City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING
TUESDAY, MAY 6, 2025
6:00 PM
COMMISSION CHAMBER - 2ND FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

CONSENT AGENDA

1) **Approval of Minutes**
Approval of Minutes from April 15, 2025 Regular City Commission Meeting.

2) **Resolution No. R-53-25**
A resolution appointing a member to the Park Board

NEW BUSINESS

1) **Resolution No. R-46-25**
A resolution authorizing the City Manager to enter into an agreement with Fishbeck for the Engineering Services of the I-75 Exit 78 Development Area Master Plan Project-Phase II

2) **Resolution No. R-54-25**
A resolution to approve the transfer of the liquor permit from the Scottish Thistle, DBA as Scottish Thistle & Patio Lobby & Restrooms 110 W High St and 308 W Main St, Piqua OH 45356 to the City of Piqua 110 W High St., Piqua, OH 45356.

3) **Resolution No. R-55-25**
A resolution to authorize the award of a Small Business Grant in support of improvements for a business located 311 N. Main Street

4) **Resolution No. R-56-25**
A resolution authorizing the purchase of two (2) Stryker Lifepak 35 Cardiac Monitors.

5) **Resolution No. R-57-25**
A resolution authorizing the City Manager to enter into an agreement with Bricker Graydon for economic development legal services

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.

City of
PIQUA

PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, APRIL 15, 2025

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

Motion to excuse Commissioner Debrosse. Out of town for daughter.

PRESENTATION ON CHILD ADVOCACY CENTER FROM JENNIFER KNISLEY

Presentation Child Advocacy Center

Jennifer Knisley presented annual report for 2024 with slide show. Discussed overview of program and distribution of funding. Commended working relationship with Piqua Police Department. Commissioner Vetter asked what the City of Piqua contributed answer toward their 2024 fund. Ms. Knisley replied 5,000.00. Commissioner Simmons discussed previous activities in Seattle he participated in and asked if the city participates in any projects with the community. Ms. Knisley mentioned Trunk or Treat. Commissioner Hohman thanked Jennifer for the job they do after watching what they do in person at a court hearing. The ability to streamline the process he found to be invaluable for children they service.

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

Mayor Lee read section 7 as it relates to residency guidelines.

WORK SESSION

Jerry O'Brien presented Budget Statements for 2023, 2024 and projected 2025. After Springbrook update will try to do these reports monthly.
These figures are unaudited. Commissioner Vetter asked how many reservations Fort Piqua Plaza has now vs last year. The current count is 84
Commissioner Vetter asked if budget increases for the Street fund are due to projected inflation. Mr O'Brien affirmed they are. Commissioner Hohman asked how these figures are determined. City Manager, Paul Oberdorfer answered that the street department has been out putting pencil to paper looking at what areas need improved and anticipated

improvements. The report will be made available to the public.

CONSENT AGENDA

1) **Approval of Minutes**
Approval of the Minutes from the April 1, 2025, Regular City Commission Meeting

2) **Resolution No. R-45-25**
A resolution appointing a member to the Planning Commission.

Resolution was to renew Eddie Harvey as a member of the Planning Commission.

OLD BUSINESS

1) **Ordinance No. O-6-25 (3rd Reading)**
An ordinance to amend Title XV: Land Usage, Piqua Development Code

Kyle Hinkleman: No changes since last meeting with exception of adding the language to include doubling of notification time to 14 days and distance to 400 ft.in section 7.2.1(b).
Commissioner Hohman thanked Mr. Hinkleman for the effort he put into this Ordinance and the changes made to accommodate the citizens.
Kim Heisler asked why Agenda was not updated to reflect these changes. Those changes are noted in the minutes from the April 1, 2025 Commission Meeting. Mr. Hinkleman replied that they will be reflected in the final Ordinance. Ms. Heisler also asked why questions asked in the committee meetings are not answered in the same forums as they are asked. Ms. Heisler is specifically asking for question and answer session like there used to be. Mayor Lee replied that he would like a Motion that the City Manager provide the answers regarding Ordinance No. O-6-25 be provided to Jeff Grimes by email. Seconded by Commissioner Hohman.
Ruth Koon spoke to only request the Commissioner vote to approve this Ordinance and to the Mr. Hinkleman for his work on this ordinance.

2) **Ordinance No. O-7-25 (3rd Reading)**
An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025

Jerry O'Brien spoke on this Ordinance. There have been two changes. Kim Heisler asked about why the funds set aside for charitable contributions are not noted on the city website or Facebook page. She doesn't feel most citizens would know these services exist.

3) **Ordinance No. O-8-25 (3rd Reading)**
An ordinance authorizing the establishment of a Bond Retirement Debt Service Fund

Jerry O'brien spoke on this. There are no changes. There were no public comments.

NEW BUSINESS

1) **Resolution No. R-47-25**
   A resolution authorizing a purchase order to Path Master, Inc. for Centracs Traffic Signal Systems.

Kent Keiser presented this Resolution. This is a renewal of an existing contract and an upgrade of software to 18 traffic signals. Kim Heisler asked how many people do the hosting calls go to? City Manager, Paul Oberdorfer answered there are at least three technicians. Ms. Heisler next asked how cost effective is this software if the amount of times technicians have to be called out are minimal. Mr. Oberdorfer explained this software is also used to track traffic and is used in conjunction with what ODOT is using.

2) **Resolution No. R-48-25**
   A resolution authorizing the City Manager to renew the Municipal and County Government Enterprise Agreement with ESRI and to issue a purchase order.

This resolution was presented by Kyle Hinkleman. MayorLee asked how GIS is currently being used. Consistently compiling data, example lead lines, parcel data. Mayor Lee asked if Kelly would be able to come give a presentation and Mr. Hinkleman said certainly. City Manager, Paul Oberdorfer said there is an example of this information already available on geopiqua. Commissioner Simmons asked if there much of an increase as the new contract is $30,200.00. It is a slight increase of 5%. But there are added features. Commissioner Hohman: 5% is in line with what you would typically see. Commissioner Vetter asked if this will help address distinguishing abandoned alleys and the answer was yes. Kim Heisler expressed concern about the expense versus lack of growth and no new jobs. City Manager responded by discussing how it can make the city more marketable to potential investors. The city and county also use the GIS information for tax and notification purposes.
Vote was passed but Jeff Grimes wanted to speak on the connection between ESRI and DNV. Commissioner Hohman and Mr. Grimes debated the reference to ESRI involvement with the battery burning incident. Times lapsed with no resolution on the matter of their connection.

3) **Resolution No.R-49-25**
   A resolution to authorize a replat of inlot #7693, creating two separate parcels.

Presented by Kyle Hinkleman. A continuation of previous discussion whereas a builder would like to have lot split into lots and current easement vacated. The proposal was put before the Planning Commission and approved at the April 8, 2025 meeting in a 4-0 vote. Mayor Lee asked who the potential builder is, Michael Routson. There were no further questions or commissioner comments. No public comments.

4) **Resolution No.R-50-25**
   A resolution to approve a zoning map amendment to designate parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH (Heavy Industrial).

This resolution was removed from the Agenda for this nights meeting.

5) **Resolution No.R-51-25**
A resolution to authorize a zoning map amendment to rezone parcels N44-076855, N44-076857, and N44-076859 from CX - Corridor Mixed-Use to IH - Heavy Industrial.

Presented by Kyle Hinkleman. Requesting to rezone three parcels. Planning Commission recommended approval by 4-0 at the Aprll 8, 2025 meeting.

6) **Resolution No.R-52-25**
A resolution to authorize a zoning map amendment to rezone parcel N44-030100 (1125 Covington Avenue) from "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed-Use".

Presented by Kyle Hinkleman. Property in question is Sunset Meats who would like to make improvements to their property, specifically a fence. Planning Commission recommended approval at the April 8, 2025 meeting. No public comments.

COMMISSIONERS COMMENTS

City Manager Paul Oberdorfer spoke first regarding Rumpke. There will be a $3.50 charge for extra carts starting May 10.
Commissioner Simmons: Public calls about dissatisfaction with Rumpke. Has questions about timing of Rumpke start date. Originally told May 1, then changed to March 31. How was that possible?. Calling for city officials to stick around for public comments.
Mayor Lee: Professional staff was allowed to leave as they were targets but questions will be forwarded to them after meeting for follow up. We may one day get back to having them stay for Public Comments.
Commissioner Hohman: Would like to commend city workers, they did a great job cleaning up after the storms this past week.
Commissioner Vetter: Questions about spay/neuter program. Working on finalizing the program. Still interested in lead pipe issues. Reminder Rumpke starts at 6 am. Couple important meetings. Dam behind power plant 4/17 then Hydrolic project on 4/20 at the Plaza.
Mayor Lee: To City Manager water on Forest and Park? Problem with levee. Repairs are being worked on but crews are chasing problems. System is 100 years old. Also getting alot of calls on Rumpke billing issues. Will we be able to get community resources on our website.

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.)

KRIS LEE, MAYOR

PASSED: 5-6-25

ATTEST: Kimberly Hughes

COMMISSION CLERK

Resolution No. R-53-25
A resolution appointing a member to the Park Board

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: Alex Karabinis is hereby appointed as a member of the Park Board to fill an opening with a term ending on March 1, 2030, or until a successor is confirmed and qualified.

SEC. 2: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: 5-6-25

ATTEST: Kimberly Hughes
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	yah
Commissioner Jim Vetter	yah
Commissioner Paul Simmons	yah
Commissioner Thomas Hohman	yah
Commissioner Frank DeBrosse	yah

City of
PIQUA

DATE: April 10, 2025

TO: Amy Welker

RE: Park Board

APPLICANT	RENEWAL	NEW	RECOMMENDED	REASON
Alex Karabinis		X	YES ☒ NO ☐	
			YES ☐ NO ☐	
			YES ☐ NO ☐	

Sent to Commissioners ✓

Resolution prepared ✓

Melissa Kinney

From:	noreply@formstack.com
Sent:	Monday, April 7, 2025 7:30 PM
To:	Diana Tamplin; Melissa Kinney
Subject:	Board/Committee Application

formstack

Formstack Submission For: Board/Committee Application (Newest)
Submitted at 04/07/25 7:29 PM

Name::	Alex Karabinis
Address::	1513 Forest Ave Piqua, OH 45356
Home Phone::	19375700297
Work Phone::	
Email::	alexfkarabinis@gmail.com
Board or Committee Applying for: (Please apply for one board only):	Park Board
Length of Residence in City of Piqua-City Limits::	14 years
Registered Voter::	Yes
Have you ever been convicted of a felony?:	No
Education Background::	BS Neuroscience Baylor University MS Pharmacology & Toxicology Boonshoft School of Medicine

Civic and Professional Activities::	Eagle Scout Scoutmaster-5 years Cubmaster-2 years
Background, Experience and Interest relative to the appointment to a City Board/Committee::	I enjoy seeing people using our parks, they are a wonderful resource. I have done conservation work in the past and have worked to plant and grow native pine trees to replace ones in my hometown.
I certify that I am a U.S. citizen, permanent resident, or a foreign national with authorization to work in the United States::	Yes
How did you find out about this position?:	City Website
Upload your Resume::	View File
Upload a cover letter (Optional)::	
Additional Information :	

Alexandros Karabinis

1513 Forest Ave. Piqua, OH 45356 | (937) 570-0297 | AlexFKarabinis@gmail.com

Education

MASTER OF SCIENCE | DECEMBER 2013 | WRIGHT STATE UNIVERSITY

- Pharmacology & Toxicology

BACHELOR OF SCIENCE | MAY 2009 | BAYLOR UNIVERSITY

- Neuroscience

Experience

SENIOR LEAD CLINICAL RESEARCH ASSOCIATE | ASTRAZENECA | APRIL 2017 – CURRENT

- Plan, schedule, and conduct pre-study, initiation, interim monitoring, and close-out visits per SOPs and GCP
- Responsible for overall CRA study management and site management for assigned studies including written and verbal communication and scheduling of monitoring visits
- Responsible for completion of visit reports, trip report review, and maintenance of study-related databases
- Lead CRA team by training and guidance to ensure adherence to monitoring plan
- Worked in both oncology and metabolic disease

CLINICAL RESEARCH ASSOCIATE II | MEDPACE | AUGUST 2015 – FEBRUARY 2017

- Conduct pre-study, initiation, monitoring, and close-out visits per SOPs and GCP
- Responsible for overall site management for assigned studies including written and verbal communication and scheduling of monitoring visits
- Responsible for completion of visit reports and maintenance of study-related databases
- Assisted Lead CRA's with study document creation and updates

CLINICAL RESEARCH COORDINATOR | DAYTON GASTROENTEROLOGY | FEBRUARY 2014 – AUGUST 2015

- Informed patients about study aspects and expected outcomes
- Monitored study activities to ensure compliance with protocols
- Maintained and created required records of study activity including case report forms, drug dispensation records, and regulatory forms
- Communicated with laboratories and investigators regarding laboratory findings
- Coordinated all regulatory filings and ensured compliance with expiration dates

CLINICAL RESEARCH COORDINATOR | WRIGHT STATE UNIVERSITY | JANUARY 2011 – NOVEMBER 2012

- Conducted research analysis and coordination of research study
- Provided routine data verification, analysis, and quality control
- Created databases, case report forms, and error checking methods
- Liaised between vendors, hospital, federal and state regulatory offices
- Maintained all regulatory filings and ensured compliance with expiration dates

Resolution No. R-46-25

A resolution authorizing the City Manager to enter into an agreement with Fishbeck for the Engineering Services of the I-75 Exit 78 Development Area Master Plan Project-Phase II

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH FISHBECK FOR THE ENGINEERING SERVICES OF THE 1-75 EXIT 78 DEVELOPMENT AREA MASTER PLAN PROJECT-PHASE II

WHEREAS, on December 12, 2023, this Commission passed Resolution No.R-140-23 authorizing the City Purchasing Analyst to advertise for all bids, according to law, which includes the 1-75 Exit 78 Development Area Master Plan Project - Phase I ; and
WHEREAS, after solicitation of Statement of Qualifications and Request for Proposals, Fishbeck was determined to be the most qualified provider of these services.

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:

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: An agreement is hereby approved with Fishbeck for the Engineering Design Services for the 1-75 Exit 78 Development Area Master Plan Project - Phase II.
SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of $2,686,200.
SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: 5-6-25

ATTEST: Kimberly Hughes
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 yah
Commissioner Jim Vetter yah
Commissioner Paul Simmons yah

Commissioner Thomas Hohman	yah
Commissioner Frank DeBrosse	yah

Resolution No. R-54-25

A resolution to approve the transfer of the liquor permit from the Scottish Thistle, DBA as Scottish Thistle & Patio Lobby & Restrooms 110 W High St and 308 W Main St, Piqua OH 45356 to the City of Piqua 110 W High 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 a liquor permit from The Scottish Thistle dba Scottish Thistle & Patio Lobby & Restrooms 110 W High St & 308 W Main St Piqua OH 45356 to The City of Piqua 110 W High 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 May 9, 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: 5-6-2025

ATTEST: Kimberly Hughes
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	yah
Commissioner Jim Vetter	yah
Commissioner Paul Simmons	yah
Commissioner Thomas Hohman	yah
Commissioner Frank DeBrosse	yah

City of
PIQUA

DATE: April 28, 2025

TO: City of Piqua – Chief of Police Rick Byron
City of Piqua – Law Director Jessica Stiltner
City of Piqua – Economic Development Director Chris Schmiesing

From: Kim Hughes, City of Piqua – Clerk of Commission

LIQUOR PERMIT APPLICATION

Please review the attached application to transfer the liquor license from Scottish Thistle LLC, DBA Scottish Thistle & Patio Lobby & Restrooms 110 W High St and 308 W Main St, Piqua, OH 45356 to the City of Piqua, 110 W High St Piqua, Ohio, 45356 and give me your comments.

The attached notice was received in the Clerk of Commission Office on April 18, 2025, with notification due to the Ohio Division of Liquor Control no later than May 9, 2025.

	Objects	No Objections
Chief of Police Rick Byron		✓ 4-30
Law Director Jessica Stiltner/Ryan Spitzer		✓ 4-29
Economic Development Director Chris Schmiesing		✓ 4-29

	Objects	No Objections
Mayor Lee		✓ 4-30
Commissioner DeBrosse		✓ 5-6
Commissioner Homan		✓ 5-6
Commissioner Simmons		✓ 5-6
Commissioner Vetter		✓ 5-6

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: Liquordocs@com.ohio.gov

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 2.12.25)

City of
PIQUA

DATE: April 28, 2025

TO: City of Piqua – Chief of Police Rick Byron
City of Piqua – Law Director Jessica Stiltner
City of Piqua – Economic Development Director Chris Schmiesing

From: Kim Hughes, City of Piqua – Clerk of Commission

LIQUOR PERMIT APPLICATION

Please review the attached application to transfer the liquor license from Scottish Thistle LLC, DBA Scottish Thistle & Patio Lobby & Restrooms 110 W High St and 308 W Main St, Piqua, OH 45356 to the City of Piqua, 110 W High St Piqua, Ohio, 45356 and give me your comments.

The attached notice was received in the Clerk of Commission Office on April 18, 2025, with notification due to the Ohio Division of Liquor Control no later than May 9, 2025.

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Economic Development Director Chris Schmiesing		✓ 4-29

	Objects	No Objections
Mayor Lee		✓ 4-30
Commissioner DeBrosse		
Commissioner Homan		
Commissioner Simmons		
Commissioner Vetter		

City of PIQUA COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 6, 2025	
REPORT TITLE	**Resolution No. R-55-25** A resolution to authorize the award of a Small Business Grant in support of improvements for a business located 311 N. Main Street	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Request to issue a small business grant in support of a building renovation project at 311 N. Main Street to convert the space into a Submarine House food and drink establishment. The total investment of the business owners will be approximately $451,000 and the recommended grant amount of $110,000 will support the installation of a new patio entry, including an overhead garage door and a separate passage door, a new patio cover, and new exterior paint and signage.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	$110,000
	Expenditure $:	Not to exceed $110,000
	Source of Funds:	Small Business Grant Program
	Narrative:	The Economic Development Incentive Committee has reviewed the request submitted and recommended the proposed grant amount. The amount recommended will allow the business owners to complete the full scope of the renovations desired and will use the remaining balance of the Small Business Grant Program.
ATTACHMENTS	1. SBGP-Agreement - 311 N Main St	

Resolution No. R-55-25

A resolution to authorize the award of a Small Business Grant in support of improvements for a business located 311 N. Main Street

WHEREAS, on March 31, 2025, the Economic Development Incentive Committee evaluated a Small Business Grant Program application and recommended the subject project be awarded funding; and

WHEREAS, details for the improvements to be completed with the grant funding amount is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the City Commission authorizes grant funding awards for the Small Business Grant Program.

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:

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 award funds for the Piqua Small Business Grant Program, identified in Exhibit "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: 5-6-25

ATTEST: Kimberly Hughes
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 Yah

Commissioner Jim Vetter	yah
Commissioner Paul Simmons	yah
Commissioner Thomas Hohman	yah
Commissioner Frank DeBrosse	yah

CITY OF PIQUA SMALL BUSINESS GRANT AGREEMENT

This GRANT AGREEMENT is entered into by and between the City of Piqua ("GRANTOR") and DM Piqua LLC ("GRANTEE"). GRANTOR and GRANTEE are sometimes collectively referred to in this AGREEMENT as "Parties."

WITNESSETH THAT:

WHEREAS, the Small Business Grant Program has been created to assist small businesses in Piqua with growing and scaling their business after surviving the COVID-19 pandemic; and

WHEREAS, the City of Piqua ("GRANTOR") passed a resolution on September 6, 2022 to establish the Piqua Small Business Grant program to support small business investment activities and allocated funds to establish the program; and

WHEREAS, the Small Business Grant Program is a façade improvement and building renovation program available to businesses and non-residential property owners located in downtown Piqua and the surrounding neighborhoods; and

WHEREAS, the Economic Development Incentive Committee has been established to assist in the administration of the Program through the City of Piqua Development Department, which includes, the solicitation and review of applications, distribution of grant funds, and follow up activities to ensure grantees comply with the requirements and obligations of the grant award; and

WHEREAS, the GRANTEE submitted an application ("Grant Application") for the proposed project, including an outline of the total project scope and an illustration of the proposed improvements to be funded by the grant amount, attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, in accordance with the terms and conditions of this Grant Agreement, the City of Piqua desires to distribute to GRANTEE funding assistance to encourage activity that will sustain an existing business, or support the creation of a new businesses and promote the vibrancy and visual appeal of downtown Piqua and the surrounding neighborhoods.

NOW THEREFORE, in consideration of the mutual covenants by and between the Parties hereto, the Parties agree as follows:

1. The City of Piqua hereby awards to GRANTEE, a grant in the amount not to exceed **$110,000** for **the installation of a new patio entry, including an overhead garage door and a separate passage door, a new patio cover, and new exterior paint and signage.**

2. GRANTEE warrants and represents that it meets the eligibility requirements of the Program set forth on Exhibit A, attached hereto and incorporated herein by reference. If at any time, it is

determined that GRANTEE did not meet the eligibility requirements, all of the Grant Funds shall be immediately repaid to the City of Piqua by GRANTEE.

3. GRANTEE understands and agrees that the Grant Funds provided to the GRANTEE shall be used for only the expenses identified herein. Any other use of Grant Funds, without prior written approval of the City of Piqua, shall be considered an Ineligible Expense. If at any time, it is determined that Grant Funds were used to pay for any Ineligible Expense, all or a part of the Grant Funds shall be immediately repaid to the City of Piqua by GRANTEE.

4. GRANTEE warrants and represents that all statements, records and information submitted to the City of Piqua in relation to this Grant are true and accurate. GRANTEE understands and agrees that if at any time it is determined that such statements, records and information were not true and accurate, all of the Grant Funds shall be immediately repaid to the City of Piqua by GRANTEE.

5. GRANTEE shall keep all records, financial or otherwise, relating to use of Grant Funds received pursuant to this Grant Agreement for at least five (5) calendar year following receipt of such funds. GRANTOR shall at any reasonable time have the right of access to and right to review or audit any and all such records pertinent to the administration and operation of the Grant and that said records shall be maintained in a manner to facilitate such reviews and audits.

6. GRANTEE may, at any time after execution of this GRANT AGREEMENT if the terms herein are not being satisfied, terminate the Grant, in whole or in part, upon written notification to the GRANTOR. In the event of such termination, any Grant Funds that have not been used to reimburse expenditures in a manner provided for herein shall be immediately repaid to the City of Piqua by GRANTEE.

7. It is expressly understood and agreed that if the GRANTEE owns the property being awarded Grant Funds, they shall continue to own the property for at least three (3) consecutive years following the completion of work. If the GRANTEE sells or transfers ownership interest prior to the end of the required ownership period the GRANTEE shall return the full amount of the Grant Funds received to the GRANTOR.

8. GRANTEE certifies it is an equal opportunity employer and shall remain in compliance with state and federal civil rights and nondiscrimination laws and regulations including but not limited to Title VI, and Title VII of the Civil Rights Act of 1964 as amended, the Rehabilitation Act of 1973, the Americans with Disabilities Act, the Age Discrimination Act of 1975, the Age Discrimination in Employment Act, as amended, and the Ohio Civil Rights Law.

9. GRANTEE shall comply with the requirements of all applicable laws and regulations governing the performance of its duties under this GRANT AGREEMENT, including securing all required permits or necessary approvals prior to commencing with any work.

10. This GRANT AGREEMENT shall be interpreted in its entirety in accordance with the laws of the State of Ohio.

11. This GRANT AGREEMENT, including all exhibits, is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous and contemporaneous written and oral agreements and communications relating to the subject matter of this GRANT AGREEMENT.

12. This GRANT AGREEMENT shall terminate one hundred and eighty (180) days from date all parties have signed, unless extended by written agreement of the Parties before the date or otherwise terminated as provided herein. Those provisions of the GRANT AGREEMENT which by their very nature are incapable of being performed or enforced prior to expiration or termination of this GRANT AGREEMENT or which suggest at least partial performance or enforcement following such expiration or termination, shall survive any such expiration or termination.

13. This GRANT AGREEMENT may be amended at any time, or any provision hereof may be waived, by written consent of the Parties.

14. The GRANTOR will promptly issue payment upon GRANTEE presenting an invoice for the eligible services actually preformed. The GRANTOR will pay its percentage of the invoice upon GRANTEE paying their percentage due. Payment by GRANTOR will be issued directly to the vendor, unless the eligible expense was previously paid by the GRANTEE , in which case the payment will be issued to the GRANTEE.

15. GRANTEE shall sign and return this GRANT AGREEMENT within thirty (30) calendar days of receipt or the Grant Funds may be forfeited.

IN WITNESS WHEREOF, this GRANT AGREEMENT is effective upon the date of the last signature.

I have the authority to sign this GRANT AGREEMENT and do so in my respective capacity.

DM Piqua LLC (dba SUBMARINE HOUSE)	**THE CITY OF PIQUA**
______________________________	______________________________
Signature	Signature
______________________________	______________________________
Print Name	Print Name
______________________________	______________________________
Date	Date

Ohio, County of Miami

I, ______________________________, a Notary Public, do hereby certify that ______________________________ personally appeared before me this day and Acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal or stamp, this ___________day of ___________, 20____.

______________________________	______________________________
Notary Public	My commission expires

EXHIBIT A

GRANT APPLICATION/PROGRAM SHEET

Submarine House

SUBS · SPORTS · SPIRITS

Piqua Buildout

Garage doors & single man door Demo and structural work

- Saw cut 16' wide by 8' tall opening in existing exterior masonry wall for new 16' wide garage door.
- Tooth in brick for clean opening.
- Saw cut (1) 3/0-7/0 opening and install cast header.
- Tooth in brick at new opening as needed for clean jamb opening.
- Concrete in between patio and dining to fill void to create a transition.
- Install (1) 16' pinch beams with welded plates
- Install (2) steel jams for support.
- Install (1) cast header for entry door with steel jambs.
- Removal of electrical raceway for new openings.
- New lighting (4) gooseneck style lights.
- New aimable flood lights above brick windows on the 3rd level.
- Install (2) new 8' x 8' tinted glass face overhead doors with manual opener.
- Install (1) new 3/0-7/0 glass storefront style entry door (locks, hardware).
- Allowance for all work above (structural engineering & permit fees included.

Budget: $ 89,306.00

Painting:

- Interior painting all walls, doors and trim. (brick walls, and ceilings excluded).
- Exterior painting decorative wood fascia on first level of front and west side. 8 LNFT of south right side. Includes doors and frames.
- Prime and paint new steel for new door openings

Budget: interior painting $15,984.00

Budget: exterior painting = $7,012.00

Beer Cooler Floor:

- Cut and remove existing metal floor system in the beer cooler leaving walls in place. Replace with new repaired with a 1" insulated board. Aluminum diamond plate with all trim installed over top the insulated board. Then we will seal the floor to the wall complete. A new threshold will be installed.

Budget = $6,631.00

Plumbing:

- Will replace the existing 75-gallon gas water heater.
- Furnish and install approximately 80' of 1" galvanized domestic water line with PEX. (landlord?)
- Furnish and install insulation to all piping replaced.
- Add approximately (20) new water line hangers that are missing to get the water line attached to its proper place.
- Furnish and install a new backflow preventer on the existing water service.

Budget = $14,656.00

Beer pre-chill room:

- Replace the trim around the door and door seals
- Supply and install FRP on interior walls from floor to ceiling.
- Repair interior ceiling gypsum board and paint with temperature accurate waterborne epoxy.
- Seal/caulk room entirely.
- Add (1) Stainless Steel corner guard to exterior corner.

Budget = $9,980.00

Port Holes:

- Core drill (3) 24" holes and remove brick.
- CNC cut and install Wood trim for port holes on each side of each.
- Grout brick Protect existing bar tops, flooring, etc. and clean

Budget =$ 10,525.00

HVAC:

(Note that some Units Are 20+- years old but functional)

- Clean hoods change out filters.
- Maintenance (2) Split units.
- Maintenance (2) condensing units.
- Maintenance (1) walk in cooler

- Maintenance (1) Beer cooler in basement.
- Replace (2) restroom fans.

Budget= $10,000.00

26 LG Consumer TVs Installed

- 55" LG TVs - $400 each X 6 = $2,400
- 65" LG TVs - $500 each X 15 = $7,500
- 75" LG TV - $600 each X 5 = $3,000
- 55" to 75" TV Wall Mounts - $50 each X 26 = $1,300
- Installation = $3,880

Budget = $18,080.00

26 DIRECTV System Installed

- DIRECTV 26 Receiver System – no charge
- DIRECTV iPad Control system - $1,000
- Coax cabling, splitters, combiners, connectors, etc. - $2,860
- Testing & Installation - $4,700

Budget = $8,560.00

Signage

- Outdoor Sign
- Indoor Signs

Budget = $10,000.00

SpotOn Point of Sale

- 5 Terminals, 4 Handhelds, 4 Cash Drawers, and 6 Printers

Budget = $4000.00

Equipment, Training and Startup Inventory

- Bakers Pride Deck Oven on Stand $8,000
- Smallwares and misc equipment $7,000
- Ice maker with Bin $7,600

- Training $25,000
- Startup Inventory $25,000
- Startup Capital $40,000

Budget $112,600.00

Franchise Fee

$45,000.00

Referees Sports Bar Purchase

$100,000.00

Total $462,334.00

Owners' Capital Injection $100,000.00

Artist Rendering - CONCEPT ONLY

MUHA

Artist Rendering - CONCEPT ONLY

MUHA

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 6, 2025
REPORT TITLE	**Resolution No. R-56-25** A resolution authorizing the purchase of two (2) Stryker Lifepak 35 Cardiac Monitors.
SUBMITTED BY	Lee Adams, Fire Chief Fire
AGENDA CLASSIFICATION	Resolution
BACKGROUND	The cardiac monitors are used to gather and record vital signs, such as cardiac and breathing functions. These devices give our paramedics real-time data for patient care and also transmit the data to our medical records software; in critical cases they can transmit the data ahead to the emergency department doctors. These Lifepak 35s also provide the defibrillation energy to correct life-threatening cardiac arrest due to arrhythmias. The manufacturer, Stryker, only supports the current Lifepak model 15 monitors for eight (8) years of use. The Piqua Fire Department maintains one monitor on each of our four ambulances. Currently two of those Lifepak 15 monitors are four (4) years old, and two are nine (9) years old. This purchase will replace the older two monitors, we expect to replace the other two Lifepak 15 cardiac monitors in 2029. The proposal includes a trade-in allowance of $7,000 for the two older monitors to reduce the purchase cost. A separate quotation is also included for the mounting devices to secure the monitors inside our ambulances.

BUDGET/FINANCIAL IMPACT (Project costs and funding sources)		
	Budgeted $:	115,901
	Expenditure $:	114,714 (with trade in credit for two (2) LP15 v2 cardiac monitors)
	Source of Funds:	106-009-836-8803
	Narrative:	This purchase was included in the CIP and approved as part of the 2025 budget.

ATTACHMENTS	1. Quote LP35 2. NCE QUOTATION 1017 PIQUA FIRE DEPARTMENT

	3. LIFEPAK 35 EMS flyer - US

<u>Resolution No. R-56-25</u>

A resolution authorizing the purchase of two (2) Stryker Lifepak 35 Cardiac Monitors.

WHEREAS, the Piqua Fire Department needs to replace two Stryker Lifepak cardiac monitors; and

WHEREAS, the Stryker Lifepak 35 cardiac monitors are compatible with the system currently used by the Piqua Fire Department;

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 of two (2) Styker Lifepak 35 cardiac monitors is authorized according to the specifications and quotes received;

SEC. 2: The Finance Director certified 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 according to contract terms, not to exceed a total of $115,901.

SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: 5-6-25

ATTEST: Kimberly Hughes
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 yah
Commissioner Jim Vetter yah
Commissioner Paul Simmons yah
Commissioner Thomas Hohman yah

Commissioner Frank DeBrosse yah

stryker

LIFEPAK 35

Quote Number:	10950867	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1		
Prepared For:	PIQUA FIRE DEPT	Rep:	Peter Landry
	Attn: Doug Stewart <dstewart@piquaoh.gov>	Email:	peter.landry@stryker.com
	Doug Stewart <dstewart@piquaoh.gov>	Phone Number:	
		Mobile:	614-701-8678
Quote Date:	04/14/2025		
Expiration Date:	07/13/2025		

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	PIQUA FIRE DEPT	Name:	PIQUA FIRE DEPT	Name:	PIQUA FIRE DEPT
Account #:	20007738	Account #:	20007738	Account #:	20007738
Address:	201 W WATER ST	Address:	201 W WATER ST	Address:	
	PIQUA		PIQUA		
	Ohio 45356-2235		Ohio 45356-2235		

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	70335-000042	LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/ CELL/LN/CPRIN,STD,BT	2	$48,881.40	$97,762.80
2.0	11140-000102	LIFEPAK FLEX Battery Charger	1	$2,550.30	$2,550.30
3.0	11335-000001	LIFEPAK FLEX Lithium-Ion Battery	1	$850.10	$850.10
4.0	41335-000001	LIFEPAK 35 AC Power Adapter Kit	2	$1,625.25	$3,250.50
5.0	11140-000131	AC Power Cord (North America, hospital grade)	2	$69.74	$139.48
6.0	11335-000005	KIT, PRINTER, LP35	2	$2,550.30	$5,100.60
7.0	11996-000517	RD rainbow Inf 8? SpCO, SpO2, and SpMet, Adult Adhesive Sensors	2	$594.50	$1,189.00
8.0	11996-000519	LNCS-II Reusable rainbow 8-wavelength Adult Sensor	2	$515.40	$1,030.80
9.0	11996-000456	RD SET DCI Reusable Sensor, Adult	2	$227.95	$455.90
10.0	11160-000011	NIBP Cuff-Reusable, Infant	2	$15.94	$31.88
11.0	11160-000021	NIBP CUFF- REUSEABLE,SMALL ADULT, BAYONET	2	$28.00	$56.00
12.0	11160-000019	NIBP Cuff-Reusable, Adult X Large	2	$36.66	$73.32
13.0	11111-000036	LIFEPAK 4-Wire ECG Cable, 1.52 m (5 ft), AHA	2	$356.00	$712.00
14.0	11111-000037	LIFEPAK 6-wire expandable precordial ECG cable, AHA	2	$148.33	$296.66
15.0	11111-000041	ASSY, CABLE, ECG, 15 LEAD, 3 WIRE PRECOR	2	$56.11	$112.22
16.0	11335-000008	KIT, STORAGE BAGS, LP35	2	$384.00	$768.00

stryker

LIFEPAK 35

Quote Number:	10950867	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1		
Prepared For:	PIQUA FIRE DEPT	Rep:	Peter Landry
	Attn: Doug Stewart <dstewart@piquaoh.gov>	Email:	peter.landry@stryker.com
	Doug Stewart <dstewart@piquaoh.gov>	Phone Number:	
		Mobile:	614-701-8678
Quote Date:	04/14/2025		
Expiration Date:	07/13/2025		

#	Product	Description	Qty	Sell Price	Total
17.0	11260-000073	KIT, SHOULDER STRAP, LP35	2	$36.77	$73.54
18.0	11150-000020	KIT, MODEM, NA, LP35	2	$1,200.00	$2,400.00
19.0	11996-000093	Pediatric QUIK-COMBO RTS pacing/defibrillation/ECG Electrodes With EDGE System Technology	6	$25.99	$155.94
20.0	11240-000032	Printer Paper, 100 mm (2 per box)	10	$13.63	$136.30
21.0	MVAO	Microstream Advance oral/nasal Filter Line, Adult, With O2, Box of 25	2	$297.70	$595.40
22.0	31115788	MEDI-TRACE ECG Electrode (5/pk) (600/box)	3	$166.40	$499.20
23.0	MVAIL	Microstream Advance intubated Filter Line, Adult/Pediatric long, Box of 25	2	$267.15	$534.30
			Equipment Total:		$118,774.24

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-LP15V2-LP35	TRADE IN LP15 V2 FOR LP35	2	-$3,500.00	-$7,000.00

Price Totals:

Estimated Sales Tax (0.000%):	$0.00
Freight/Shipping:	$300.00
Grand Total:	$112,074.24

Prices: In effect for 30 days

Terms: Net 30 Days

stryker

LIFEPAK 35

Quote Number:	10950867	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1		
Prepared For:	PIQUA FIRE DEPT Attn: Doug Stewart <dstewart@piquaoh.gov> Doug Stewart <dstewart@piquaoh.gov>	Rep: Email: Phone Number:	Peter Landry peter.landry@stryker.com
		Mobile:	614-701-8678
Quote Date:	04/14/2025		
Expiration Date:	07/13/2025		

Authorized Customer Signer (Printed) Date

Stryker Authorized Signature (Printed) Date

Authorized Customer Signature Date

Stryker Authorized Signature Date

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

Quote 1017

DATE: 4/15/2025
REFERENCE:
QUOTATION EXPIRES 5/15/2025

NCE Empowering Safety
8885 Hwy 101 W
Savage Minnesota 55378

SHIP TO:
PIQUA FIRE DEPARTMENT
201 W WATER STREET
PIQUA, OHIO 45356-2235
937-778-2013(P)
937-778-2019 (F)

CHIEF LEE ADAMS
ladams@piquaoh.gov

BILL TO:

PRODUCT NUMBER	DESCRIPTION	U/M	QUANTITY	SELL	TOTAL
SNAP35	NCE SNAP 35 MOUNT - STRYKER LIFEPAK 35	EA	2	$ 1,295.00	$ 2,590.00
	SHIPPING				$ 50.00
	TOTAL				$ 2,640.00

stryker

LIFEPAK® 35

monitor/defibrillator

Intuitive.
Clinically advanced.
Proven.

The new **LIFEPAK 35 monitor/defibrillator** is clinically advanced with proprietary tools and technology built on an intuitive,[1] modern platform for advanced patient care.

It's a future-ready device designed to promote confidence,[2] enable clinical excellence, and deliver in demanding environments.[3]

Built on a legacy of trust.
Ready for the future.

Slim, lightweight, and ergonomically designed, the LIFEPAK 35 monitor/defibrillator features a large, easy-to-use touchscreen[1] and advanced clinical decision support tools. The intuitive user interface requires minimal training[1] and provides a customizable clinical experience to help reduce cognitive burden[1] – so you can focus on what matters most.

Front-facing right-angle cable ports enable easy access to monitoring accessories.[2]

FLEX lithium-ion dual battery system allows for nine hours of monitoring.[4]

High-definition 10.4″ screen displays up to 11 monitoring parameters at once.[1]

Rugged, chemically reinforced glass can withstand both direct impacts and drops.[3]

cprINSIGHT® helps improve CPR performance by reducing pauses* during chest compressions.[5]

Advanced connected capabilities streamline workflow by transmitting data for quick analysis via built-in WiFi, Bluetooth or cellular.[2]

Live view 12/15-lead with STJ Insight™ provides a graphical representation of the ECG to help diagnose myocardial injury.[2]

Enhanced therapy options, including pediatric AED mode, help treat patients with escalating biphasic energy from 1J to 360J.[3,6]

For more information, contact your local Stryker sales representative or visit stryker.com/emergencycare

* Pre-shock pauses were drastically reduced to an average of 8 seconds vs. an average of 22 seconds with the conventional AED. CCF with cprINSIGHT was 86 percent vs. 80 percent in the conventional AED group.

Accessories pending 510(k) clearance, not available for sale within the United States.

References: **1.** Data on file, Stryker HFVR 333873. **2.** Data on file, Stryker, OI 3337705. **3.** Data on file, Stryker SHVR 3338410. **4.** Data on file, Stryker 3352191 Rev A. **5.** Panchal A, Bartos J, Cabañas J, et 2020 American Heart Association Guidelines for Cardiopulmonary Resuscitation and Emergency Cardiovascular Care. Part 3: Adult basic and advanced life support. Circulation. 2020;142(suppl 2):S366-S468. **6.** Data on file, Stryker UND-3331509 section 6.5.

EC-L35-BROC-1048255_REV-0_en_us

Distributed by:

Physio-Control, Inc.
11811 Willows Road NE
Redmond, WA, 98052 U.S.A.
Toll free 800 442 114

stryker.com

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	May 6, 2025	
REPORT TITLE	**Resolution No. R-57-25** A resolution authorizing the City Manager to enter into an agreement with Bricker Graydon for economic development legal services	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	This resolution will allow for the provision of legal services, as necessary, to prepare legislation and legal documents enabling economic development interests.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	$140,000
	Expenditure $:	Not to exceed $140,000
	Source of Funds:	Economic Development Budget
	Narrative:	The annual budget includes funds in anticipation of the need for legal services related to economic interests as they arise. The total not to exceed amount of the anticipated expenditure necessitates authorization by the City Commission.
ATTACHMENTS	1. BG-Piqua Proposal	

Resolution No. R-57-25

A resolution authorizing the City Manager to enter into an agreement with Bricker Graydon for economic development legal services

WHEREAS, the City of Piqua desires to secure legal services in support of economic development interests; and

WHEREAS, Bricker Graydon is an accomplished law firm that provides public sector and economic development legal services; and

WHEREAS, the City of Piqua desires to secure legal services from Bricker Graydon, as necessary, to prepare legislation and legal documents enabling the economic development interests of the City of Piqua;

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:

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: Consent the City Manager to enter into an agreement with Bricker Graydon for economic development legal services not to exceed a total amount of $140,000;

SEC.2: The Finance Director is hereby authorized to draw their warrants on the appropriate account of the City treasury in payment for said fuel;

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

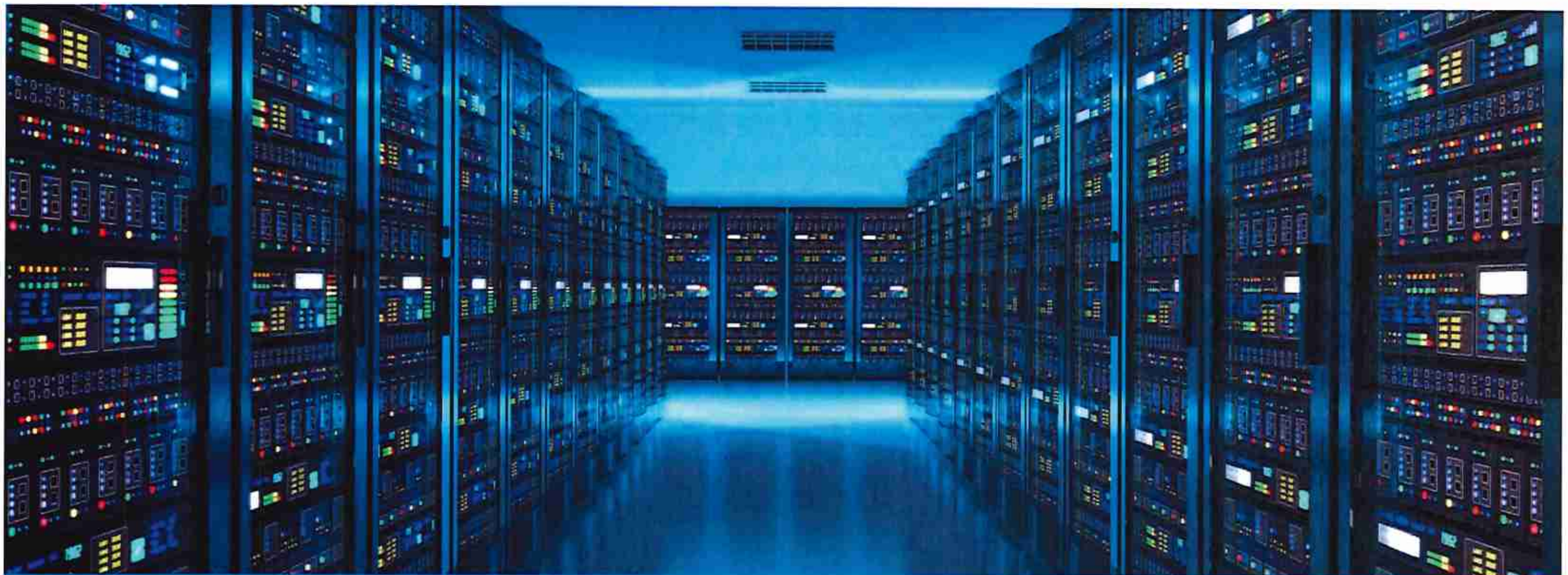
PASSED: 5-6-25

ATTEST: Kimberly Hughes
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	yah
Commissioner Jim Vetter	yah
Commissioner Paul Simmons	yah
Commissioner Thomas Hohman	yah
Commissioner Frank DeBrosse	yah

Bricker Graydon



City of Piqua, Ohio

Proposal for Services Related to Economic Development Projects

August 1, 2024

Submitted by:

Caleb Bell, Partner
Bricker Graydon LLP
100 S. Third St.
Columbus, OH 43215

Introduction & Qualifications

Bricker Graydon is pleased to submit information regarding our qualifications and the services we can offer to assist the City of Piqua, OH with economic development projects. Serving public sector entities is the cornerstone of our legal practice, and we are well known for helping governmental organizations leverage opportunities to enhance and improve communities. A unique and exceptional community like the City of Piqua deserves an extraordinary partner. The depth and breadth of our experience, our enthusiasm for the work we perform, and the relationships we forge with our clients, distinguishes the Bricker Graydon legal team from our competitors.

About Bricker Graydon

Bricker Graydon is a leading law firm, comprised of nearly 200 attorneys spread across ten offices located in Ohio, Kentucky and Indiana. Our firm is large enough to provide effective and sophisticated counsel across a wide variety of industries and practice areas, while also delivering highly personalized service and access to our most experienced attorneys. Providing innovative legal services to public entities throughout the state is a key component of our firm's foundation with 76 of our attorneys focusing the majority of their practice in public law.

We employ a cross-disciplinary approach to client service. Our depth and breadth of knowledge is a direct reflection of our attorneys' variety of backgrounds and experience. For example, many Bricker Graydon attorneys have formerly held positions within state and local government, corporations and nonprofit entities. The diversity of our collective experience ensures that the services we provide are relevant and effective.

Economic Development

Economic development has the power to transform communities. Whether embarking on a signature, multi-million-dollar mixed-use project, siting a new production-oriented facility, or rebuilding a treasured historic business district, businesses and government entities can achieve optimal results using many economic development tools. Our team helps communities and businesses flourish, working with them to understand and take advantage of these programs.

We partner with government entities, developers, and businesses to achieve their unique development objectives. Utilizing the economic development tools that best suit our clients' strategic goals, we structure and layer resources, connecting our clients with the available financial incentives they need for growth. Our team is poised to assist both public and private sector entities by providing cutting-edge financial, regulatory, and other consultative solutions.

We provide economic development consulting services for projects involving:

- Creative application of public and private financing
- Regulatory compliance
- Site selection and development support
- State and local permitting
- Financial forecasts
- Public Finance tools
- Tax incentives
- Zoning
- Zoning post-issuance compliance services

Our team has the experience and acumen to objectively review sites and apply criteria to determine whether a site is likely to be attractive for primary industrial development. We have the technical skills to review real estate reports such as market studies, commercial real estate appraisals, title commitments, zoning codes, comprehensive plans, environmental studies/audits, broker's opinion of value, traffic studies, conceptual site development plans, infrastructure plans, tax policy, incentives, etc.

Bricker Graydon has experience assisting communities with the following projects (to name only a few):

- **Warren County Port Authority:** Bricker Graydon has assisted in the acquisition and development by the Warren County Port Authority of a 400-acre industrial park in Warren County, OH. The development required multiple rounds of bond financing as well as state legislation to cause the transfer of the property from one government to another. This project is decade-long work that will continue for various industrial park uses.

- **Erie County Port Authority:** Bricker Graydon represented the port authority in a bond issuance and lease agreement for the siting of a large data center project.

- **Private Developer:** Bricker Graydon represented a large central Ohio private developer in the development and sale of sites to two of the largest data center operators in the country.

- **Union Township (Clermont County), OH:** Bricker Graydon assisted Union Township, OH with the acquisition of multiple sites now being developed. Sites include Ivy Point area where TQL's headquarters and expansion projects are located, and where a new Cincinnati Children's Hospital facility is located. Related income tax and property tax incentives supported job creation activity for several thousand jobs.

- **City of Middletown, OH:** Bricker Graydon assisted the client in the acquisition of dozens of specific sites now being developed as a sports arena, hotel, and multifamily project. Acquisition strategy included multiple layers of incentives, including special assessment financing, TIF financing, tax abatement, and revenue bond financing.

Scope of Work

Bricker Graydon's Economic Development team understands that the City of Piqua has an opportunity to land a large capital investment project, but that doing so will require infrastructure improvements and the provision of reasonable incentives.

Not only do the prospect's site requirements need to be met, but the work must be done expeditiously and efficiently. Accordingly, Bricker Graydon is pleased the offer legal and consulting services for:

- Strategies and legal support to finance public water, sewer, and road improvements through tax increment financing and/or other tools that allow new developments to pay for the infrastructure improvements they require;
- Obtaining any easements required for public infrastructure improvements;
- Representation on any real estate transaction to which the City will be a party;
- The extension of a community reinvestment area to the project site;
- Any annexation or zoning actions required for the project;
- The negotiation of a development agreement with the site end-user;
- Negotiation support, financial projections and legal documents for incentives to support the project;
- Any desired follow-up support to ensure incentives are properly used, reporting and compliance; and
- Should the City of Piqua Development Department need bench strength support through this large project, Bricker Graydon can provide project management and coordination services among the various parties.

Throughout this effort, our attorneys and consultants will work closely with the City of Piqua, the developer, the end-user prospect and any integral vendors to drive the project to a successful completion.

Meet the Team

Upon selection of our firm to provide legal counsel and economic development consulting, **Caleb Bell** will serve as the primary contact for this engagement. Caleb will coordinate the additional team members identified below to ensure that all services are provided according to the mutually agreed upon timeline and budget.

Key Contact

Caleb Bell is partner and chair of Bricker Graydon's Public Finance practice group with a regional practice that emphasizes public finance and economic development matters. He has served as bond counsel in a wide variety of transactions. His clients include municipalities, counties, townships, school districts, and public universities, as well as private developers and property owners across Ohio, Kentucky, and the Midwest. Caleb is well known for his representation of special purpose financing entities such as port authorities, new community authorities (NCAs), special improvement districts (SIDs), energy special improvement districts (ESIDs), and energy project assessment districts (EPADs).

Caleb has diverse economic development experience and is sought after for his knowledge of development tools such as tax increment financing (TIF), special assessments, community reinvestment area (CRA) abatements, enterprise zone (EZ) abatements, joint economic development districts (JEDD), and local tax credits.

Caleb has been instrumental in advancing energy financing across the Midwest. He is a national thought leader in Property Assessed Clean Energy (PACE) financing. He is a Board Member of PACENation, a member of the C-PACE Alliance, and has been appointed by the U.S. Department of Energy as a C-PACE Advisor. In 2023, Caleb was named "PACE Champion of the Year" by PACE Nation, a national energy efficiency finance trade association. He was retained by clients to author Ohio's PACE financing statute, he served as bond counsel for Ohio's first issue of PACE-secured bonds, and he has financed over $500 million of PACE financing for over 200 PACE projects. Caleb has structured PACE financing into a variety of transactions, including retrofit projects, new construction projects, redevelopment projects, and tax credit projects in the Ohio, Kentucky, Michigan, and Pennsylvania markets. In addition, he advised the State of Hawaii on its commercial PACE legislation, which was enacted into law in 2022. Caleb has served as bond counsel and underwriters' counsel in more than $4 billion of natural gas and electricity prepayment bonds, including Ohio's only tax-exempt refunding of energy prepayment bonds.

Caleb is an experienced negotiator, regularly advising his clients on complex projects involving multiple aspects of public finance and economic development law. He advises both public entities and private developers, and he brings a broad-based perspective to every transaction.

Caleb Bell can be contacted at 614.227.2384 or jbell@brickergraydon.com.

Additional Team Members

Adam Seeley is a public finance attorney at Bricker Graydon. His practice focuses on economic development and local government counseling, as well as administrative, environmental and energy law. Adam's experience covers TIF, CRA, enterprise zone administration, appraisal, real estate transactions, contract negotiation and drafting, civil litigation, and administrative compliance.

Prior to joining Bricker Graydon, Adam served as in-house staff counsel for the Franklin County Auditor's Office, Real Estate Division. He has also worked as a policy and legal aide for the Public Utilities Commission of Ohio (PUCO) and in private practice representing clients facing consumer protection matters.

Adam can be contacted at 614.227.4840 or aseeley@brickergraydon.com.

Mike Jacoby, Director of Economic Development, is a seasoned economic development consultant with 30 years of experience in the field. He has worked at the state, local, and regional levels, including serving as the executive director of Zanesville-Muskingum County Port Authority where he helped attract Halliburton to the port authority's East Pointe Business Park.

Prior to joining Argus Growth Consultants, Mike served as the president of Ohio Southeast Economic Development (OhioSE), the JobsOhio Regional Network Partner serving a 25-countyregion of over 1 million in population. Under Mike's leadership, the team successfully undertook expansion and attraction projects that created over 5,800 jobs. Additionally, he worked closely with JobsOhio, the state's private economic development corporation. He actively engaged with business, government, and economic development leaders across the region and the state, representing southeastern Ohio and leading site development, workforce, and planning initiatives.

Mike specializes in creative problem-solving to get deals done, grant writing, communications, marketing, real estate development, incentives, and team building. His ability to build consensus while balancing the interests of multiple constituencies has proven his prowess as a first-class leader in his field. Mike holds a Masters Degree in Public Administration from Ohio University and is a Certified Economic Developer (CEcD) as designated by the International Economic Development Council and an Economic Development Finance Professional as certified by the National Development Association. *Note: Mike Jacoby is not an attorney and does not provide legal advice or services.*

Mike can be contacted 614.227.2353 or mjacoby@brickergraydon.com.

Fees

For the provision of the services described above, Bricker Graydon will charge a fee based on the actual time required to perform legal and professional services at hourly rates based on the experience levels of the professionals providing the services, plus all reasonable out-of-pocket expenses. We believe our billing rates for attorneys, consultants and legal assistants are competitive with other major firms in the Ohio market. Depending upon the special expertise and amount of experience involved, our hourly billing rates range from $250/hour for our most junior lawyers to $675/hour for senior partners. Our billing rates for legal assistants currently range from $100 to $250 per hour. Currently, Caleb's standard rate is $650/hour. Adam Seeley's standard rate is $350/hour, and Mike Jacoby's standard rate is $275/hour.

In situations where a large company's project incurs legal fees for a small community, we recommend negotiating for the company to pay or reimburse these expenses. Our firm has extensive experience in facilitating such negotiations and can provide valuable assistance to ensure successful outcomes.

We will diligently manage our work on this project, consistently seeking your direction to ensure our work product aligns with your expectations.

References

Below are three clients for whom we have provided similar legal services. We are happy to provide additional references or detailed client experience information upon request.

City of Independence
5409 Madison Pike
Independence, Kentucky 41051

Chris Reinersman
Mayor
859.363.2940
creinersman@cityofindependence.org

Bricker Graydon provided the City of Independence with a site assessment and development recommendations for four particular properties/areas in October, 2019.

Fayette County
215 W Short St., Suite 210
Lexington, KY 40507

Jamie Gentry
Enterprise Advisory Group LLC
Consultant
614.499.7066
jgentry@eagohio.com

Bricker Graydon represented Fayette County, the Jefferson Township - Washington Court House Joint Economic Development District, and the West Central Ohio Port Authority in various aspects of the proposed Honda-LG Energy Solution $3.5 billion battery plant joint venture to be located in northwest Fayette County. This work included negotiation of a development agreement, implementation of tax increment financing, use of a joint economic development district to support the project, and negotiation and documentation of direct incentives including property tax exemptions and sales and use tax exemptions with respect to building materials for the proposed plant.

Warren County Port Authority
406 Justice Dr., Suite 301
Lebanon, Ohio 45036

Martin Russell
Deputy County Administrator/
Executive Director
513.695.2690
martin.russell@co.warren.oh.us

Bricker Graydon assisted Warren County in acquiring 400 acres to convert to an industrial park being developed by Core5.

Conclusion

The Bricker Graydon public sector practice is one of the largest and most reputable in the Midwest. Our team has extensive experience supporting public entities with large capital investment projects, which often require significant infrastructure improvements and reasonable incentives. Our deep expertise in public finance, regulatory compliance, and municipal law equips us to navigate these complexities effectively. With a proven track record and a comprehensive approach, we are a trusted partner in securing and implementing large-scale investment projects.

Thank you for the opportunity to present our qualifications to assist the City of Piqua leadership team with your economic development projects. Our unparalleled experience will provide the City of Piqua with highly skilled, accessible, and responsive assistance. We look forward to continuing our discussions and partnering with you to advance your project opportunities.