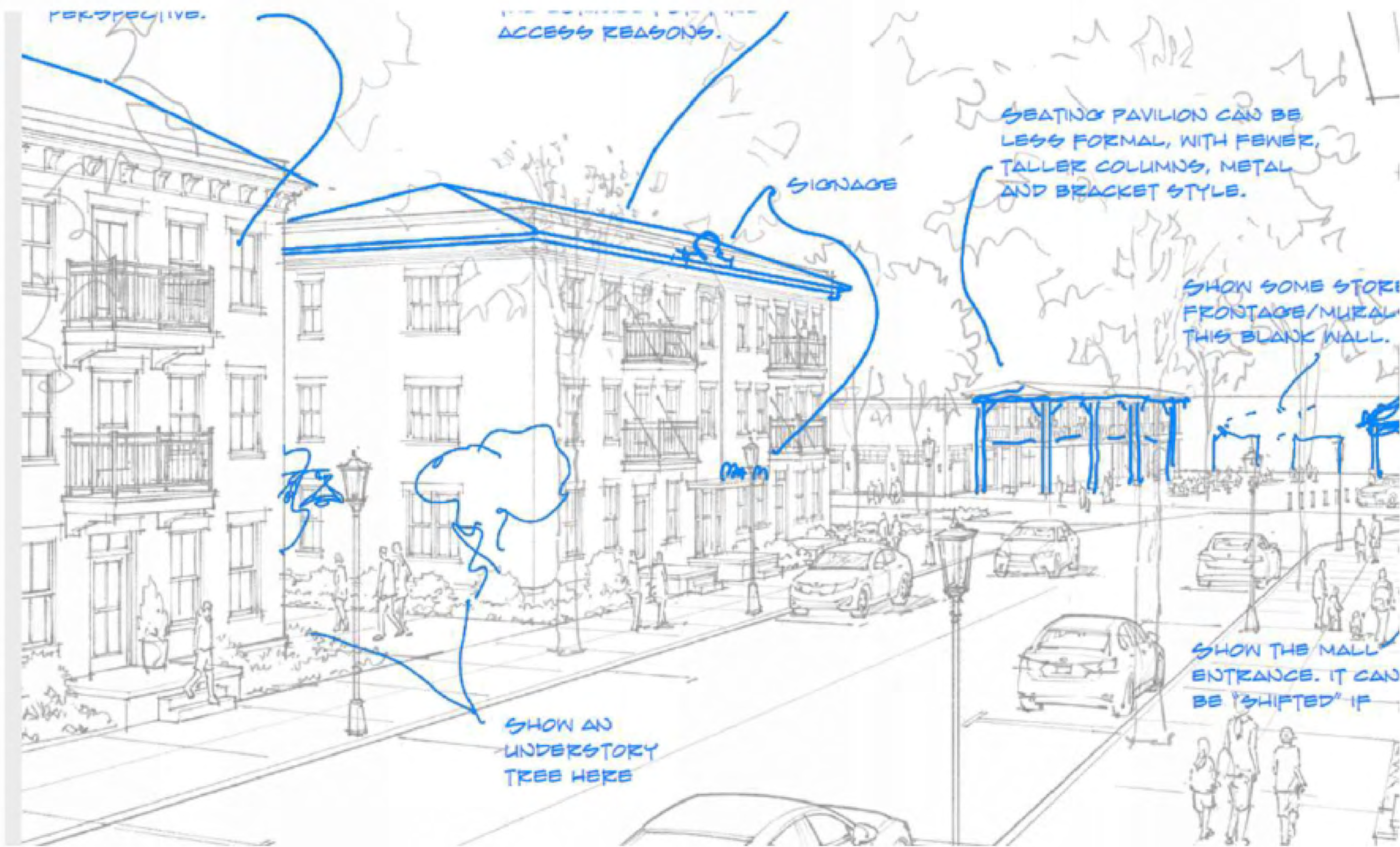
NO.	REVISIONS	DATE	BY
0	INITIAL SUBMITTAL	09/22/2025	EWON
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

MATERIAL BOARD

Project Number	RD00.E25
Date	12/08/2025
Drawn By	LKNA
Checked By	JEDM

EXHIBIT I

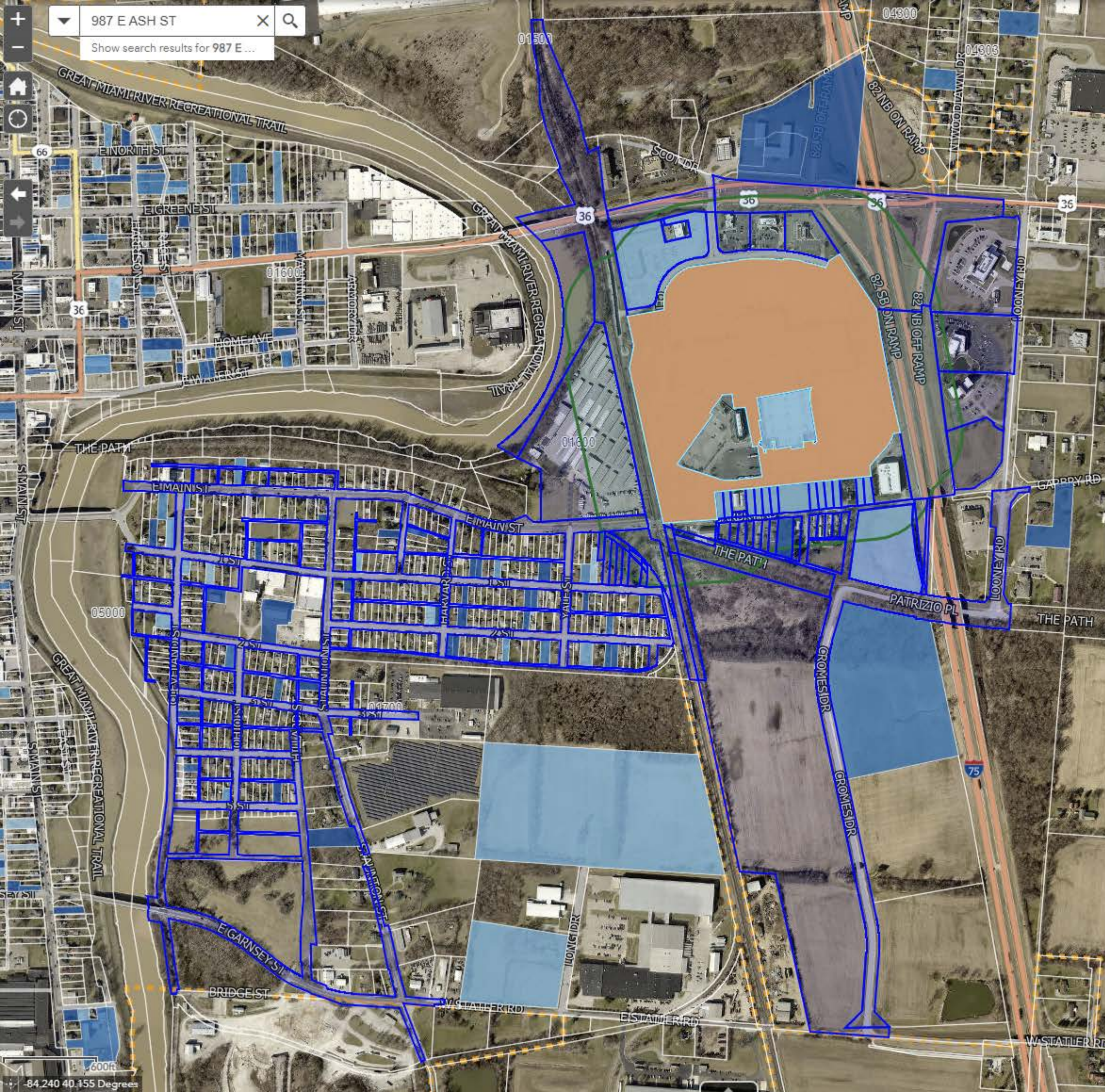
This exhibit shows intent for the building facades and scale. The two images below are renderings that we initially did to represent our design concepts.



NO.	REVISIONS	DATE	BY
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

EXAMPLE BUILDING ELEVATIONS

Project Number	RD00.E25
Date	12/08/2025
Drawn By	LKNA
Checked By	JEDM



Public Notification

⌵

✕

Select or search for a feature in the map

N44-076538

✕

🔍

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📍

☒ Apply a search distance

400

Feet

⌵

Addressee Layer

Notification Fields

⌵

Format

Comma-separated values (CSV)

⌵

75 addressees found; do you want to continue?

Review

Download

RESOLUTION No. PC 17-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR A PRELIMINARY DEVELOPMENT PLAN (PDP) FOR THE PIQUA CENTER PLANNED DEVELOPMENT AT 987 E. ASH STREET, PIQUA, OHIO AND TO REZONE THE PROPERTY FROM CX TO PD-MUD

WHEREAS, the property located at 987 E Ash St, Piqua, Ohio, known as the Piqua Center, is currently zoned CX (Commercial Mixed-Use) under the City of Piqua Development Code; and

WHEREAS, the applicant has submitted a preliminary development plan (PDP) for Piqua Center, which includes parcels N44-076538, N44-076539, N44-072901, N44-072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44-072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916 and has requested adoption of development standards and a rezoning of the property to PD-MUD (Planned Development Mixed-Use District) to accommodate the proposed development; and

WHEREAS, the proposed development standards, preliminary development plan, and rezoning to PD-MUD are consistent with the goals of the City's Comprehensive Plan to promote diverse, sustainable, and vibrant land uses that enhance community well-being and economic vitality; and

WHEREAS, the Piqua Planning Commission voted on findings of fact as required under Section §2.10.2.D. of the City of Piqua Development Code; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, and public testimony, and finds that the proposed development and rezoning will not adversely impact the surrounding area, provided that conditions related to traffic management, infrastructure, and design standards are met; and

WHEREAS, the proposed Piqua Center, a mixed-use planned development, is expected to enhance general area by providing housing options, creating new retail and commercial opportunities, and maintaining compatibility with adjacent properties and infrastructure;

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

RESOLUTION No. PC 17-25

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

Adopted this 8 day of December, 2025.

Chairman, Planning Commission



~~Bradley C. Bubp~~

Mr. Eddie Harvey, Vice Chair

Clerk, Planning Commission



Emily McCulla

Planned Development Findings of Fact and Formal Motion

Piqua Center Planned Development

12.08.2025

PC17-25

Chairperson:

- The Planning Commission is required under Section **§2.10.2.D.** of the City of Piqua Development Code to make specific Findings of Fact based upon the particular evidence presented at this hearing.
 - The Planning Commission will now vote, discuss, and come to a consensus on each of the following standards under Section **§2.10.2.D.**
 - I will not read each of the findings of fact for the record while the recording secretary records the vote of each member.
1. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development standards where only the proposed uses and development standards are to be adopted and provides pedestrian accessibility and connectivity throughout the design.

	AYE	NAY	
Mr. Bradley Bulp	☐	☐	Absent
Mr. Eddie Harvey	☒	☐	
Mr. Terry Wright	☒	☐	
Mr. Adam Seas	☒	☐	
Mr. Micah Underwood	☒	☐	

2. The proposed development and or development standards adequately address issues related to compatibility with adjacent uses, environmental issues, and overall design compatibility, including lighting and landscaping and do so in a manner that improves upon what would be achieved under the non-planned development zoning standards.

	AYE	NAY	
Mr. Bradley Bulp	☐	☐	Absent
Mr. Eddie Harvey	☒	☐	
Mr. Terry Wright	☒	☐	
Mr. Adam Seas	☒	☐	
Mr. Micah Underwood	☒	☐	

3. The proposed development and or development standards are intended to produce a superior design and construction than what would normally occur under the non-planned development zoning standards and will not cause an undue burden on public services and facilities including, but not limited to, water, sewer, power, fire and police protection.

	AYE	NAY
Mr. Bradley Bubp	☐	☐ Absent
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

4. The proposal is in accordance with the goals and policies of the Comprehensive Plan.

	AYE	NAY
Mr. Bradley Bubp	☐	☐ Absent
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

5. If the project is proposed to contain non-residential uses, the conditions imposed mitigate any potential significant impacts associated with the proposal, including maintaining required setbacks for specific uses within the planned development.

	AYE	NAY
Mr. Bradley Bubp	☐	☐ Absent
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

Chairperson:

- Do I have a motion on the proposed case?

Any Member:

- I make a motion to recommend (APPROVAL / DENIAL) of PC 17-21, based on the findings of this public hearing.

Mr. Seas

IF APPROVED, list any additional comments, stipulations, or conditions from the Planning Commission:

recommended to city commission 12/9/25 at 6pm

IF DENIED, reference noncompliance standards here:

ANY MEMBER MAY SECOND THE MOTION. Mr. Underwood

The recording secretary will call the vote:

	AYE	NAY
Mr. Bradley Bubp	☐	☐ <u>Absent</u>
Mr. Eddie Harvey	☒	☐
Mr. Terry Wright	☒	☐
Mr. Adam Seas	☒	☐
Mr. Micah Underwood	☒	☐

Documented in a public meeting and recorded on this form for PC 17-25

Emily McCulla

Emily McCulla, Recording Secretary

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.11.

MEETING DATE	December 9, 2025	
REPORT TITLE	<u>Resolution No.R-139-25</u> A resolution to adopt a zoning map amendment from T-RL- Traditional Residential Low Density to T-NX - Traditional Neighborhood Mixed-Use District at 1601 Nicklin Avenue.	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The applicant is requesting to open a neighborhood pizzeria that would be open for takeout and delivery, which requires the zoning map amendment. Existing building located on Nicklin Avenue is vacant, and has been for roughly two years. The property previously was a market and carry-out, but has not served that purpose for many years. Property is located within a residential neighborhood, with single-family homes that have similar character. Parking for the neighborhood generally occurs on the street, with limited alley parking available. The Comprehensive Plan lists the property in its future land use map as Neighborhood Conservation. This designation is intended to preserve the existing neighborhood character and continue maintenance of buildings and infrastructure. Based on the proposed future use of a pizzeria, the negative impact that such a commercial use would have to the surrounding neighborhood character, and concerns with on-street parking, staff recommends denial of the Zoning Map Amendment. The Planning Commission met on December 8 and held a public meeting. The recorded vote from that meeting will be reflected by Staff at the meeting.	
BUDGET/FINANCIAL IMPACT	Budgeted \$:	N/A
	Expenditure	N/A

(Project costs and funding sources)	\$:	
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. PC 19-25 - PACKET 2. PC 19-25 - PC Reso - Signed	

Resolution No.R-139-25

A resolution to adopt a zoning map amendment from T-RL- Traditional Residential Low Density to T-NX - Traditional Neighborhood Mixed-Use District at 1601 Nicklin Avenue.

WHEREAS, the Planning Commission made a recommendation to the City Commission to approve PC19-25 a Zoning Map Amendment from T-RL Traditional Residential Low Density to T-NX - Traditional Neighborhood Mixed-Use District at 1601 Nicklin Avenue; and

WHEREAS, the City Commission, in an open forum, accepted the Planning Commission recommendation to approve the request to amend the zoning for 1601 Nicklin Avenue; and

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 Zoning Map Amendment requested and reflected in Exhibit A, which includes the property at 1601 Nicklin Avenue, is hereby approved.
- SEC. 2: This resolution 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 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	_____

RESOLUTION No. PC 19-25

A RESOLUTION TO RECOMMEND ADOPTION OF A ZONING MAP AMENDMENT FROM TR-L TRADITIONAL RESIDENTIAL LOW DENSITY TO T-NX – TRADITIONAL NEIGHBORHOOD MIXED-USE DISTRICT AT 1601 NICKLIN AVENUE, PIQUA, OHIO

WHEREAS, the applicant has requested a zoning map amendment from TR-L to T-NX to allow the property to be used as a neighborhood pizzeria that would be open for takeout and delivery; and

WHEREAS, the City of Piqua Comprehensive Plan reflects the property within a Neighborhood Conservation area, which focuses on protecting neighborhoods from commercial or industrial development and does not support the development of a pizzeria in a residential neighborhood; and

WHEREAS, the proposed use of the property as a pizza delivery and take out business is also inconsistent with the goals of the City's zoning regulations to promote compatible land uses in residential districts; and

WHEREAS, the Piqua Planning Commission has reviewed the application and finds that the proposed use will adversely impact the surrounding neighborhood due to its desired commercial use and the creation of additional traffic and parking demands within the neighborhood; and

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made to the City Commission for a final decision, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

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

Adopted this ____ day of _____, 2025.

RESOLUTION No. PC 19-25

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bulp

Emily McCulla

STAFF REPORT

Planning Commission

Date: December 8, 2025
Re: PC 19-25 – Zoning Map Amendment – T-RL to T-NX

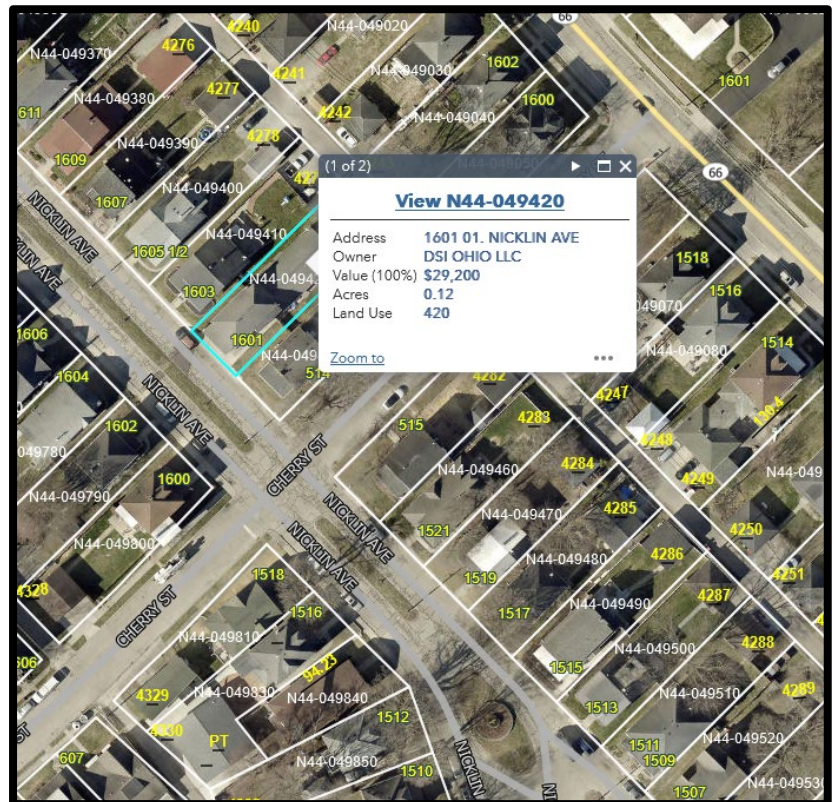
Applicant: DSI Ohio LLC, Idan Shkedy
Owner: Idan Shkedy

Address: 1601 Nicklin Ave., Piqua, OH
Parcel #: N44-049420 (0.12 acres)

Zoning: T-RL – Traditional Residential Low Density

Request: The applicant is requesting to open a neighborhood pizzeria that would be open for takeout and delivery, which requires the zoning map amendment.

Existing Conditions:



Existing building located on Nicklin Avenue is vacant, and has been for roughly two years. The property previously was a market and carry-out, but has not served that

STAFF REPORT

purpose for many years.

Property is located within a residential neighborhood, with single-family homes that have similar character. Parking for the neighborhood generally occurs on the street, with limited alley parking available.

Zoning Map



Property is zoned T-RL and is surrounded by T-RL zoning districts. No other zoning classification is within the block or within neighboring blocks.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the property in its future land use map as Neighborhood Conservation. This designation is intended to preserve the existing neighborhood character and continue maintenance of buildings and infrastructure.

Staff Recommendation:

Based on the proposed future use of a pizzeria and the impact that such a commercial use could have to the surrounding neighborhood character and parking. Staff recommends ***DENIAL*** of the Zoning Map Amendment.

Rezoning Plan Narrative – Proposed Carry-Out

1601 Nicklin Avenue, Piqua OH 45356

Applicant: DSI Ohio LLC

Property Address: 1601 Nicklin Avenue, Piqua Ohio 45356

Current Use: Triplex Residential

Proposed Use: Takeout and Delivery Pizzeria

Requested Zoning Change: From Residential to T-NX (Traditional Neighborhood Mixed Use)

1. Project Overview

The applicant proposes reopening a small neighborhood pizzeria at 1601 Nicklin Avenue. The business will operate primarily as takeout and delivery, serving the surrounding community.

The building previously functioned as a pizzeria; all kitchen and utility infrastructure remain in place. No major structural or site changes are planned.

The proposed use aligns with the intent of the T-NX district — small-scale, locally oriented commerce compatible with residential surroundings and promoting walkability.

2. Traffic Management

Operations will generate minimal on-site traffic.

- Peak periods: approximately 5–6 customer pickups per hour.
- Primary activity: deliveries (short parking duration).

Nicklin Avenue is a collector street capable of handling this level of traffic, and no new driveways or access points are proposed.

3. Parking Plan

Two existing parking spaces in front of the building will serve customers and delivery drivers.

Because customer visits are short and most sales are delivery-based, this capacity is sufficient.

Occasional overflow can be accommodated on adjacent streets within City parking regulations.

4. Utility and Infrastructure Impacts

All water, sewer, and electric utilities are existing and active.

The proposed use will not exceed typical residential/commercial demand.

No new connections or system upgrades are anticipated.

5. Neighborhood Compatibility

The pizzeria reactivates a property with an established commercial history while maintaining residential character.

Lighting will be minimal and directed downward; noise and odor controls will meet local standards.

Operating hours will be consistent with neighborhood expectations (e.g., daytime and early-evening service).

6. Economic and Community Benefits

- Provides local employment opportunities.
- Restores a long-vacant neighborhood business location.
- Enhances walkable food access within the community.
- Increases property tax value without adverse neighborhood impact.

7. Type 1 Transition / Screening Plan

In compliance with Section 154.094(B) – Type 1 Transition Standards, the applicant will install low-impact screening along any property line adjoining residential use.

Planned measures include:

- Vegetative buffer: a continuous row of evergreen shrubs or small ornamental trees (height ≈ 3–4 ft at planting) to visually soften the building and parking area.
- Optional fencing: if required by the City, a decorative wooden or vinyl privacy fence,

maximum height 6 ft, may be added for additional screening.

- Maintenance commitment: all landscape materials will be regularly trimmed and maintained in healthy condition.
- Lighting controls: exterior fixtures will be shielded and downward-facing to prevent light spillover onto neighboring residences.

These improvements will ensure compliance with the City's low-impact screening requirements and maintain the visual harmony of the neighborhood.

8. Conclusion

The proposed rezoning and use of 1601 Nicklin Avenue for a takeout and delivery pizzeria:

- Meets the intent and standards of the T-NX district,
- Generates minimal traffic and parking impact,
- Operates fully within existing utility capacity, and
- Provides appropriate Type 1 Transition screening to protect adjacent residential properties.

The applicant respectfully requests approval of the rezoning to T-NX and the related site plan.

Ephraim Danieli

DSI Ohio LLC

Record Report for PC - Zoning Designation Request #PC-ZON-25-0005

Record Overview

Record Number: PC-ZON-25-0005

Record Type: PC - Zoning Designation Request

Record Status: In Progress

Record Submitted At: Tuesday October 21, 2025

Record Address: 1601 Nicklin Ave, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: Idan Shkedy

Form Submission

Applicant Information:

DSI Ohio LLC, Idan Shkedy

[REDACTED]

Piqua, OH 45356

[REDACTED]

Type of legal interest held by applicant: Owner

Owner Information:

Idan Shkedy

[REDACTED]

Piqua, OH 45356

[REDACTED]

Street Address: 1601 Nicklin Ave, Piqua, Ohio, 45356

Property owner information:

DSI OHIO LLC

1601 Nicklin Ave, Piqua, Ohio, 45356

Current Use: Multi-unit living

Existing Zoning District: T-RL

Proposed Zoning District: T-NX

Reason for the requested zoning change: Returning to original use

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:



Signed in GovWell: Tuesday October 21, 2025, 8:07pm



RESOLUTION No. PC 19-25

A RESOLUTION TO RECOMMEND ADOPTION OF A ZONING MAP AMENDMENT FROM TR-L TRADITIONAL RESIDENTIAL LOW DENSITY TO T-NX – TRADITIONAL NEIGHBORHOOD MIXED-USE DISTRICT AT 1601 NICKLIN AVENUE, PIQUA, OHIO

WHEREAS, the applicant has requested a zoning map amendment from TR-L to T-NX to allow the property to be used as a neighborhood pizzeria that would be open for takeout and delivery; and

WHEREAS, the City of Piqua Comprehensive Plan reflects the property within a Neighborhood Conservation area, which focuses on protecting neighborhoods from commercial or industrial development and does not support the development of a pizzeria in a residential neighborhood; and

WHEREAS, the proposed use of the property as a pizza delivery and take out business is also inconsistent with the goals of the City's zoning regulations to promote compatible land uses in residential districts; and

WHEREAS, the Piqua Planning Commission has reviewed the application, public testimony, and discussion with the applicant and finds that the proposed use will not adversely impact the surrounding neighborhood due to its historical existence in the neighborhood and limited additional traffic and parking demands within the neighborhood; and

NOW THEREFORE BE IT RESOLVED, board member **MR. WRIGHT** hereby moves to recommend **APPROVAL** of the request made to the City Commission for a final decision, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member **MR. SEAS** and the voting record on this motion is hereby recorded as follows.

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

Adopted this 8th day of December, 2025.

RESOLUTION No. PC 19-25

Chairman, Planning Commission



Bradley C. Bubp

Mr. Eddie Harvey, Vice Chair

Clerk, Planning Commission



Emily McCulla

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.12.

MEETING DATE	December 9, 2025	
REPORT TITLE	Resolution No R-140-25 A resolution authorizing expenditures in excess of \$75,000 to Sawvel & Associates, Inc	
SUBMITTED BY	RJ Monnier, Director Power	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Sawvel & Associates, Inc (Sawvel) is an independent consulting firm located in Findlay, Ohio. Sawvel provides cost-of-service studies, rate design, budgeting, forecasting, and power supply consulting services to the Piqua Power System. Sawvel is an invaluable resource to the Power System that interfaces with our joint action agency, American Municipal Power, and advises the Western AMP Service Group as well as other member communities. Consulting hours in 2025 have exceeded forecasted amounts due to a change in leadership at the Power System, a cost-of-service study, and other consulting requirements. Due to the increased engagement, expenditures to Sawvel are expected to eclipse the \$75,000 threshold for 2025 and therefore requires City Commission approval.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$95,000
	Expenditure \$:	\$95,000
	Source of Funds:	401-291-923-7553
	Narrative:	Power System budget has sufficient appropriations to cover increased PO amount.
ATTACHMENTS	1. BILLING SCHEDULE 2025 2. Statement of Qualifications - Summary (12-3-25)	

Resolution No R-140-25

A resolution authorizing expenditures in excess of \$75,000 to Sawvel & Associates, Inc

WHEREAS, The City of Piqua Power System secures professional consulting services; and

WHEREAS, Sawvel & Associates, Inc has provided cost-of-service, rate design, budgeting, forecasting, and power supply consulting services to the Piqua Power System; and

WHEREAS, actual expenditures for Sawvel's services are forecasted to exceed \$75,000 for the year.

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 purchase order to Sawvel & Associates, Inc be increased to \$95,000.
- SEC. 2: The Finance Director certifies that funds are available or anticipated to come into the City Treasury and is hereby authorized to draw his warrant from time to time on the appropriate account of the City Treasury in payment of obligations on this contract.
- SEC. 3: 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 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	_____

SAWVEL AND ASSOCIATES, INC.
STANDARD BILLING SCHEDULE FOR CONSULTING SERVICES
(Effective January 1, 2025)

LABOR

<u>Employee Classification</u>	<u>Hourly Rates As of 1/1/25</u>
Managing Executive	\$190.00
Principal Executive	\$175.00
Executive	\$160.00
Principal	\$150.00
Supervisor	\$145.00
Senior	\$135.00
Associate	\$125.00
Analyst	\$115.00
Assistant	\$100.00
Technician	\$95.00
Office Services	\$80.00

EXPENSES

Expenses will be at the cost or rate associated with the expense incurred in completing the services. Expenses include, but are not limited to, travel, facsimile, copying, postage and shipping, computer services and other direct expenses.

STATEMENT OF QUALIFICATIONS (SOQ)

DESCRIPTION OF FIRM

Sawvel and Associates, Inc. (Sawvel) is a consulting and engineering firm providing services to clients throughout the United States. Sawvel was founded in 1951, is a Subchapter S Corporation and has no parent company or affiliates. We have offices in Findlay, Ohio and Burr Oak, Kansas. Our Findlay office has 6 employees, and our Burr Oak office has one employee.

WHAT WE DO

Sawvel provides a wide range of services including project management, distribution, transmission and power supply planning and analysis, expert testimony, contract negotiations, financial planning, policy development, cost of service studies, rate and rider design and support. Our consultants have an average of 29 years of individual experience in the utilities industry. This experience enables our consultants to provide effective forward-looking advice on a wide range of topics.

Sawvel consultants work with many of our clients by assisting with annual financial forecast and budget review to ensure that revenues and expenses are appropriate. This effort also includes calculating power cost adjustments on a regular basis. We also serve as advisors to our clients when they have engineering-related questions or electrical equipment problems occur.

Sawvel performs other miscellaneous rate-related analysis and recommendations for many of our existing clients. Below is a list of this type of work we have performed in the past and continue to perform:

1. Economic development rates and policies
2. Renewable net metering and parallel generation rates
3. Load management programs and incentives
4. Time-of-use rates
5. Energy efficiency evaluation and programs
6. Avoided cost calculations for use in customer generation payments

The following is a list of many of the topics that we are experienced in:

Cost of Service and Rate Studies

- Cost of Service Studies (electric, gas, water and steam)
- Rate Studies (electric, gas, water and steam)
- Power Cost Adjustment (PCA)
- Strategic rate planning and competitive analysis (electric, gas and steam)
- Utility rate riders (electric, gas and steam)
- Time of Use (on-peak/off-peak) rates
- Interruptible rates
- Economic Development incentive rates
- Renewable Net Metering and Parallel Generation rates

Financial Analysis and Planning (all utilities)

- Revenue requirements and rates – review and planning
- Projected operating results and financial planning
- Financing assistance and related engineering reports
- Consulting Engineer Reports for note and bond financing
- Evaluate financial impacts of customer load additions and losses (electric, natural gas, water and wastewater)

Water and Wastewater

- Wholesale water agreements
- Wholesale wastewater agreements
- Cost of service studies
- Wholesale and retail rate studies
- Utility rate riders

Expert Testimony in Rate Cases

- Federal Energy Regulatory Commission
- State Commissions (electric, natural gas, steam and water)

Resource Planning

- Power supply planning and analyses
- Evaluation of market energy purchases
- Long-Term Power Supply Master Plans
- Evaluation and acquisition of wind and solar generation
- Distributed generation
- Cogeneration and steam services
- Contract negotiations
- Wholesale power supply agreements
- Planning for industrial customers

Distribution Planning

- Prepare distribution system plans (electric)

OUR CLIENTS

We serve a wide range of clients including the following:

- Publicly Owned Utility Systems (electric, natural gas, steam, water and wastewater)
- Governmental and Consumer Advocacy Organizations
- Industrial and Commercial Consumers

A list of some of our clients can be found on the following pages:

Sawvel and Associates, Inc. Clients

Name	State	Client Since
Arcanum	OH	2009
Bowling Green	OH	1982
Bryan	OH	1951
Celina	OH	1991
Cuyahoga Falls	OH	2016
Dover	OH	2020
Galion	OH	2004
Hamilton	OH	1983
Holiday City	OH	2000
Huron	OH	2017
Jackson Center	OH	2009
Lebanon	OH	2009
Mendon	OH	2011
Newton Falls	OH	2016
Piqua	OH	1993
Tipp City	OH	1981
Versailles	OH	1990
Waynesfield	OH	2018
Woodsfield	OH	2016
Portland	OR	2017
Memphis	TN	2017
Alliance of Xcel Municipalities	TX	2016
Texas Cotton Ginners' Association	TX	2016
Eagle Mountain City	UT	2011
Logan	UT	1991
Spanish Fork	UT	2005

Sawvel and Associates, Inc. Clients

Name	State	Client Since
Fulton	MO	2011
Independence Power & Light	MO	2007
American Municipal Power, Inc.	OH	1988
Arkansas River Power Authority	CO	1998
Kansas Municipal Utilities	KS	2005
Kansas Municipal Energy Agency	KS	2007
Northern Indiana Towns (8)	IN	1978
Utah Municipal Power Agency	UT	1981
Western Area Service Group (13)	OH	1986
Hawaii - Consumer Advocate	HI	1994
Argos	IN	2016
Bremen	IN	1988
Etna Green	IN	1987
Arma	KS	2008
Chanute	KS	2005
Cimarron	KS	2016
Eudora	KS	2010
Garden City	KS	2006
Garnett	KS	2013
Hillsboro	KS	2007
Hoisington	KS	2012
Hugoton	KS	2019
Jetmore	KS	2013
Lindsborg	KS	2009
Mankato	KS	2015
Meade	KS	2009
Mulvane	KS	2009
Oberlin	KS	2007
Osawatomie	KS	2010
Ottawa	KS	2010
Pratt	KS	2012
Russell	KS	2007
Wamego	KS	2010
Washington	KS	2011
Detroit Renewable Energy	MI	2003
Wyandotte	MI	2002
Albuquerque Water Utility Authority	NM	2004
Dona Ana County	NM	2015
Santa Fe County	NM	2013

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.13.

MEETING DATE	December 9, 2025		
REPORT TITLE	<u>Resolution No. R-141-25</u> A resolution to transfer ownership of an issued liquor permit from Godine, LLC located at 608 Weber St., Piqua, OH 45356 to Harsha Drive Thru, Inc., 608 Weber St., Piqua, OH 45356.		
SUBMITTED BY	Jessica Stiltner, Director Law		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	Transferring ownership of a liquor permit from Godine LLC 608 Weber St., Piqua, OH 45356 to Harsha Drive, Inc located at 608 Weber St., Piqua, OH 45356		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:		
	Expenditure \$:		
	Source of Funds:		
	Narrative:		
ATTACHMENTS	1. Harsha Drive Thru Liquor Permit Application		

Resolution No. R-141-25

A resolution to transfer ownership of an issued liquor permit from Godine, LLC located at 608 Weber St., Piqua, OH 45356 to Harsha Drive Thru, Inc., 608 Weber St., Piqua, OH 45356.

WHEREAS, Chapter 4303 of the Ohio Revised Code authorizes the Ohio Division of Liquor Control to issue liquor permits within the state of Ohio; and

WHEREAS, Chapter 4303 of the Ohio Revised Code authorities the legislative authority of a municipal corporation to object to the issuance, transfer, or renewal of a liquor permit within the limits of such municipal corporation and request a hearing thereon, and

WHEREAS, the Piqua City Commission has received from the Ohio Division of Liquor Control an application for the transfer of the liquor permit currently issued to Godine, LLC to Harsha Drive Thru, Inc. located at 608 Weber St., Piqua, OH 45356,

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 Commission of the City of Piqua has no objection to this liquor permit and does not request a hearing.
- SEC. 2: The legislative notice will be sent by the Clerk of Commission to the Ohio Division of Liquor Control no later than December 19, 2025.
- SEC. 3: This resolution 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 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	_____



CLERK OF PIQUA CITY COUNCIL
201 W WATER ST
PIQUA OH 45356

NOTICE TO LEGISLATIVE AUTHORITY

TO

10009121-1 PERMIT NUMBER	TRFO TYPE	Harsha Drive Thru Inc. 608 Weber Street, Piqua, OH 608 Weber Street Piqua OH 45356 Muni/Village/Twp: Piqua
ISSUE DATE:		
FILING DATE: 10/7/2025		
PERMIT CLASSES: C-2 C-1		
55077 TAX DISTRICT	JUN RECEIPT NO	

FROM 11/10/2025

03236774-1 PERMIT NUMBER	TYPE	GODINE LLC GODINE LLC 608 WEBER ST PIQUA OH 45356 Muni/Village/Twp: Piqua
ISSUE DATE:		
FILING DATE:		
PERMIT CLASSES:		
55077 TAX DISTRICT	JUN RECEIPT NO	

MAILED 11/18/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN

12/19/2025

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT
THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: JUN TRFO 10009121-1
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING
BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

(Printed Name)

(Email Address)

(Telephone No.)

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.14.

MEETING DATE	December 9, 2025	
REPORT TITLE	Resolution No. R-142-25 A Resolution Authorizing Interfund Transfers of Cash Between Funds For the Fiscal Year 2025	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Commission has authorized appropriations for certain interfund transfers. 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 interfund transfers in 2025.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	various	
	Budgeted \$:	\$4,005,921
	Expenditure \$:	
	Source of Funds:	various funds
	Narrative:	
ATTACHMENTS	1. Appendix A 2025 Transfers	

Resolution No. R-142-25

A Resolution Authorizing Interfund Transfers of Cash Between Funds For the Fiscal Year 2025

WHEREAS, This Commission has authorized ORDINANCE 21-25 which includes General Fund transfers to a Debt Service Fund and the Safety Fund, Safety Fund transfers to a Capital Project Fund, and Fort Piqua Plaza transfers to a Debt Service Fund for the year 2025.

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 funds listed in Appendix A in an amount not to exceed the Appropriation Ordinance 21-25.

SEC. 2: This Resolution 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 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	_____

APPENDIX A

RESOLUTION NO. 142-25

FOR THE FISCAL YEAR 2025

<u>Transfers from:</u>	<u>Transfers to:</u>	<u>Amount:</u>
The General Fund 001	The Capital Improvement Bonds Fund 264	\$ 42,538
The General Fund 001	The Safety Fund 106	\$ 3,600,000
The Safety Fund 106	The Fire Department Ladder Truck Fund 344	\$ 300,000
The Fort Piqua Plaza Fund 410	The Capital Improvement Bonds Fund 264	<u>\$ 63,383</u>
		\$ 4,005,921

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.15.

MEETING DATE	December 9, 2025	
REPORT TITLE	Resolution No. R-143-25 A Resolution Authorizing Interfund Transfers of Cash Between Funds for the Fiscal Year 2026	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Commission has authorized appropriations for certain interfund transfers. 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 expected interfund transfers in 2026.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$4,102,910
	Expenditure \$:	
	Source of Funds:	various funds
	Narrative:	
ATTACHMENTS	1. Appendix A 2026 Transfers	

Resolution No. R-143-25

A Resolution Authorizing Interfund Transfers of Cash Between Funds for the Fiscal Year 2026

WHEREAS, This Commission has authorized ORDINANCE 20-25 which includes General Fund transfers to the Safety Fund, the Conservancy Fund, a Debt Service Fund, and the Lock 9 Lofts Fund, Safety Fund transfers to a Capital Project Fund, Fort Piqua Plaza transfers to a Debt Service Fund, and Park and Recreation transfers to the Lock 9 Park Improvements Fund for the year 2026.

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 funds listed in Appendix A in an amount not to exceed the Appropriation Ordinance 20-25.

SEC. 2: This Resolution 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 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	_____

APPENDIX A
RESOLUTION NO. 143-25
FOR THE FISCAL YEAR 2026

<u>Transfers from:</u>	<u>Transfers to:</u>	<u>Amount:</u>
The General Fund 001	The Capital Improvement Bonds Fund 264	\$ 96,414
The General Fund 001	The Safety Fund 106	\$ 3,290,000
The General Fund 001	The Lock 9 Lofts Fund 108	\$ 50,000
The General Fund 001	The Conservancy Fund 611	<u>\$ 55,000</u>
		\$ 3,491,414
 The Safety Fund 106	 The Fire Department Ladder Truck Fund 344	 \$ 300,000
 The Fort Piqua Plaza Fund 410	 The Capital Improvement Bonds Fund 264	 \$ 143,661
 The Park and Recreation Fund 105	 The Lock 9 Park Improvements Fund 342	 \$ 167,835
 Total		<u><u>\$ 4,102,910</u></u>

City of PIQUA

COMMISSION AGENDA STAFF REPORT

N.16.

MEETING DATE	December 9, 2025	
REPORT TITLE	<u>Resolution No. R-144-25</u> A resolution authorizing a Temporary Loan of Cash from the General Fund to other funds for the Fiscal Year 2026	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Certain grant programs are funded upfront with advances from the General Fund and after funds are received for the programs, the advances are repaid. The Auditor of State Compliance Supplement requires that advances must be authorized by the City Commission. This resolution will serve to provide the authorization for expected advances in 2026.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$200,000
	Expenditure \$:	
	Source of Funds:	General Fund
	Narrative:	
ATTACHMENTS	1. Appendix A Temp Loans	

Resolution No. R-144-25

A resolution authorizing a Temporary Loan of Cash from the General Fund to other funds for the Fiscal Year 2026

WHEREAS, This Commission has authorized Ordinance O-20-25, which includes General Fund Temporary Loans to various funds for the year 2026; and

WHEREAS, The Auditor of State Ohio Compliance Supplement requires that: "Temporary loans require a resolution authorizing the temporary loans."

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 temporarily loan funds (advance) from the General Fund to other funds listed in Appendix A in an amount not to exceed the amounts listed in Appendix A.

SEC. 2: This Resolution 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 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	_____

APPENDIX A

RESOLUTION NO. R-144-25

FOR THE FISCAL YEAR 2026

Temporary Loans from:

General Fund 001	\$	200,000
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Temporary Loans to:

Fund 117 CHIP	\$	50,000
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Fund 118 CDBG '25	\$	75,000
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Fund 122 CDBG '23	\$	75,000
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Total Temporary Loans to	\$	200,000
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