City of PIQUA

# PIQUA CITY COMMISSION REGULAR MEETING MINUTES
# TUESDAY, APRIL 21, 2026

## CALL TO ORDER

The meeting was called to order at 5:02. Civic Plus had been slow to start due to the computer having to do a mandatory reboot.

## THE PLEDGE OF ALLEGIANCE

## ROLL CALL

Roll was called Mayor Vetter, Commissioners DeBrosse, Simmons, Walker and Wead were present.

## PRESENTATION

**1)** Proclamation of Kiwanis 90th Anniversary May 2nd, 2026

Commissioner DeBrosse read a proclamation recognizing the Kiwanis 90th anniversary. Ralph Tracy was in attendance representing the Kiwanis.

## ADJOURNMENT TO EXECUTIVE SESSION

Commissioner DeBrosse made a motion to adjourn to Executive Session. Seconded by Commissioner Walker. All in favor. Motion carried. The commissioner meeting was adjourned at 5:08 for the Executive Session.

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

**2)** To consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk;

## EXECUTIVE SESSION

## ADJOURNMENT FROM EXECUTIVE SESSION

Commissioner Walker made a motion to adjourn from Executive Session. Seconded by

Commissioner Simmons. All in favor. The commission meeting adjourned from Executive Session at 7:05.

**ROLL CALL**

Roll was called, Mayor Vetter and Commissioners DeBrosse, Simmons, Walker and Wead were present.

**MOTION TO APPROVE BUSINESS AGENDA**

Commissioner DeBrosse made a motion to amend the Business Agenda as it relates to the order of the presentation items as they appear on the Agenda. Seconded by Commissioner Walker. All in favor. Motion carried. The amendment will now reflect the Housing Initiative will be presented first, The Riverfront Townhomes will be second, and Jerry O'Brien will present the December 2025 Financial Report third. Next, Commissioner DeBrosse made a motion to approve the Business Agenda as amended. Seconded by Commissioner Walker. All in favor. Motion carried.

**1)** Rules of Conduct

**PRESENTATION**

## Housing Initiative

Rayce Robinson presented for The Duke Foundation. This is a proposed collaboration with Habitat for Humanity of Miami and Shelby Counties, The Miami County Land Bank, the City of Piqua and local builders to create affordable housing for those otherwise unable to afford a home of their own. There was a slide presentation outlining the initiative's goals. Commissioner Walker asked who the Duke Foundation is? Mr. Robinson replied they are a nonprofit founded in 1983 that serves the needs of families and children, focusing on children in the foster care system and assisting those with food and housing insecurities. The Duke Foundations proposed plans and timelines; those will be attached in the agenda packet and posted to the website.

## Riverfront Townhomes

Presented by Robi and Crosby Simms of Charles Simms Development. This pertains to the property located at S. Main and Wood St. The plan is to build affordable townhomes aimed at empty nesters or first-time home buyers. This project has been in the works since 2021. Mayor Vetter asked where they are at in this process. Mr. Simms replied they are preparing surveys. Soil testing and boring had recently been completed. Mayor Vetter then asked if there are any concerns with digging there as it used to be a DP&L site. Chris Schmiesing answered that the environmental concerns had been removed. Commissioner DeBrosse wanted to point out that this directly related to a resolution that had been brought before commission a few weeks prior that Mr. DeBrosse had made a motion to approve, but it had failed due to lack of a second, thus putting this project on pause. Mayor Vetter asked if this were to be brought before the commission again if there would need to be a new resolution and Chris replied yes. There is a slide presentation that will be added to the agenda packet showcasing their vision.

December 2025 Financial Report by Jerry O'Brien

Jerry O'Brien made his presentation last as amended in the above motion. Jerry presented a final report of the funds from 2024 versus 2025. Mayor Vetter asked Jerry if people had questions what is the best way for them to reach out to him? Jerry replied email is the best way.

**CONSENT AGENDA**

Commissioner Simmons made a motion to approve the Consent Agenda. Seconded by Commissioner Walker. All in favor. Motion carried.

**1)** **Approval of Minutes**
Approval of the Minutes from the April 7, 2026, Regular City Commission Meeting

**OLD BUSINESS**

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

This is a third reading of this Ordinance. Jerry O'Brien was present and brought forward that there was a change in section 3. There were no comments from the public or commission. Commissioner DeBrosse made a motion to approve. Seconded by Commissioner Walker. All in favor. Mayor Vetter asked for a roll call. Motion carried.

**2)** **Ordinance No. O-04-26 (Second Reading)**
Updating Chapter 51 (SEWERS) in the City of Piqua Charter and Ordinances

Kevin Krejny was present to answer any questions. There have been no changes since the first reading. Kim Heisler commented, asked the commissioners to please take a look at this and the impact the data center will have. Ms. Heisler is concerned once this and the next two ordinances pass, it will make it easier for other such businesses to slide in.
Commissioner DeBrosse asked if Kevin had any comments and this is strictly sewer-related issues? Kevin answered there was a separate agreement approved last year specifically addressing this issue. There were no other comments. This was a second reading. No vote.

**3)** **Ordinance No. O-05-26 (Second Reading)**
Updating Chapter 53 (WATER), in the City of Piqua Charter and Ordinances

Kevin Krejny was present to answer any questions. There have been no changes since the first reading. Kim Heisler said the separate agreement is false. She does not want the project dictating our rates. There are no legal protections in place right now for the citizens. There were no comments or questions from commissioners. This was a second reading. No vote.

**4)** **Ordinance No. O-06-26 (Second Reading)**
Updating Chapter 52, in the City of Piqua Charter and Ordinances

RJ Monnier was present to answer any questions. No changes since the first reading. Kim Heisler waived her chance to speak. There were no commissioner comments. This was a second reading. No vote.

**NEW BUSINESS**

1) **<u>Ordinance No. O-2-26 (First Reading)</u>**
   An Ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua.

Presented by Law Director, Jessica Stiltner. This ordinance is to approve the annual updated supplement pages to be incorporated into the Piqua Book of Ordinances covering dates 9-16-25 for local legislation and 6-25-25 for state legislation.  There were no public or commissioner comments. This is a first reading. No vote.

2) **<u>Resolution No. R-53-26</u>**
   A resolution authorizing the City of Piqua to commit to becoming an Age-Friendly Community and to participate in the AARP network of age-friendly states and communities.

Presented by Kyle Hinkleman. This is to authorize the city to apply for a grant to study aging in place and create in action plan to age in place. There is a May 1 deadline to apply for the grant. The city would find out by June 1 if they are awarded the grant.
Kim Heisler finds this an interesting idea, but the city is not interested in putting the meetings back on YouTube. Ms. Heisler doesn't feel grants are free. Who are the stakeholders? Kyle answered it would be all interested parties. They could be senior centers, public meetings and outreach centers.
Commissioner Wead asked about the community engagement and how Kyle plans to get that done. In other words, how can the community get involved? Kyle answered the plan would be an outreach. The hope is to hear what the people have to say. Kyle also wanted to point out the grant is privately funded.
Mayor Vetter wanted to point out there are a number of things to assist those aging in place.
Solei commented that some of these grants come with stipulations. Please ask what those are. Not in favor of using WHO or Meta to gather the information to assist in this study. In Canada, they are euthanizing people.
Commissioner Simmons has issues with this program due to it being a PAC. Rather than a grant to do a study for an age-friendly community, maybe a grant to be an ADA-friendly community.
Commissioner DeBrosse asked what AARP's involvement is in this. Kyle answered that the goal is to give a certain amount of money to bring the plan to fruition. AARP doesn't actually have anything to do with it. Commissioner DeBrosse clarified the grant is from the Dayton Foundation but the MVRPC will be involved. Kyle answered that it was correct.
Commissioner Wead made a motion to approve. Seconded by Commissioner Walker.
Commissioner Simmons voted against. Commissioner DeBrosse asked for a roll call to confirm the vote.  Motion carried.

3) **Resolution No. R-54-26**
A resolution authorizing the City Manager to enter into a contract with McCulloch, Felger, Fite and Gutmann Co., L.P.A.

Kim Heisler asked why we are hiring outside when we have Jessica?
Nicholas Mahrt seconded Kim's question as to why we are hiring an outside firm when we have a law director?
Steve Yenney asked us to table the resolution as there is no contract included. Specifically due to the fact Frank is involved. Bring it back at the next meeting with the contract included.
Commissioner Simmons also asked the resolution be tabled. Commissioner Walker seconded. Roll was called. Commissioners Simmons, Walker, Wead and DeBrosse voted to table the resolution. Mayor Vetter voted against. Motion to table carried.

4) **Resolution No. R-55-26**
An amended resolution to approve a replat with dedication for parcel ID #N44-250056

Kyle Hinkleman started by saying the plat number was incorrect on the agenda and staff report. This is the future site of Wawa's development. This replat was approved by the planning commission on 4-14-26 by a vote of 3-0. Commissioner DeBrosse asked if the resolution is correct. Kyle answered that no, it is not correct. There was a mistake made when the agenda was prepared. Commissioner DeBrosse asked if the lot # was correct when going before the Planning Commission? Kyle said yes it was. Commissioner DeBrosse made a motion to amend the resolution to reflect the correct plat #N44-250056. Seconded by Commissioner Simmons. All in favor. Next there was a motion to approve the resolution as amended by Commissioner Simmons. Seconded by Commissioner Walker. All in favor. Motion carried.

5) **Resolution No. R-56-26**
A resolution to approve a replat with dedication for parcel IDs #N44-075970 and N44-078245

Presented by Kyle Hinkleman. Brought before and approved at the planning commission meeting on 4-14-26 by a vote of 3-0. This relates to land allowing for a planned expansion of Miami Valley Steel. There were no comments. A motion to approve was made by Commissioner DeBrosse. Seconded by Commissioner Walker. All in favor. Motion carried.

6) **Resolution No. R-57-26**
A resolution to approve a replat with dedication for parcel IDs #N44-101770, N44-101834 and N44-101846

This is the third of the replat resolutions brought by Kyle that had been approved by the Planning Commission on 4-14-26 by a vote of 3-0. J5, LLC would like to combine two lots into one, then split a small part to place a water pump station. This is for a utility easement at Farrington and Drake. Solei Larkin asked how it works with only having three people on the Planning Commission? Commissioner DeBrosse clarified there are five members but there were two unable to attend that last meeting. There were no additional comments. Commissioner DeBrosse made a motion to approve. Seconded by Commissioner Walker. Mayor Vetter voted in favor of approval. Commissioners Simmons and Wead voted against. Motion carried.

7) **Resolution No. R-58-26**

A resolution authorizing an increase to the purchase order to Encompass Engineers & Architects, Inc. for economic development engineering and construction oversight services.

RJ presented this is a resolution to correct an oversight made earlier. Jonathan Wessel asked if when the purchase order was originally asked for in June 2025 it was for 71,000. Then in November 2025 it was increased to 400,000. Now it is being asked to go up to 625,000. When will the bank account for reimbursement be set up?
Steve Yenney asked about R-16-25 and why, when he made a public records request, he was told no records exist. Met with Jerry today and the escrow accounts have finally been set up. Why was there no contract attached again?
Solei commented that he is asking for over half a million dollars. The Charter Review Committee in 2023 voted that the contracts did not need to be provided? (not sure about this). This money and the grant money is not free. It has to come from somewhere. Mentioned the notary book and the fact we do not keep them.
Kim commented that multiple times in these chambers the commissioners have said no contract will be paid without an escrow account in place. Asked the commissioners to look into this. Please also, despite the time since there was such a long executive session, let the folks that haven't spoken yet have a chance.
Commissioner Walker asked what the contract covers. RJ went on to explain it covers the electric infrastructure design services and bidding documents. Commissioner Walker followed up by asking Jerry when he anticipated reimbursement would start. Jerry answered that since the escrow account is set up, he expects the money to be deposited very soon, within a month. That will cover the costs incurred so far and future infrastructure costs.
Commissioner DeBrosse asked if the city had paid any of this money yet? Jerry answered yes. Commissioner DeBrosse assumes that now an account is set up that will allow the company to reimburse the city. Commissioner DeBrosse finds it concerning that a portion of this has been paid out, and the city has not been reimbursed and the "company" could actually still walk away. What would happen? Would the city be out that money? Jerry replied that if the "company" walked away per the development agreement, they would still have to reimburse the city for the money spent so far.
Commissioner Walker made a motion to table this motion. Seconded by Commissioner Wead. Commissioners Simmons and DeBrosse agreed. Commissioner Vetter voted against tabling. Motion to table carried.

## COMMISSIONERS COMMENTS

Due to that late hour Commissioner Simmons made a motion to suspend Rule 14 allowing for public comment. Seconded by Wead. All in favor. Motion carried.

## ADJOURNMENT

Commissioner DeBrosse made a motion to adjourn from the business portion of the meeting. Seconded by Commissioner Walker. All in favor. Motion carried. The meeting was adjourned at 9:34.

**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.)

JIM VETTER, MAYOR

PASSED:

ATTEST:

COMMISSION CLERK