City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, MAY 19, 2026

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioner DeBrosse made a motion to excuse Commissioner Simmons. Seconded by Commissioner Walker. All in favor. Motion carried.

ADJOURNMENT TO EXECUTIVE SESSION

Commissioner Wead made the motion to adjourn to executive session. Seconded by Commissioner Walker. All in favor. Motion carried.

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

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

EXECUTIVE SESSION

The commission adjourned to executive session at 5:34.

ADJOURN FROM EXECUTIVE SESSION

Commissioner Walker made a motion at 7:00 to adjourn from executive session. Seconded by Commissioner Wead. All in favor. Mayor Vetter asked for a roll call.

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

Commissioner DeBrosse made a motion to amend the Business Agenda and send Resolution No. R-66-26 back to the Planning Commission for an official recommendation. Commissioner DeBrosse then asked Kyle Hinkleman to explain what happened at the Planning Commission meeting. Kyle replied, while the Resolution passed at their meeting on May 12th by a 2-1 vote. After consulting with the legal department, our Charter requires us to follow the majority of the majority would be necessary. In other words, three votes would have been required to take formal action. What is being presented tonight is a case, rather than a recommendation from the Planning Commission. Seconded by Commissioner Walker. All in favor. Motion carried.

1) Rules of Conduct

CONSENT AGENDA

Jonathan Wessel had asked to speak about moving the resolutions to appoint board members to the Business Agenda per the city's own Ordinance 10.18 "that the minutes must contain a substantive treatment of the items discussed and shall not be limited to a mere recounting of the subject and outcome of a roll call of the votes". Section B4 goes further that "minutes shall contain sufficient facts and information to permit the public to understand and appreciate the rationale behind the commission or board's decision on all matters indicated on the agenda." Based on the city's own ordinance, it is impossible to satisfy when Consent Agendas are used for substantiative matters. There is nothing to record because nothing is said. While Mr. Wessel has no issue with Rick Walker having been selected for the PIC, he would like to have seen discussion as to how this appointment came about. Kim Heisler wanted to speak on this as well. Ms. Heisler reiterated what Mr. Wessel said about having discussion about board appointments. Ms. Heisler feels that the public has a right to see the commission deliberate the appointments. When they don't, it leads to 'colluding'. Ms. Heisler suggested the commissioners take another look at the Sunshine Laws and Open Meetings Act. She thanked whoever was responsible for putting the meetings back on YouTube. However, asked that the meetings stay live until the end of the Non-Agenda Public Comment part of the meeting, as that is when a lot of important issues are discussed. Commissioner DeBrosse asked Law Director Jessica Stiltner why it had been a past precedent to do appointments to various boards on the Consent Agenda? Ms. Stiltner replied, when it is for the boards, those are typically staff recommendations. When applications have been submitted, staff reviews and makes a recommendation to the commission. It is a recommendation of approval. That is why it is placed on the Consent Agenda. The Consent Agenda by itself is not typically meant to be deliberated unless there is an issue. By its very nature, it recommends approval of the item in the Consent Agenda. Commissioner DeBrosse confirmed with Ms. Stiltner that it is her legal opinion that it is fine to keep them on the Consent Agenda? Ms. Stiltner replied yes. Commissioner DeBrosse made a motion to approve the Consent Agenda. Seconded by Commissioner Wead. Commissioner Walker abstained as Resolutions R-69-26 and R-70-26 appointed him as a board member. Mayor Vetter, Commissioners DeBrosse and Wead in favor. Motion carried.

1) **<u>Approval of Minutes</u>**
Approval of the Minutes from the May 5, 2026, Regular City Commission Meeting

2) **<u>Resolution No. R-69-26</u>**

A Resolution appointing a member, William Walker Jr. (Rick), to the governing board of the Piqua Improvement Corporation

3) **Resolution No. R-70-26**
A Resolution appointing a member, William Walker Jr. (Rick), to Grow Piqua Now.

OLD BUSINESS

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

There have been no changes since the first two readings. Kim Heisler was the only public speaker but didn't actually speak on this Ordinance. Ms. Heisler wanted to confirm that Ordinance O-3-26 was corrected. Commissioner Walker asked if the Ordinance in question had been corrected. Law Director Jessica Stiltner replied that it had and was presented to commission for signatures. Commissioner Walker made a motion to approve. Seconded by Commissioner DeBrosse. All in favor. Roll was called. Motion carried.

NEW BUSINESS

1) **Resolution No. R-65-26**
A Resolution authorizing a Zoning Map Amendment to the City of Piqua Zoning Map to change the zoning designation of parcel ID #N44-100684 from "AG" Agriculture to "S-RM" Residential Multi-Unit.

Presented by Kyle Hinkleman. To authorize a zoning map amendment. This was passed by the Planning Commission on May 12 by a 3-0 vote. This is a 5 acre piece of land that is south of Lambert Drive and west of RM Davis Pky. The applicant is not requesting development at this time. Mr. Hinkleman had an eight-page slide presentation with the applicant's proposed future plans. Those will be attached to the finalized Agenda Packet. Kim Heisler wanted to reiterate that she was at the Planning Commission meeting and this item was heavily debated. While not against this, she wants to see it handled responsibly. Next, Nicholas Mahrt spoke and said that one of the Planning Commission members, Micah Underwood, had quite a bit of hesitation about this issue from Mr. Mahrt's understanding because of the buildout of these areas to our detriment within our lakes and ponds, leading to a large amount of buildup of silt. Mr. Mahrt is concerned about chemicals getting into the waterways and effecting the ecosystem. He is asking for the commission to reconsider this resolution. Commissioner Walker wanted to clarify that this is only to change the zoning. Mr. Hinkleman confirmed that, yes, this is only to change the zoning at the request of the property owner. Commissioner Walker made a motion to approve. Seconded by Commissioner DeBrosse. All in favor. Motion carried.

2) **Resolution No. R-66-26**

A Resolution to approve a final plat with dedication for Whitetail Bend, Section 1 & 2.

This item was addressed in a motion at the beginning of the Business Agenda to be sent back to the Planning Commission.

3) **Resolution No. R-67-26**

A Resolution awarding a contract to M&T Excavating, LLC for the Washington Road Water Main Extension Project

Kenton Kiser presented. There were seven bids received and M&T Excavating was the lowest. This is for the east side of Washington Rd. Jonathan Wessel appreciated all the details included in the packet. As to the reimbursement, in October 2024, the commission passed approval for $1.9 million to Fishbeck for all sorts of projects related to this. Mr. Wessel asked if the city could put something together showing those expenditures. During the commissioner's comment, Commissioner DeBrosse asked Kevin Krejny if he wished to address this request. Kevin explained he has already started working on a spreadsheet outlining the expenses and reimbursements, and it is his hope to present it to the commission on a quarterly basis, thus making it available to the public. Next, Kim Heisler asked if the contract for the water and sewer had all been signed off by all parties? Kevin replied that, yes, all parties have signed, pointed out page 167 in the packet has the executed copy of the contract, and Law Director Jessica Stiltner printed page 190 during the meeting for the commissioners to review. Ms. Heisler asked why the city would be the one doing the hiring of the contractor and to be the one fully responsible, taking on all the risk, and why M&T's contract was not included in the packet to help protect us during the construction?? Kevin replied the city has hired M&T because they want to be sure the quality of the work meets expectations. It is in the city's best interest to maintain as much control over the project as possible, as when this project is complete it will be ours to maintain. Commissioner DeBrosse asked if there is another reason it is important that this part of the project be overseen by the city? Kevin responded that while the project is investing in the infrastructure, it will become a city asset, and we can add on to it as needed in order to promote future business growth. Steve Yenney asked to speak. He stated that on page 185, the addendum was not signed. Furthermore, the signing agent, Pamela Gregorski, does not work for J5, LLC. Commissioner DeBrosse made a motion to have all the signed copies of the amendments added to the minutes of this meeting. Seconded by Commissioner Walker. All in favor. Motion carried. Commissioner DeBrosse next made a motion to approve Resolution No. R-67-26. Seconded by Commissioner Wead. All in favor. Motion carried.

4) **Resolution No. R-68-26**

A Resolution authorizing a Purchase Order(s) to Utility Service Co., Inc. for continued Water Tower Maintenance for 2026

Presented by Kevin Krejny. This Resolution is to continue the maintenance schedule and the work that has already been started. It is coming before commission because the purchase orders are for over $75,000.00. Kim Heisler asked what a sprint treatment is? Is it on the spreadsheet multiple times? Kevin said it should be a spring treatment and the document was provided by the contractor. Kim Heisler asked if we would be adding a water tower for the data center? Kevin replied, if one is added, it would be part of the water and sewer agreement. Afterward, it would be up to the city to maintain. A motion to approve was made by Commissioner DeBrosse. Seconded by Commissioner Walker. All in favor. Motion carried.

CITY MANAGER'S REPORT

The interim City Manager, Rick Byron, made his announcements. Recently the city revealed the 2026 pavement program. Details can be found on the city website at piquaoh.gov/pavement.
The city received one million dollars in funding for the Power Plant located at S. Main St. through the Ohio Department of Development's Brownfield Remediation Program. The remediation will prepare the site for future mixed-use commercial redevelopment, potentially including recreational, entertainment, residential or specialty production facilities, supporting job creation and economic growth in the area.
Several community programs for the summer are also on the website.

COMMISSIONERS COMMENTS

Commissioner Walker thoughts and prayers for Simmons family. He wanted to point out how lucky we are to have the power department we have. Thank you to RJ. Watch out for the kids, those scooters are everywhere.
Commissioner Wead wanted to let the public know he was registered for his Sunshine Training in June as he had missed the March cut-off.
Commissioner DeBrosse wanted to preemptively recognize the Piqua High School and Lehman High School graduates. Also, I would like to send thoughts and prayers to Commissioner Simmons.
Mayor Vetter said he thought there would be a Celebration of Life for Commissioner Simmons' wife on June 1.

ADJOURNMENT

A motion was made by Commissioner DeBrosse to adjourn the meeting. Seconded by Commissioner Walker. All in favor. The meeting was adjourned at 7:59.

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