

**PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, APRIL 1, 2025**

CALL TO ORDER

Piqua City Commission met at 5:30 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

THE PLEDGE OF ALLEGIANCE

Mayor Lee led the assembly in the Pledge of Allegiance.

ROLL CALL

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, and Commissioner Vetter were present. Commissioner Simmons was excused. A motion was made by Commissioner Hohman to excuse Commissioner Simmons, and the motion was seconded by Mayor Lee. All were in favor.

ADJOURNMENT TO EXECUTIVE SESSION

A motion was made by Commissioner Vetter to adjourn, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

ROLL CALL

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, and Commissioner Vetter were present.

EXECUTIVE SESSION

The Executive Session is to consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended.

ADJOURNMENT FROM EXECUTIVE SESSION

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, and Commissioner Vetter were present.

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

Mayor Lee read aloud the Rules of Conduct for City Commission Meetings.

A motion was made by Commissioner Hohman to approve the business agenda and Commissioner

DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

CONSENT AGENDA

1) Approval of Minutes

Approval of the Minutes from the March 18, 2025, Regular City Commission Meeting

2) Resolution No. R-42-25

A resolution appointing members to the Civil Service Board.

Mayor Lee asked Commission Clerk the name of Appointee to Civil Service Board. It was announced Stuart Shear was appointed.

A motion was made by Commissioner DeBrosse to approve consent agenda, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

OLD BUSINESS

1) Ordinance No. O-4-25 (3rd Reading)

An ordinance authorizing the establishment of the Law Enforcement Custodial Fund

Introduction: Finance Director Jerry O'Brien reminded the Commissioners that this Ordinance would establish a custodial fund to account for forfeiture money seized by our Police Department during certain types of investigations and held until distribution is ordered by the court. There are no changes since the last reading.

Commissioner's Comments: None

Public Comments: None

Action Taken: A motion was made by Commissioner Vetter to approve, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

2) Ordinance No. O-5-25 (3rd Reading)

An ordinance authorizing the establishment of the Federal Law Enforcement Seizure Special Revenue Fund

Introduction: Finance Director Jerry O'Brien reminded the Commissioners that this Ordinance would establish a special revenue fund to account for the money provided by the Department of Justice during joint investigations with Federal law enforcement agencies. There are no changes since the last reading.

Commissioner's Comments: None

Public Comments: None

Action Taken: A motion was made by Commissioner Vetter to approve, and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

3) Ordinance No. O-6-25 (2nd Reading)

An ordinance to amend Title XV: Land Usage, Piqua Development Code

Introduction: Chad Henry filled in for Kyle Hinkleman. At the March 18 Commission Meeting staff was asked to clarify that power plans were not permitted under essential utilities as well as create a definition for additional clarity. The proposed language has been modified to include 1-3.4.2(e). 1. A change to the essential utility definition. To clarify, this would not permit a city energy plant or public energy plant. 2. Item 3.6.4 a city energy plant or a public energy plant added to a high impact industrial use category 3. Article 8 is a definition of an electric substation 4. A definition of a city energy plant. 5. A definition of a public energy plant. This would mean a city energy plant or a public energy plant would only be permitted in high-impact industrial use would require special permission through the Planning Commission.

Commissioner's Comments: Commissioner Hohman thanked Mr. Henry for the clarification. Commissioner Hohman then proposed an Amendment to 7.2.1(d)(3) be amended to read that the notification radius and timeline be extended from 200 feet to 400 feet and from 7 days to 14 calendar days. Therefore, a doubling of both the time and distance for notification.

A motion was made by Commissioner Hohman and Mayor Lee seconded the motion to amendment item 7.2.1(d)(3). All were in favor and the motion was carried unanimously.

Public Comments: Kim Heisler addressed Mr. Henry about whether an IW designation would allow for battery backup electrical systems? Commissioner Hohman answered: That would depend on the quantity but it would not allow for municipal power levels. Commissioner Hohman clarified Ms. Heisler's question seemed to be pertaining to some sort of municipal-level battery storage that would later inject power back into the grid. Ms. Heisler asked if that would be an essential service. Commissioner Hohman replied he would consider that to be a power plant and require a different designation. Ms. Heisler's next question regarding 4.2.5 Parking Requirements language as to handicap or additional parking for the handicapped. Commissioner Hohman replied that the language is not included as it is presumed that the city would be following State and Federal laws. Mayor Lee called Jeff Grimes to speak but Mr. Grimes had left the meeting.

Action Taken: This will serve as a second reading for this ordinance.

4) Ordinance No. O-7-25 (2nd Reading)

An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025

Introduction: Jerry O'Brien said this ordinance proposes to make modifications to the 2025 budget due to ongoing projects and other changes in the Sanitation Department along with other

expenditures not anticipated last fall when the budget was created. No changes since last reading.

Commissioner's Comments: Mayor Lee addressed the Tri-Caster was not working but the meeting was being recorded.

Public Comments: Kim Heisler asked about Law Department expenditures under new structure. Mr. O'Brien clarified it was due to the Law Department being brought back in house. Next question was regarding increase in General Government fund which Mr. O'Brien explained was for community organizations such as "Neighbors Helping Neighbors". Then was Garbage and Refuse Fund increase and Mr. O'Brien explained that it was actually moving the funds from one account to another. Lastly, Ms. Heisler asked a question regarding money be appropriated from the IT fund. City Manager Paul Oberdorfer explained that was due to the hardware and software on the entrances being very old. Commissioner Hohman and Mayor Lee explained this was a foreseen expense.

Action Taken: This will serve as a second reading for this ordinance.

5) Ordinance No. O-8-25 (2nd Reading)

An ordinance authorizing the establishment of a Bond Retirement Debt Service Fund

Introduction: Jerry O'Brien reminded the City Commission that this Ordinance would establish a debt service fund which would account for debt incurred earlier this year for the HVAC system in the Cirt Hall and Fort Piqua Plaza. No changes since last reading.

Commissioner's Comments: None

Public Comments: Kim Heisler asking why both buildings are funded together. Mr. O'Brien explained that each project is funded individually but that the same contractor was used on both projects.

Action Taken: This will serve as a second reading for this ordinance.

NEW BUSINESS

1) Resolution No. R-43-25

A Resolution authorizing the purchase of distribution transformers.

Introduction: Kevin Grinstead introduced this Resolution awarding the contract for the purchase of transformers of various sizes, voltages and quantities for the power system. Bids were received from five contractors.

Commissioner's Comments: Commissioner Vetter explained that it is standard practice to have transformers on reserve. Commissioner Vetter also said this was approved in the March 25, 2025 Energy Board meeting. Commissioner Hohman asked about the lead time on receiving these transformers Mr. Grinstead responded 14 to 30 weeks.

Public Comments: Kim Heisler asked for clarification about the approximately 25 year life expectancy of the transformers. Mr. Grinstead answered that can vary. Commissioner Vetter explained that as the transformers age they lose their efficiency. Ms. Heisler asked if there are any current plans to outsource Piquas' power source. Mayor Lee responded that he has not heard anything about that.

Action Taken: A motion was made by Commissioner Hohman to approve, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

2) Resolution No. R-44-25

A resolution regarding the application for the liquor permit for Lucky's Pad 108-10 N Main St. Piqua, OH 45356.

Introduction: Attorney Jessica Stiltner introduced Resolution to approve liquor permit for Lucky's Pad.

Commissioner's Comments: Mayor Lee asked if this was a renewal. Ms. Stiltner clarified this was renewal and there was a change in ownership. Commissioner Hohman asked Police Chief Rick Byron if the Police Department had any opposition to this renewal. Chief Byron did not. There was a question about the number of Commissioners needed to approve the Resolution with Commissioner Simmons absence but as there was a majority in favor Attorney Stiltner agreed that was enough in favor to approve.

Public Comments: None

Action Taken: A motion was made by Commissioner Hohman to approve Resolution No. R-44-25, and Mayor Lee seconded the motion. Commissioner DeBrosse, Commissioner Hohman, Mayor Lee voted in favor and Commissioner Vetter voted against. The motion Yes 3, No 1, Abstained 0.

COMMISSIONERS COMMENTS

City Manager Paul Oberdorfer wished to congratulate the Finance Department for their Certificate of Achievement in Reporting Year 2023. That is issued by the Government Finance Officers Association.

Commissioner Vetter spoke about Miami County paper shredding on April 26, 2025. Issued a reminder about household hazardous waste can be disposed of on Wednesday between 9 and 1. The City is still looking at alley's that are not being used.

Commissioner DeBrosse thanked the City workers that kept the streets clear this winter. Commended Commissioner Hohman for the work he put into the amendment discussed earlier. Mayor Lee seconded that.

Mayor Lee discussed track season starting. Reiterated there are no plans to get rid of the power plant in Piqua. Comments about Rumke as to billing confusion on the senior program. City

Manager Paul Oberforfer will look into that.

ADJOURNMENT

A motion was made by Mayor Lee , and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

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:

4-15-2025

ATTEST:

Kimberly Hughes
COMMISSION CLERK