City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING/ EXECUTIVE SESSION MINUTES
TUESDAY, MARCH 17, 2026

CALL TO ORDER

The meeting was called to order at 5:00.

THE PLEDGE OF ALLEGIANCE

JOINT MEETING WITH WASHINGTON TWP. TRUSTEES AND PIQUA CITY COMMISSION

ROLL CALL OF PIQUA CITY COMMISSION AND WASHINGTON TWP. TRUSTEES

Roll was called. All Piqua City Commissioners were present. Representing Washington Township were Trustees Scott Black and T. Jeff Lange. Ed McMaken was excused.

CONSENT AGENDA

Jonathan Wessel spoke on the 2022-2023 Ohio Auditor Report. It revealed multiple internal control issues that led to Findings for Recovery. It is important to remember the cemetery receives over $220,000.00 in property tax revenue from Piqua residents. The importance of the Piqua City Commission and the Washington Township Trustees' role is that they are responsible for fiscal oversight. Mr. Wessel did want to point out that the appointee tonight was not the person serving on the board at the time. Mr. Wessel asked if there is a plan in place to prevent this in the future?
Kim Heisler spoke about the length of time since the last joint meeting and that the minutes presented for the Consent Agenda were from two years ago. Ms. Heisler mentioned that she does not remember what she was doing on January 16, 2024, and that two of the current commissioners were not even present for that meeting.
Please note the minutes from the January 16, 2024, Joint Meeting with Washington Township were previously approved at the Piqua City Commission meeting held on February 6, 2024.
There were no objections to Sharon Watson's reappointment to the Forest Hill Union Cemetary Board. There were no commissioner comments.
A motion was made by Commissioner Simmons to approve the Consent Agenda. Seconded by Commissioner DeBrosse. All in favor. Motion carried.

1) **Approval of Minutes**
   Approval of the Minutes from the January 16, 2024, Joint Meeting with Washington Township & Regular Piqua City Commission

2) **Resolution No. R-41-26**

A resolution appointing Sharon Watson to the Forest Hill Union Cemetery Board

ADJOURN FROM JOINT MEETING WITH WASHINGTON TWP. TRUSTEES AND PIQUA CITY COMMISSION

Commissioner Walker made a motion to adjourn the Joint Meeting with Washington Twp. Trustees and Piqua City Commission. Seconded by Commissioner Simmons. All in favor. Motion carried.

ADJOURNMENT TO EXECUTIVE SESSION

Commissioner DeBrosse made a motion to Adjourn to Executive Session. Seconded by Commissioner Walker. All in favor. Motion carried.

EXECUTIVE SESSION

The Executive Session is to consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk.

ADJOURNMENT FROM EXECUTIVE SESSION

A motion to Adjourn from Executive Session was made by Commissioner DeBrosse. Seconded by Commissioner Walker. All in favor. Motion carried.

ROLL CALL

Roll was called. All commissioners were present.

BUSINESS AGENDA

Mayor Statement Regarding American Legal Publishing

Per Ordinance No. O-9-25, adopted on September 16, 2025, the Ordinance to adopt the 2025 Supplement pages to the City's Book of Charters was to have passed by the City Commission no later than the last meeting in March. Our City Clerk has been in contact with American Legal Publishing and while the pages have been printed and mailed, they have not been received by the city in time to include in this week's Agenda packet. Therefore, the ordinance with supplement pages will be presented to the commission at the earliest City Commission Meeting after being received by the City Clerk's office.

Thank you for your understanding in this matter.

A motion was made to pass the Business Agenda by Commissioner Walker. Seconded by Commissioner DeBrosse. Motion carried.

1) Rules of Conduct

CONSENT AGENDA

A motion was made to approve the Consent Agenda by Commissioner DeBrosse. Seconded by Commissioner Walker. All in favor. Motion carried.

1) **Approval of Minutes**
   Approval of the Minutes from the March 3, 2026 Regular City Commission Meeting

NEW BUSINESS

1) **Ordinance No. O-3-26 (First Reading)**
   An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2026

Presented by Amy Welker for Jerry O'Brien. Section 1 relates to an increase in funds for legal services for the police department and prosecution. Section 2 is to fund certain economic development projects being undertaken by the city.
Kim Heisler asked if this includes instances where the city is being sued or the city is suing? Ms. Heisler asked why, so early in the year this was coming up. As to Section 2 Are these the townhouses by Lock 9? Why is the city paying the contractor or developer for upgrades? At the last meeting, the cannabis fund was discussed. Are any of these monies being pulled out of what was allocated for the park fund? Ms. Heisler suggested that the commissioners look at making sure the monies allocated for the parks are actually going to go to the parks less Lock 9.
Commissioner Walker asked if the funds were just for prosecution? Ms. Welker responded yes.
Commissioner Simmons asked who we were using. Ms. Welker answered McCulloch, Felger, Fite and Gutmann. Commissioner Simmons asked if we knew what attorney we would have representing us? Law Director, Jessica Stiltner responded that the contract has not been finalized yet, but it could be the entire firm.
This is a first reading. No vote.

2) **Resolution No. R-42-26**
   A resolution authorizing the City Manager to enter into the program year (PY) 2025 CHIP partnership agreement by and between the Miami County Board of Commissioners, the City of Piqua, and the City of Troy, for the Ohio Department of Development (ODOD) Community Housing Impact and Preservation (CHIP) Program.

Presented by Kyle Hinkleman. This is a resolution brought forward every two years. It is a federally funded program. The City of Piqua is in partnership with the Miami County Board of Commissioners and the City of Troy. There is currently a list of about 41 homes. The city tries to do 3–5 homes per year.
Kim Heisler asked about Appendix A. Can the city lower the grant issued per home in order to help

more people? Is there a vetting process?
Commissioner DeBrosse asked about the fiscal year being 2025. It is because it was approved as part of the federal government's 2025 budget. Mr. DeBrosse then asked why don't we just lower the grant amount to $10,000.00 increments? Mr. Hinkleman explained the reason being the goal is to fix the whole property, not just half fix the problem. Mr. DeBrosse asked if the properties on the waiting list have been vetted? Mr. Hinkleman responded that the majority of them have been vetted. The city currently has a budget of $263,466.00.
Commissioner Walker asked if Kyle could tell everyone what all was done in the two houses that were recently completed. Kyle responded with windows, heating systems, electrical upgrades, smoke and CO2 detectors, and one of the homes' accessibility was addressed. Commissioner Walker asked if they could make CO2 and smoke detectors available at no cost to more people due to all the recent fires. Mayor Vetter and City Manager Paul Oberdorfer thought that was a program the fire department usually has.
A motion was made by Commissioner Walker to approve. Seconded by Commissioner Wead. Commissioner Simmons voted nay. The Mayor asked for a roll call. Mayor Vetter, Commissioners DeBrosse, Walker and Wead voted in favor. Commissioner Simmons voted against. Motion carried.

3) **Resolution No. R-43-26**
A Resolution Authorizing a Temporary Loan of Cash From the General Fund to the Economic Development Capital Projects Fund

Amy Welker presented for Jerry O'Brien. Chris Schmiesing went on to elaborate that this will fund the following two resolutions.
Kim Heisler only sees this as more debt. Ms. Heisler understands the city wants to move forward, but the city cannot afford more debt. Does not see any jobs moving into the area, only "party people", alcohol, and housing. She would like to see the commissioners have an open discussion about these topics.
Commissioner Walker asked Chris Schmiesing the where, why and how? Community Development is about growth and quality of life. Economic development is about jobs. Mr. Schmiesing referenced Hartzell Propeller and the new expansion. Hartzell Hardwood also has an expansion in the works. There is another expansion for Miami Valley Steel. NuTech Plastics will be adding 20 new jobs. Those are just a few examples of the growth Piqua is experiencing. Chris wanted the commissioners to know he is available by phone or email any time if there are questions about Piqua Improvement Corporation or questions in general. Mr. Schmiesing read a statement describing PIC's role in the city and with the CIC. CIC still needs the city's support in order to secure funding and approval for projects.
Commissioner Wead asked if PIC is different than the Dayton Montgomery County Valley Port Authority. Chris replied they are similar but run differently. Commissioner Wead asked if there was a study done to determine if the need for the town homes existed or if it was anticipated due to the potential job growth? Chris responded it was both. The need was vetted, and specifically identified this type of housing.
Commissioner DeBrosse asked if the city is in the real estate business. Are we in the economic development business? What are the top three things employers are looking for when planning to relocate into a community? Chris answered that they look at whether a community is willing to invest in itself, the workforce and accessibility. There are many more things that make Piqua desirable to employers. They are looking for communities that want to work with them.

Commissioner DeBrosse asked how much revenue is generated from the one lot and the single office building on the corner? Chris responded minimal. A small amount of tax dollars. Mr. DeBrosse then asked what the potential revenue was? Chris answered possibly, with a 7 million dollar investment of 30 town homes that would result in much greater revenue. Property tax, local businesses and shops. Mr. DeBrosse asked, of the 1.2 million asked for, will there be any left over to pay back those funds? Chris answered yes, 100%. Mr. DeBrosse asked why is it important for the city to have some type of say in the core of our downtown? Chris said it is an investment in ourselves. If we do not, then investors will not find us interesting.
Commissioner DeBrosse made a motion to approve. Seconded by Commissioner Wead. Commissioner Simmons voted nay. Roll call Mayor Vetter, Commissioners DeBrosse, Walker and Wead voted to approve. Commissioner Simmons voted against. Motion carried.

4) **Resolution No. R-44-26**
Resolution to Authorize an Economic Development Loan to The Piqua Improvement Corporation

This resolution is for 24 new loft-style townhouse units, which relate to the property at 101 S. Wayne St. This project has been in the works since before COVID. The project picked back up in 2022, but funding became an issue.
Kim Heisler understands the desire for growth. Referenced the Town and Country building as the city bought the building, so will the investor be buying it? Will they just be doing the improvements and the city give them the building? What are the repayment terms for the loan to the PIC, and why are they not disclosed in the backup? If PIC sells or gives the property to a private party, what specific benefits are there to the public?
Commissioner Simmons asked what the repayment terms were? There is no interest, and they are deferred until the time of sale. The building is the collateral. If these projects could happen without PIC, they would. Who is on PIC? It is composed of citizens, the city manager, Chris Schmiesing, Jerry O'Brien, Frank DeBrosse and RJ Monnier.
A motion to approve was made by Commissioner DeBrosse. There was no second. Motion was defeated for lack of a second.

5) **Resolution No. R-45-26**
Resolution to Authorize an Economic Development Loan to The Piqua Improvement Corporation

This resolution relates to 114 E Water St. The owner has done the interior work but does not wish to complete the exterior. He approached the city about buying the building.
Kim Heisler contends that PIC is made to keep things secret. Ms. Heisler requests that the commission ask that PIC be made to be transparent. Ms. Heisler referenced the data center. Ms. Heisler noted we are operating off of a 2007 comprehensive plan and the city has not grown at the rate that was expected. The city is currently 86 million in debt. Suggests starting to pay off some of this debt before assuming more. Ms. Heisler suggests the commission look into PIC and wants to know if they were involved in the rebranding.
Commissioner DeBrosse asked Mr. Schmiesing if PIC is a public entity. Mr. Schmiesing answered that yes, they are subject to Sunshine laws. Commissioner DeBrosse asked if their meetings had

minutes? Mr. Schmiesing again answered yes.
Commissioner DeBrosse made a motion to approve. There was no second. Motion was defeated for lack of a second.

6) **Resolution No. R-47-26**
A Resolution Authorizing the Execution And Delivery of A Cooperative Agreement with the Dayton-Montgomery County Port Authority and Miami Valley Steel Service, Inc. in Connection with the Development and Financing of a Manufacturing Facility in the City of Piqua; and Declaring an Emergency Therein

Presented by Chris Schmiesing. To enable the 40,000 sq. ft. expansion as previously mentioned.
Kim Heisler asked how many jobs will this create? Is this truly a zero dollar investment? Does the city put up the money then get reimbursed by the county? Why is it an emergency? What is the impact if not approved? If not approved as an emergency? Read section 1 of the Resolution. Who is being directed by?
Commissioner Wead clarified that there is no cost. Chris responded there was no obligation to the city. Asked why it is an emergency? Miami Valley Steel has had their contractor tell them prices will continue to increase. How many jobs are expected to come from this expansion? As previously stated 20.
A motion to approve was made by Commissioner Walker. Seconded by Commissioner Wead. Commissioner Simmons nay. Mayor Vetter asked for a roll call. Mayor Vetter, Commissioners DeBrosse, Walker and Wead voted to approve. Commissioner Simmons voted against. Motion carried.

7) **Resolution No. R-48-26**
A resolution authorizing a purchase order to Ambient Productions LLC for services provided to the City of Piqua

Presented by Amy Welker. This resolution is due to a purchase order going over $75,000. There was only one bid received.
Brody Fox had turned in a comment card but had left the meeting before this agenda item came up.
Kim Heisler wanted to see money spent at other parks beside Lock 9. She saw other bidders than Ambient. Who chooses the winner of the contract? Hopes this budget is not from the cannabis fund. Section 2 states the finance director certifies the funds are available or anticipated.
Commissioner Wead asked if the list of proposers was actually the list the city sent the bid request to and Ambient is the only one to respond. Ms. Welker responded that is correct. Commissioner Wead asked about the funding. Ms. Welker said there are donor funds, not all funding comes from the city.
Commissioner Walker made a motion to approve. Seconded by Commissioner Wead. Commissioner Simmons nay. Mayor Vetter asked for a roll call. Mayor Vetter, Commissioners DeBrosse, Walker and Wead voted to approve. Commissioner Simmons voted against. Motion carried.

CITY MANAGER'S REPORT

A cruiser was involved in an accident on I-75 and 36 which was reported by the media. No officer was injured.

COMMISSIONERS COMMENTS

Commissioner Simmons made a motion on the floor to cease negotiations on the City Manager's contract, allow it to lapse and begin looking for a new City Manager.There was no second.
Commissioner Wead was away from the dais. Mayor Vetter asked that Commissioner Simmons readdress when Commissioner Wead return.
Things are getting close at home with his wife.
Commissioner Walker asked for prayers for the troops in the Middle East.
Mayor Vetter attended the Salvation Army Volunteers Recognition Dinner. The Salvation Army served 19,000 summer meals distributed. Over 300 children benefited from the Christmas program. Mayor Vetter was approved to the MVRPC. He recently met with Finance Director Jerry O'Brien to review the December financial reports, there will be a work session to discuss 2025. Saw on Facebook the canine received a new vest.
Commissioner DeBrosse waived his comment.
Commissioner Wead had no comments.
Mayor Vetter asked Commissioner Simmons to again state his motion. Commissioner Simmons made a motion to cease negotiations on the City Managers contract, allow it to lapse and begin looking for a new City Manager. Commissioner Wead was asked if he would second the motion. He replied no, he would not at this time. The motion was defeated for lack of a second.

ADJOURNMENT

A motion was made to adjourn by Commissioner DeBrosse. Seconded by Commissioner Walker. All in favor. The meeting was adjourned at 7:36

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.)

_____
JAMES D. VETTER, MAYOR

PASSED: _____
ATTEST: _____
COMMISSION CLERK