



PIQUA CITY COMMISSION REGULAR MEETING

TUESDAY, MAY 20, 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 the Minutes from the May 6, 2025, Regular City Commission Meeting

NEW BUSINESS

- 1) **R-112-25**

Resolution No. R-58-25

A resolution authorizing the City Manager to enter into an agreement with Gamechanger Athletics, LLC, for the construction and design of the new pickleball courts at Pitsenbarger Park

- 2) **Resolution No. R-59-25**

A resolution to annex 31.5 acres from Washington Township

- 3) **Resolution No. R-60-25**

A Resolution to annex 1.5 acres from Washington Township

- 4) **Resolution No. R-61-25**

A resolution to approve a zoning map amendment to designate parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH (Heavy Industrial).

- 5) **Resolution No. R-62-25**

A resolution authorizing participation in the Ohio Department of Transportation (ODOT) cooperative purchasing program.

- 6) **Resolution No. R-64-25**

A resolution to recommend a replat of inlets #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705 into five parcels and the vacation of two utility easements.

CITY MANAGER'S REPORT

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.

**PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, MAY 6, 2025**

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

There were no comments from the public Motion approve Alex Karabinis to the Park board was passed.

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

Citizen Kim Heisler asked for clarification about the funding for the development of this project. This will be partially funded by sources other than the city.

There were no other comments.

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.

Attorney R Spitzer explained that this is just a transfer. City Manager P Oberdorfer explained that the reason for the transfer to the city is to avoid an issue when the restaurant in the other spaces is not in operation. The liquor permit only goes with the specific address.

Citizen Kim Heisler just asked for clarification about the restaurant on the first floor and future plans.

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

Chris Schmeising spoke on the Small Business Grant to be awarded to the Submarine House for improvements to the exterior of the building. This is part of a fund that was set aside in 2022. Citizen Kim Heisler questioned DM LLC affiliation with the city. There is no affiliation that is owned by Submarine House. Ms. Heisler asked how the grant amount was determined. Mr. Schmeising said the amount was based on what the recipient was able to match.

4) Resolution No. R-56-25

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

The Lifepak Cardiac Monitors are to replace two that are currently nine years old. Manufacturer suggests they be replaced after eight years.

No public comments.

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

Chris Schmiesing spoke to present the need to enter into the agreement for economic development to increase the budget for legal expenses. This was appropriated already. Commissioner Simmons asked why the need for so many attorneys? The reason for this particular firm is due to their focus being on economic development.

Kim Heisler asked how the city arrived at this firm. Ms. Heisler read from information she provided showing Bricker Eckler, now Bricker Graydon structured the contract in 2018 with BGSU for the fire training. Request that this resolution be tabled until further discussions can take place.

COMMISSIONERS COMMENTS

City Manager, Paul Oberdorfer, wanted to make public aware Rumpke cart changes start May 7 with fliers going out.

Commissioner Vetter met recently with the Girls Scouts about voting as it relates to them.

Commissioner Debrosse deferred

Commissioner Hohman and City Manager Paul Oberdorfer spoke regarding complaints that Rumpke trucks were speeding. Rumpke trucks are equipped with GPS and after reviewing the GPS reports it was determined that speeding has not been an issue. Rumpke takes these complaints seriously.

Commissioner Simmons met with the Cub Scouts. Read a letter he received asking when are the funds from Lock 9 to be repaid? Is there interest accruing? What is the tall grass line?

Mayor Lee mentioned it's graduation season. Will have more information as it becomes available. Happy to hear Rumpke speeding complaint had been investigated.

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.)

PASSED:

5-20-2025

ATTEST:

Kimberly Hughes
COMMISSION CLERK

Jim Vetter
Jim Vetter, Vice Mayor

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

F.1.

MEETING DATE	May 20, 2025
REPORT TITLE	<u>Resolution No. R-58-25</u> A resolution authorizing the City Manager to enter into an agreement with Gamechanger Athletics, LLC, for the construction and design of the new pickleball courts at Pitsenbarger Park
SUBMITTED BY	Bob Graeser, Facilities Mgr. Facility Services
AGENDA CLASSIFICATION	Resolution
BACKGROUND	This project involves the removal of the existing tennis courts at Pitsenbarger Park and the construction of eight (8) new pickleball courts featuring an acrylic playing surface. City staff recently met with members of the community, and there was an overwhelming consensus that pickleball is a growing and popular sport enjoyed by people of all ages. As a result, it was clear that the existing courts need to be modified to better serve the needs of pickleball players. The new courts will be configured within a reduced footprint of 152'-0" x 120'-0". The facility will include eight pickleball courts, each with an acrylic surface, new perimeter fencing, and 5-foot separation fencing to divide the area into four quadrants for improved play and safety. A public meeting was held to gather input from local pickleball enthusiasts regarding preferred surface types, appropriate access, and design best practices. Feedback from this community meeting helped shape a design that aligns with the needs and expectations of the community. The project team is requesting City Commission's authorization to enter into an agreement with Gamechanger Athletics, LLC, as the design-build construction provider, utilizing the Sourcewell cooperative purchasing agreement. The proposed design has been reviewed and approved by the City of Piqua Park Board and is now being submitted for Commission

	approval.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$400,000
	Expenditure \$:	\$394,740.00
	Source of Funds:	
	Narrative:	All Local Funds
ATTACHMENTS	1. Pickleball Courts	

Resolution No. R-58-25

A resolution authorizing the City Manager to enter into an agreement with Gamechanger Athletics, LLC, for the construction and design of the new pickleball courts at Pitsenbarger Park

WHEREAS, the City of Piqua recognizes the growing popularity and benefits of the sport of pickleball, which promotes physical activity, social engagement, and inclusive recreation for residents of all ages; and

WHEREAS, City staff have engaged with members of the community and identified strong public support and enthusiasm for expanding access to dedicated pickleball facilities; and

WHEREAS, based on this input, it has been determined that the existing tennis courts will be removed and replaced with eight (8) new pickleball courts, each constructed with high-quality acrylic playing surfaces and supported by updated fencing and separation features to enhance player safety and enjoyment; and

WHEREAS, a public meeting was held to gather valuable feedback from local pickleball enthusiasts regarding court design, surface preferences, accessibility, and best practices, all of which have informed the final project design; and

WHEREAS, the proposed design has been reviewed and approved by the City of Piqua Park Board, and supports the City's commitment to responsive and community-driven recreational planning; and

WHEREAS, the City of Piqua intends to enter into an agreement with **Gamechanger Athletics, LLC**, to serve as the design-build construction provider for this project through the Sourcewell cooperative purchasing agreement, ensuring an efficient and cost-effective delivery.

NOW, THEREFORE, the City of Piqua does hereby proclaim its support for the **Pickleball Court Construction Project**, and authorizes the execution of the necessary agreement to proceed with the improvement of this important recreational amenity for the benefit of the entire community.

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 Gamechanger Athletics, LLC, for the design and build services of the Pitsenbarger Pickleball Courts.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$394,740.00.

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



JIM VETTER, VICE MAYOR

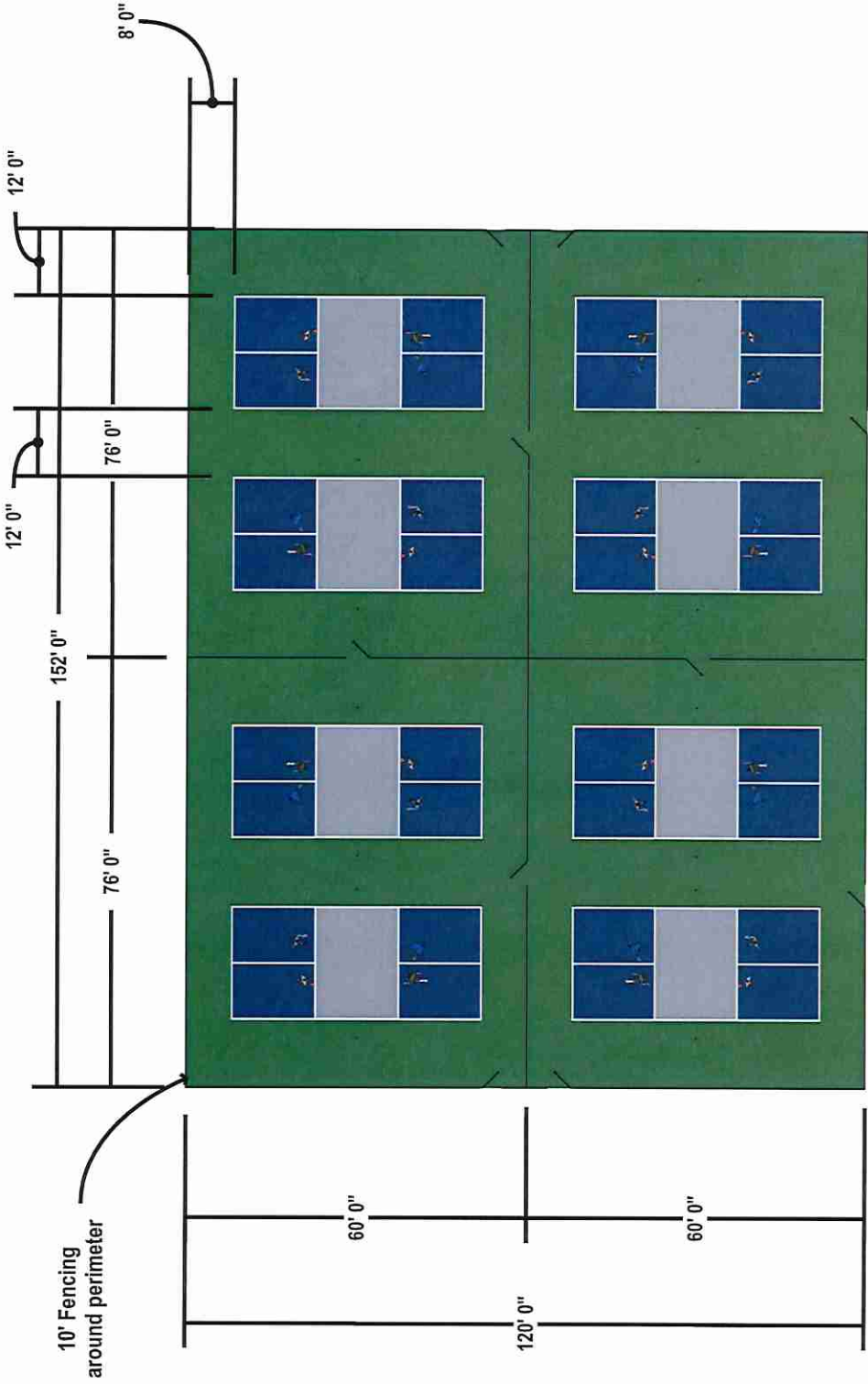
PASSED: 5-20-2025

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	<u>Excused</u>
Commissioner Jim Vetter	<u>yay</u>
Commissioner Paul Simmons	<u>yay</u>
Commissioner Thomas Hohman	<u>yay</u>
Commissioner Frank DeBrosse	<u>yay</u>



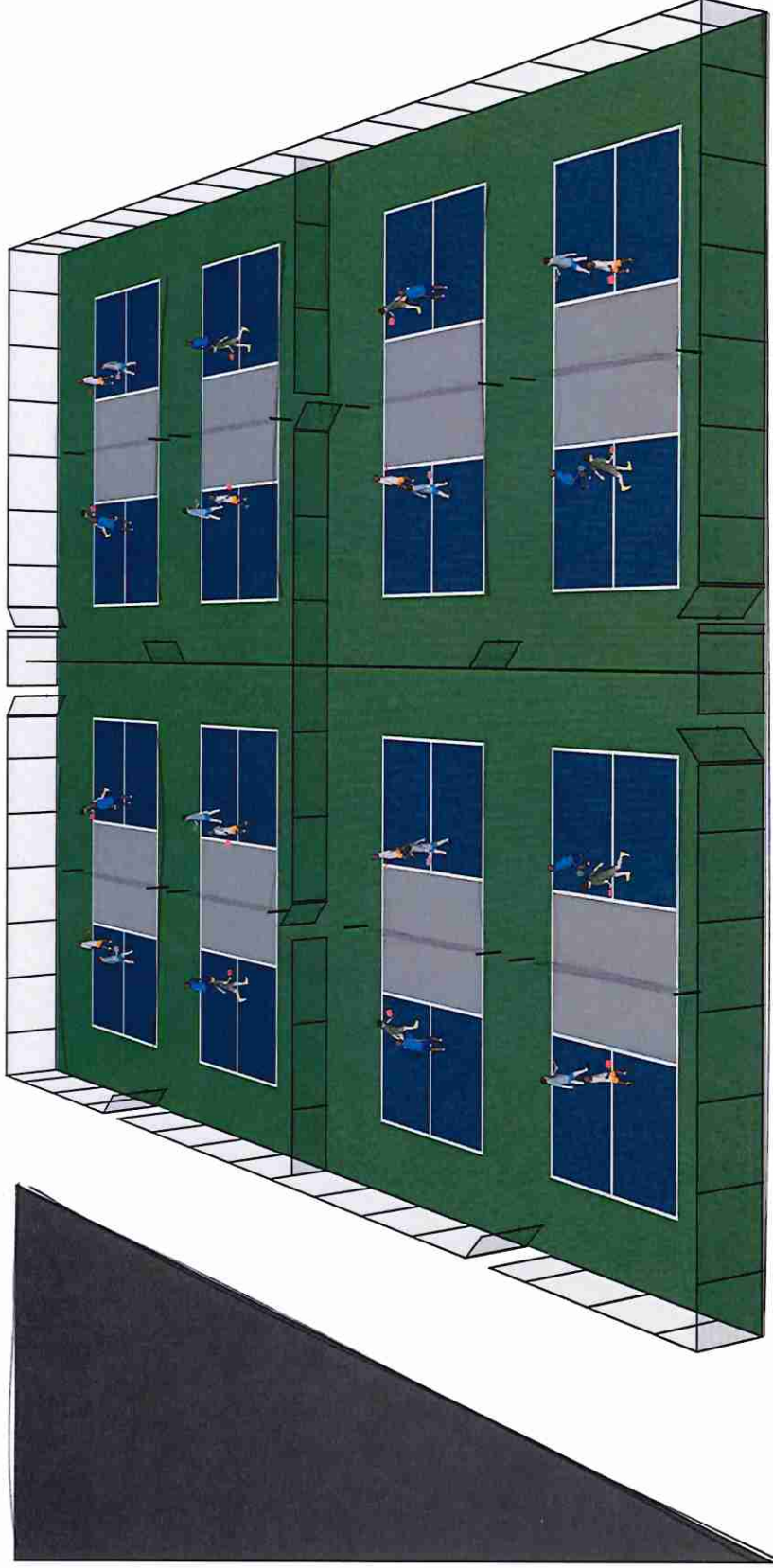
Conceptual designs are for planning purposes only, not exact specifications
Actual size, components, and colors may vary in appearance

Scale: 1" = 30'

Version number: 8
Illustrator: *[Signature]*

Date created: Feb 28, 2025
Date edited: May 1, 2025

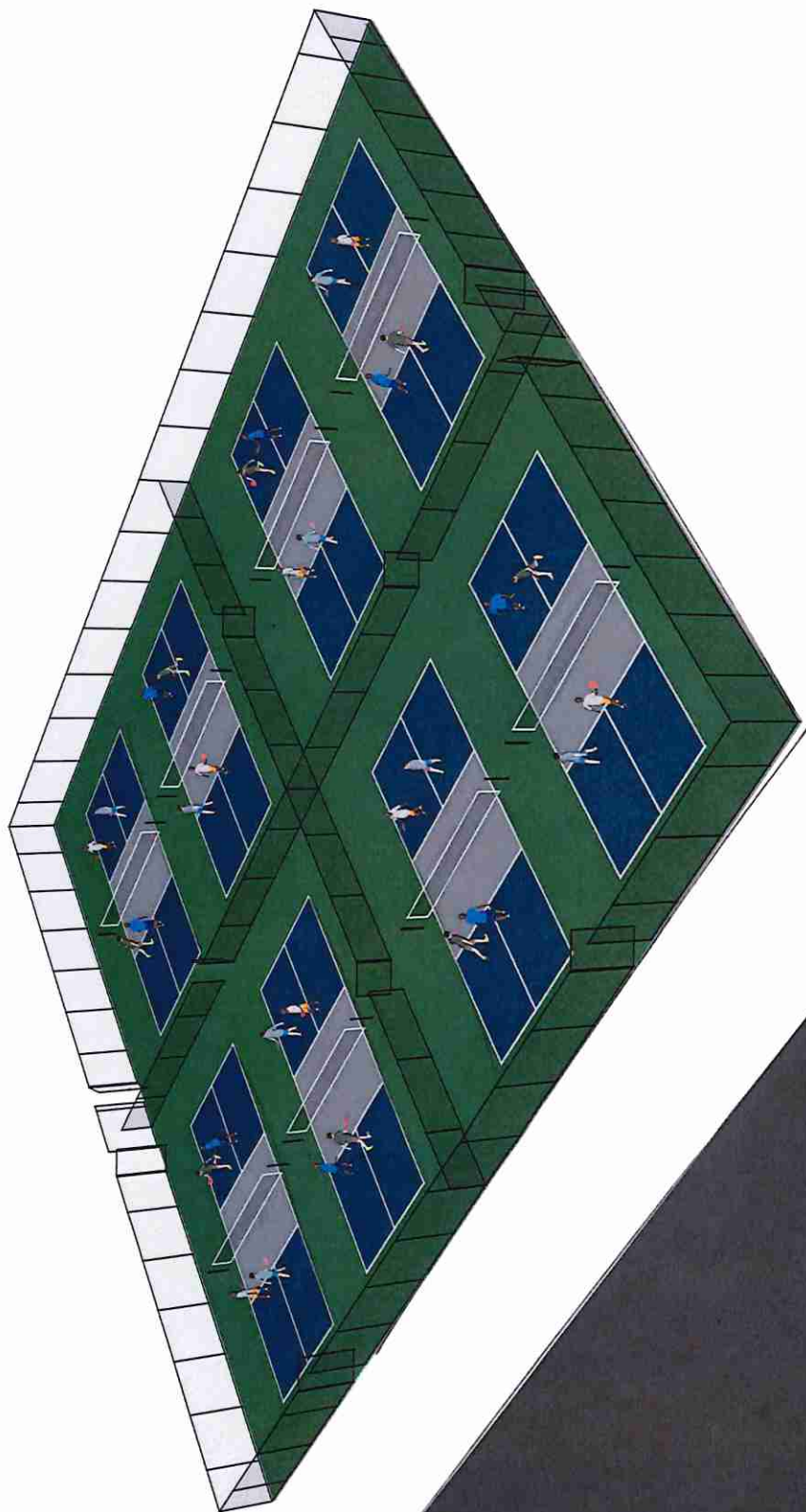
Description		Components	
Overall size:	120' x 152'	10' Fencing	-----
Court size:	120' x 152'	5' Fencing	-----
Main court color:	Dark Blue		-----
Border color:	Green		-----
Border size:	1/4"		-----
Line color:	Gray		-----
Primary line color:	White		-----
Secondary line color:	White		-----
Tertiary line color:	White		-----



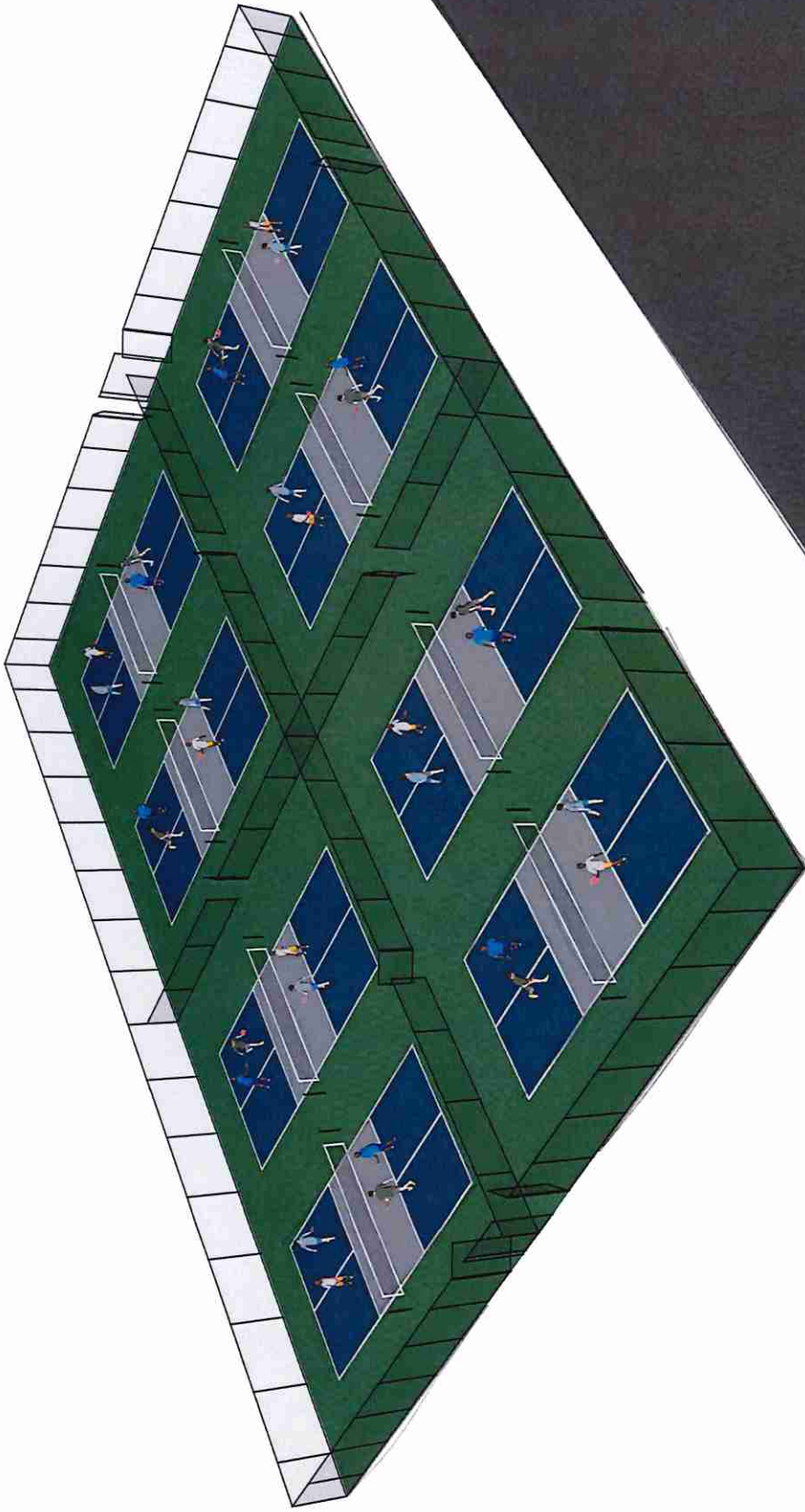
Conceptual designs are for planning purposes only, not exact specifications
Actual size, components, and colors may vary in appearance

Gamechanger
ATHLETICS

Pitsenbarger Park II
3D View 1



Colors and design are for illustrative purposes only and are subject to change. Actual site conditions and colors may vary from appearance.



Conceptual designs are for planning purposes only, not exact specifications
Actual size, components, and colors may vary in appearance

Gamechanger
ATHLETICS

Pitsenbarger Park II
3D View 3

City of
PIQUA COMMISSION AGENDA
STAFF REPORT

F.2.

MEETING DATE	May 20, 2025		
REPORT TITLE	<u>Resolution No. R-59-25</u> A resolution to annex 31.5 acres from Washington Township		
SUBMITTED BY	Chris Schmiesing, Director Economic Development		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	The owners of ±31.15 acres of land situated in Washington Township have filed an annexation petition to annex the subject parcels into the City of Piqua corporation limits. In accordance with provisions of the applicable section of the Ohio Revised Code, the Miami County Board of Commission has reviewed and approved the annexation petition and forwarded the item to the Piqua City Commission for consideration.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0	
	Expenditure \$:	0	
	Source of Funds:	n/a	
	Narrative:	The subject annexation area is contiguous to the existing corporation limits and is within a strategic growth area identified by the Piqua Comprehensive Plan.	
ATTACHMENTS	1. Annexation Petition 31.5 Acres from Washington Township		

Resolution No. R-59-25

A resolution to annex 31.5 acres from Washington Township

WHEREAS, more than sixty (60) days have expired since the Clerk of Commission accepted for filing Miami County Commissioners certified Resolution No: 25-03-286 and accompanying plat approving the petition to annex the property as described in Exhibit A ; and

WHEREAS, these proceedings and submissions are all in accordance with Chapter 709 of the Ohio Revised Code; and

WHEREAS, the legal description of the real property sought to be annexed to the City is set forth in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the above-described property is adjacent and contiguous to 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: The application for annexation of the property described in Exhibit A attached to the City of Piqua, Ohio is approved.

SEC. 2: The Law Director is hereby authorized to present to the Board of Miami County Commissioners a petition requesting changes in the township boundary lines to detach from the township the property described in Exhibit A attached hereto.

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



JIM VETTER, VICE MAYOR

PASSED: 5-20-2025

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	<u>Excused</u>
Commissioner Jim Vetter	<u>yay</u>
Commissioner Paul Simmons	<u>yay</u>
Commissioner Thomas Hohman	<u>yay</u>
Commissioner Frank DeBrosse	<u>yay</u>



CERTIFICATION

ANNEXATION TO THE CITY OF PIQUA, OHIO
OF 31.150 ACRES, MORE OR LESS
FROM WASHINGTON TOWNSHIP

The Board of Miami County Commissioners does hereby certify that the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION

- Exhibit A – Legal Description
- Exhibit B – Annexation Plat/Map
- Exhibit C – List of Parcels to be Annexed; List of Adjacent Parcels
- Exhibit D – Certified Copy of Annexation Agreement

ENGINEER'S LETTER Dated: March 12, 2025

RESOLUTION APPROVING ANNEXATION PETITION
(Resolution No. 25-03-286)

These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: March 13, 2025


COMMISSIONER


COMMISSIONER


COMMISSIONER

Janelle S. Barga, Clerk,

RESOLUTION NO. 25-03-286

ANNEXATION
EXPEDITED TYPE 1
31.150 ACRES +/- FROM WASHINGTON TOWNSHIP
TO THE CITY OF PIQUA, OHIO

Mr. Simmons introduced the following resolution and moved it be adopted:

WHEREAS, on March 7, 2025, an annexation petition was filed on behalf of Philip Wayne Miller, Successor Trustee of the Miller Family Trust dated March 31, 2000 (owner) and Todd Millet (owner), Agent being Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge LLC, 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054, for the annexation of 31.150 acres +/-, more or less, in Washington Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio entered into an annexation agreement in May of 2006 (Commission Resolution No. R-56-06) to be applied to all future annexations from Washington Township to the City of Piqua; and

WHEREAS, the County Engineer's Office reviewed the map and legal description of the territory proposed for annexation, pursuant to ORC 709.022, and has submitted a letter dated March 12, 2025 stating that the map and description meet their requirements and the boundary of the parcel being annexed has an adjacency of 50.0% to the existing corporation boundary.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited I annexation petition filed on behalf of Philip Wayne Miller, Successor Trustee of the Miller Family Trust dated March 31, 2000 and Todd Millet (owners), for the annexation of 31.150 acres, more or less, in Washington Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the mylar this date.

Mr. Westfall seconded the motion and the Board voted as follows upon roll call:

Mr. Simmons, Yea;

Mr. Mercer, Yea;

Mr. Westfall, Yea;

DATED: March 13, 2025

CERTIFICATION

I, Janelle S. Barga, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of March 13, 2025.



Janelle S. Barga, Clerk

Resolution Prepared by: Janelle S. Barga, Clerk Board of Miami County Commissioners



Miami County Tax Map Department

201 West Main Street
Troy, OH 45373-3239
Miami County Safety Building

937-440-6025
Fax 937-440-6026
taxmap@miamicountyohio.gov

March 12, 2025

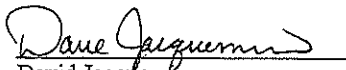
Honorable Board of Miami County Commissioners
County Plaza
Troy, OH 45373

Re: Proposed annexation of 31.150 acres, Section 31, Town 6, Range 6, Washington
Township to the City of Piqua (Expedited Type 1)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 50.0% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory. We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation.

Very truly yours,


David Jacquemin
Deputy Miami County Engineer
Map Department Technician

Revision 3
3-9-2021



MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons
Commissioner

Ted S. Mercer
Commissioner

Wade H. Westfall
Commissioner

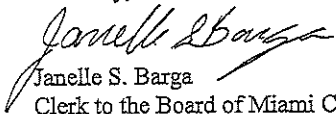
TO: Mark Storms, Miami County Engineer
FROM: Janelle S. Barga, Clerk of the Board
RE: Petition for Annexation
DATE: March 10, 2025

A petition was filed with the Board of Miami County Commissioners on March 7, 2025 to annex 31.150 acres located in Washington Township to the City of Piqua, said petition identifies Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge, LLC, as agents for the petitioners.

In accordance to ORC Section 709.031(A) and Section 5.0.4 of Resolution No. 03-07-1131 of the Board of Miami County Commissioners, the Annexation Petition identified above and enclosed herewith is hereby referred to the Miami County Engineer for checking the accuracy of the legal description of the perimeter and the map or plat of the territory proposed to be annexed and for the Engineer's written report thereon.

Section 2.3 of Resolution No. 03-07-1130 of the Board of Miami County Commissioners provides that the County Engineer will charge a flat fee of \$75 with respect to the legal description, map and/or plat and for verification of ownership, which will be deducted from the initial deposit. If an amendment and/or changes occur and further verification as to the legal description, map and/or plat and for verification of an owner is needed a second time, the County Engineer may submit a statement for reimbursement equal to the actual cost of services provided calculated by time devoted at the hourly rate of the assigned employee required to provide the services required. Should the County Engineer determine to submit a statement for reimbursement, the statement shall be filed with the Board at the time the County Engineer files his written report with the Board.

Sincerely,


Janelle S. Barga
Clerk to the Board of Miami County Commissioners

Enclosures

HOME. GROWN. GREAT.

web www.miamicountyohio.gov
visit 201 West Main St. • Troy, Ohio 45373
phone 937.440.5910
fax 937.440.5911

**EXPEDITED TYPE I PETITION FOR ANNEXATION
(PURSUANT TO R.C. SECTION 709.022)
TO THE CITY FOR PIQUA
OF +/- 31.150 ACRES
IN THE TOWNSHIP OF WASHINGTON**

TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO:

The undersigned, being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described in Exhibit "A", consisting of +/- 31.150 acres, more or less, located in Washington Township, Miami County, Ohio, which area is contiguous along +/- 2,326.90 feet, or +/- 50% of its perimeter, and adjacent to the City of Piqua, do hereby respectfully petition the Board of Miami County Commissioners that said territory be annexed to the City of Piqua according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.022.

The number of owners within the area is two (2).

1. Attached to this petition and made part hereof is a full legal description of the area to be annexed, marked Exhibit "A".
2. Attached to this petition and made part hereof is an accurate map of the area to be annexed, marked as Exhibit "B".
3. Attached to this petition and made part of the hereof is a list of parcels in the area to be annexed and of parcels of adjacent territory that includes the name of the owners, mailing addresses of the owners and permanent parcel numbers, marked as Exhibit "C".

The undersigned petitioners do hereby designate Aaron Underhill, Esq., David Hodge, Esq., and Eric Zartman, Esq. attorneys, as their agents ("Agents") as required by Revised Code Section 709.023(c)(3), with full power and authority hereby granted to each said agent individually to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and take any action necessary for obtaining the granting of this petition. Agents' contact information is as follows: Underhill and Hodge LLC, 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054. Phone (614) 335-9320, Fax (614) 335-9329; and email aaron@uhlfirm.com, david@uhlfirm.com, eric@uhlfirm.com.

(Petition signature on following page)

'25 MAR 7 PM1:51
EC'D MIAMI COUNTY COMM

WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION
PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

Philip Wayne Miller
Successor Trustee of the Miller Family Trust Dated March 31, 2000
9357 Horatio Harris Creek Road
Bradford, Ohio 45308

Miami County Auditor Parcel Number M40-011800 and M40-011900

By: Philip Wayne Miller Trustee
Philip Wayne Miller, Trustee

Date: 3-3-25

'25 MAR 7 PM 1:51
REC'D MIAMI COUNTY COMM

Phillip Wayne Miller
Successor Trustee of the Miller Family Trust Dated March 31, 2000
9357 Horatio Harris Creek Road
Bradford, Ohio 45308

Miami County Auditor Parcel Number M40-011800 and M40-011900

By: _____

Phillip Wayne Miller, Trustee

Date: _____

☐

WHOMEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION
PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

Todd Billet
4755 N. Washington Road
Piqua, Ohio 45356

Miami County Auditor Parcel Number M40-011700

Todd Billet

Date: 3-2-25

2

Sworn to and subscribed in my presence
this 2nd Day of March, 2025, by Todd Billet.



STACY BRYANT
Notary Public
State of Ohio
My Comm. Expires

Stacy Bryant
NOTARY PUBLIC

3-2-25

Exhibit A

**PROPOSED ANNEXATION OF
31.150 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Section 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 29.552 acre tract conveyed as Tract No. 2 and that 0.89 acre tract conveyed as Tract No. 1 to Philip Wayne Miller, Trustee by deed of record in Official Record 2024OR-11709, and that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail found at the centerline intersection of Farrington Road (60' wide) and Washington Road (60' wide), the southeasterly corner of the northeasterly quarter of Section 36, Township 8, Range 5, the southwesterly corner of the northwesterly quarter of Section 31, Township 6, Range 6, the southeasterly corner of that 58.673 acre tract conveyed to AG Knechtion LLC by deed of record in Official Record 2021OR-22345, the northeasterly corner of that 39.69 acre tract conveyed to Dennis Cox, Cheryl Cox, Scott Cox, Mark Cox, Michael Cox and Alisa Cox by deed of record in Official Record 201, Pages 23 and 25, the northwesterly corner of that 80.516 acre tract conveyed to Opal E. Holfinger, Trustee by deed of record in Deed Book 742, Page 206 (50% interest) and Official Record 2017OR-09290 (50% interest), and the southwesterly corner of that 0.709 acre tract conveyed to Opal E. Holfinger, Trustee by deed of record in 2024OR-11710;

Thence North 00° 24' 00" East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 1318.85 feet to a magnetic nail found at the southwesterly corner of that 54.2251 acre tract conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01195, in the existing City of Piqua corporation line;

Thence North 88° 35' 51" East, with the southerly line of said 54.2251 acre tract and with said corporation line, (passing a 5/8 inch rebar found at 30.00 feet), a total distance of 1038.59 feet to a 5/8 inch rebar found at the northwesterly corner of that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972;

Thence South 00° 09' 24" West, with the westerly line of said 30.750 acre tract and with said corporation line, (passing an iron pin found at 1258.26 feet), a total distance of 1288.31 feet to a magnetic nail set in the centerline of said Farrington Road;

Thence South 86° 55' 58" West, with said centerline, a distance of 1045.46 feet to the POINT OF BEGINNING, containing 31.150 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

4 MARCH 25

Matthew A. Kirk
Professional Surveyor No. 7865

MAK: td
31_150 ac 20240006-VS-ANNX-09.doc



EXHIBIT B

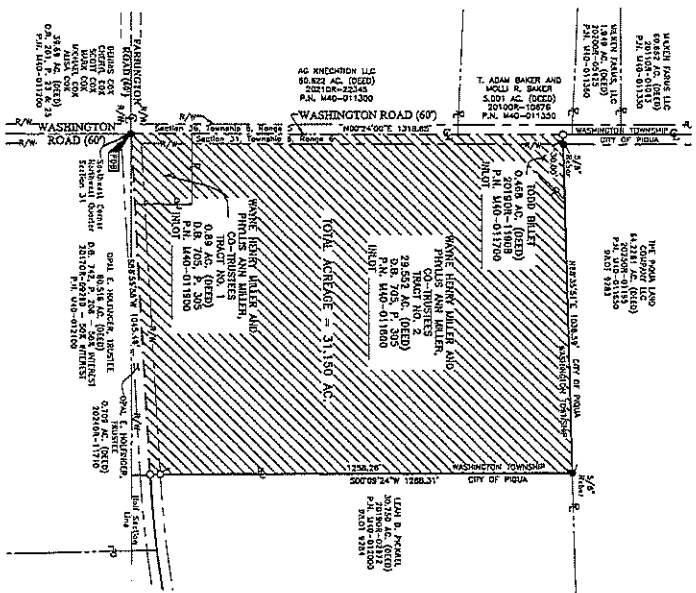
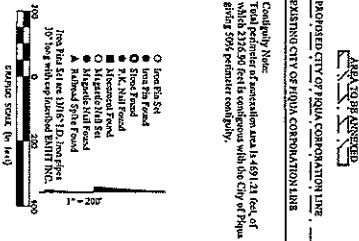
[illegible]

Exhibit C
Annexation of +/- 31.150 Acres from
Washington Township to City of
Piqua

PETITIONERS:

Philip Wayne Miller, Trustee
9357 Horatio-Harris Creek Road
Bradford, Ohio 45308
M40-011800 and M40-011900

AGENT:

Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Pkwy, Suite 120
New Albany, Ohio 43054

SURROUNDING PROPERTY
OWNERS:

The Piqua Land Company LLC
8000 Walton Parkway, Suite 200
New Albany, Ohio 43054
PN: N44-101832

Milken Farms LLC
2592 Peebles Rd
Troy, Ohio 45373
PN: M40-011360

T. Adam and Molli R. Baker
4750 N. Washington Rd.
Piqua, Ohio 44356
PN: M40-011350

AG Knechtion LLC
8052 Zerber Rd.
Bradford, Ohio 45308
PN: M40-011330

Dennis Cox, et. al.
2173 Wagner Road
Greenville, Ohio 45331
PN: M40-011200

Leah B. Pickrel
2675 W. Farrington Road
Piqua, Ohio 45356
N44-101834

Opal E. Hoffinger, Tr.
2795 W. Eldean Road
Troy, Ohio 45373
PN: M40-012100, M40-011820

25 MAR 7 PM 1:52
REC'D MIAMI COUNTY COMM

RESOLUTION NO. R-56-06

A RESOLUTION APPROVING AN ANNEXATION
AGREEMENT BETWEEN THE CITY OF PIQUA AND
THE BOARD OF TOWNSHIP TRUSTEES OF
WASHINGTON TOWNSHIP

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua; and

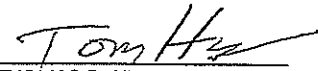
WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Washington Township Trustees may enter into annexation agreements; and

WHEREAS, it is beneficial to both the City of Piqua and the Board of Washington Township Trustees to adopt the proposed Annexation Agreement; and

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:

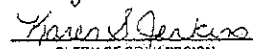
SEC. 1: The annexation agreement appended hereto is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

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


THOMAS D. HUDSON, MAYOR

PASSED: May 15, 2006
ATTEST: Rebecca J. Cool
REBECCA J. COOL
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution No. R-56-06 is a true, accurate and correct copy of Resolution R-56-06 passed by the Commission of the City of Piqua, Ohio, on the 15th day of May, 2006.


CLERK OF COMMISSION

ANNEXATION AGREEMENT

This Agreement is entered into this 2^d day of May, 2006, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Washington Township, Miami County, Ohio, hereinafter "Township", pursuant to R.C. 709.022, and 709.192:

WHEREAS, the Ohio Revised Code provides that the legislative authority of a municipal corporation and the board of township trustees may enter into annexation agreements; and

WHEREAS, the City of Piqua and the Board of Township Trustees of Washington Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua.

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises hereinafter contained, the parties agree as follows:

1. The City consents to the annexation of Real Property to the City and agrees to provide sanitation, police, fire rescue, electric power, water and sewer services to the residents of the Property at the same cost and under the same policies and conditions that said services are provided to the other residents of the City:

2. The Township consents to the annexation of the Property to the City, subject to compliance with Ohio R.C. Chapter 709;

3. The City shall institute proceedings to detach the Property from the Township, and further agrees that the Property shall not remain part of Washington Township, Miami County, Ohio;

4. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent on the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation has occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, sixty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for industrial real, personal and public utility property taxes if no annexation had occurred;

c. In the sixth and seventh years following the annexation and exclusion of the territory from the township, sixty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal, and public utility property taxes if no annexation had occurred;

d. In the eighth and ninth years following the annexation and exclusion of the territory from the township, fifty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred;

e. In the tenth through twelfth years following the annexation and exclusion of the territory from the township, forty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred.

5. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, fifty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

c. In the sixth through tenth years following the annexation and exclusion of the territory from the township, forty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the township, twenty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred.

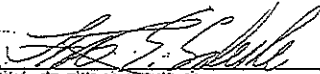
6. The obligations set forth in paragraph 4 and 5 above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement.

and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

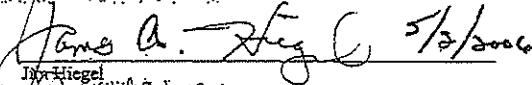
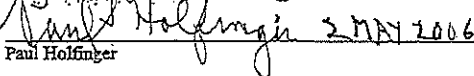
7. This Agreement shall continue in full force and effect, but it may be modified or amended by the mutual agreement of the parties hereto, and at the conclusion of each five (5) year period hereafter it shall be subject to review and negotiation, and to potential modification by said mutual agreement.

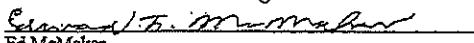
IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this _____ day of June, 2006.

CITY OF PIQUA
MIAMI COUNTY, OHIO


Frederick Enderle, City Manager

BOARD OF TOWNSHIP TRUSTEES OF
WASHINGTON TOWNSHIP, MIAMI COUNTY, OH

 5/2/2006
James A. Hiegel
 2 MAY 2006
Paul Hoffinger


Ed McMaken

APPROVED AS TO FORM ONLY:


Mark W. Altier, #0017882
Chief Civil Assistant Prosecuting Attorney
Miami County, Ohio


Grant Kerber, #0068474
City of Piqua Law Director

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

F.3.

MEETING DATE	May 20, 2025		
REPORT TITLE	<u>Resolution No. R-60-25</u> A Resolution to annex 1.5 acres from Washington Township		
SUBMITTED BY	Chris Schmiesing, Director Economic Development		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	The owner of ±1.5 acres of land situated in Washington Township has filed an annexation petition to annex the subject parcel into the City of Piqua corporation limits. In accordance with provisions of the applicable section of the Ohio Revised Code, the Miami County Board of Commission has reviewed and approved the annexation petition and forwarded the item to the Piqua City Commission for consideration.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0	
	Expenditure \$:	0	
	Source of Funds:	n/a	
	Narrative:	The subject annexation area is contiguous to the existing corporation limits and is within a strategic growth area identified by the Piqua Comprehensive Plan.	
ATTACHMENTS	1. Annexation Petition 1.5 Acres from Washington Township		

Resolution No. R-60-25
A Resolution to annex 1.5 acres from Washington Township

WHEREAS, more than sixty (60) days have expired since the Clerk of Commission accepted for filing Miami County Commissioners certified Resolution No: 25-03-287 and accompanying plat approving the petition to annex the property as described in Exhibit A ; and

WHEREAS, these proceedings and submissions are all in accordance with Chapter 709 of the Ohio Revised Code; and

WHEREAS, the legal description of the real property sought to be annexed to the City is set forth in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the above-described property is adjacent and contiguous to 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: The application for annexation of the property described in Exhibit A attached to the City of Piqua, Ohio is approved.

SEC. 2: The Law Director is hereby authorized to present to the Board of Miami County Commissioners a petition requesting changes in the township boundary lines to detach from the township the property described in Exhibit A attached hereto.

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



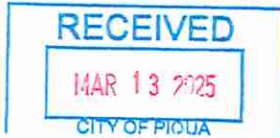
JIM VETTER, VICE MAYOR

PASSED: 5-20-2025

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	<u>Excused</u>
Commissioner Jim Vetter	<u>Yay</u>
Commissioner Paul Simmons	<u>Yay</u>
Commissioner Thomas Hohman	<u>Yay</u>
Commissioner Frank DeBrosse	<u>Yay</u>



CERTIFICATION

ANNEXATION TO THE CITY OF PIQUA, OHIO
OF 1.500 ACRES MORE OR LESS
FROM WASHINGTON TOWNSHIP

The Board of Miami County Commissioners does hereby certify the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION

- Exhibit A – Legal Description
- Exhibit B – Annexation Plat/Map
- Exhibit C – List of Parcels to be Annexed; List of Adjacent Parcels
- Exhibit D – Certified Copy of Annexation Agreement

ENGINEER'S LETTER Dated: March 11, 2025

RESOLUTION APPROVING ANNEXATION PETITION
(Resolution No. 25-03-287)

These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: March 13, 2025

[Signature]
COMMISSIONER

COMMISSIONER

[Signature]
COMMISSIONER

Janelle S. Barga, Clerk

RESOLUTION NO. 25-03-287

ANNEXATION
EXPEDITED TYPE 1
1.500 ACRES +/- FROM WASHINGTON TOWNSHIP
TO THE CITY OF PIQUA, OHIO

Mr. Westfall introduced the following resolution and moved it be adopted:

WHEREAS, on March 7, 2025, an annexation petition was filed on behalf of The Piqua Land Company by President and CEO William G. Ebbing (owner), Agent being Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge LLC, 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054, for the annexation of 1.500 acres +/-, more or less, in Washington Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio entered into an annexation agreement in May of 2006 (Commission Resolution No. R-56-06) to be applied to all future annexations from Washington Township to the City of Piqua; and

WHEREAS, the County Engineer's Office reviewed the map and legal description of the territory proposed for annexation, pursuant to ORC 709.022, and has submitted a letter dated March 11, 2025 stating that the map and description meet their requirements and the boundary of the parcel being annexed has an adjacency of 73.0% to the existing corporation boundary.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited I annexation petition filed on behalf of The Piqua Land Company by President and CEO William G. Ebbing (owner), for the annexation of 1.500 acres, more or less, in Washington Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the mylar this date.

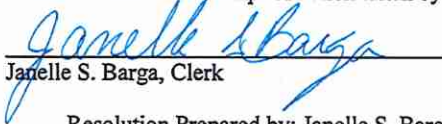
Mr. Simmons seconded the motion and the Board voted as follows upon roll call:

Mr. Mercer, Yea; Mr. Westfall, Yea; Mr. Simmons, Yea;

DATED: March 13, 2025

CERTIFICATION

I, Janelle S. Barga, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of March 13, 2025.


Janelle S. Barga, Clerk

Resolution Prepared by: Janelle S. Barga, Clerk Board of Miami County Commissioners



Miami County Tax Map Department

201 West Main Street
Troy, OH 45373-3239
Miami County Safety Building

937-440-6025
Fax 937-440-6026
taxmap@miamicountyohio.gov

March 11, 2025

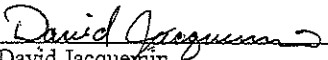
Honorable Board of Miami County Commissioners
County Plaza
Troy, OH 45373

Re: Proposed annexation of 1.500 acres, Section 31, Town 6, Range 6, Washington
Township to the City of Piqua (Expedited Type 1)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 73.0% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory. We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation.

Very truly yours,


David Jacquemin
Deputy Miami County Engineer
Map Department Technician

Revision 3
3-9-2021



MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons
Commissioner

Ted S. Mercer
Commissioner

Wade H. Westfall
Commissioner

TO: Mark Storms, Miami County Engineer
FROM: Janelle S. Barga, Clerk of the Board
RE: Petition for Annexation
DATE: March 10, 2025

A petition was filed with the Board of Miami County Commissioners on March 7, 2025 to annex 1.500 acres located in Washington Township to the City of Piqua, said petition identifies Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge, LLC, as agents for the petitioners.

In accordance to ORC Section 709.031(A) and Section 5.0.4 of Resolution No. 03-07-1131 of the Board of Miami County Commissioners, the Annexation Petition identified above and enclosed herewith is hereby referred to the Miami County Engineer for checking the accuracy of the legal description of the perimeter and the map or plat of the territory proposed to be annexed and for the Engineer's written report thereon.

Section 2.3 of Resolution No. 03-07-1130 of the Board of Miami County Commissioners provides that the County Engineer will charge a flat fee of \$75 with respect to the legal description, map and/or plat and for verification of ownership, which will be deducted from the initial deposit. If an amendment and/or changes occur and further verification as to the legal description, map and/or plat and for verification of an owner is needed a second time, the County Engineer may submit a statement for reimbursement equal to the actual cost of services provided calculated by time devoted at the hourly rate of the assigned employee required to provide the services required. Should the County Engineer determine to submit a statement for reimbursement, the statement shall be filed with the Board at the time the County Engineer files his written report with the Board.

Sincerely,

Janelle S. Barga
Clerk to the Board of Miami County Commissioners

Enclosures

HOME. GROWN. GREAT.

web www.miamicountyohio.gov
visit 201 West Main St. • Troy, Ohio 45373
phone 937.440.5910
fax 937.440.5911

**EXPEDITED TYPE I PETITION FOR ANNEXATION
(PURSUANT TO R.C. SECTION 709.022)
TO THE CITY OF PIQUA
OF +/- 1.500 ACRES
IN THE TOWNSHIP OF WASHINGTON**

TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO:

The undersigned, being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described in Exhibit "A", consisting of +/- 1.500 acres, more or less, located in Washington Township, Miami County, Ohio, which area is contiguous along +/- 747.06 feet, or +/- 73% of its perimeter, and adjacent to the City of Piqua, do hereby respectfully petition the Board of Miami County Commissioners that said territory be annexed to the City of Piqua according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.022.

The number of owners within the area is one (1).

1. Attached to this petition and made part hereof is a full legal description of the area to be annexed, marked Exhibit "A".
2. Attached to this petition and made part hereof is an accurate map of the area to be annexed, marked as Exhibit "B".
3. Attached to this petition and made part of the hereof is a list of parcels in the area to be annexed and of parcels of adjacent territory that includes the name of the owners, mailing addresses of the owners and permanent parcel numbers, marked as Exhibit "C".

The undersigned petitioners do hereby designate Aaron Underhill, Esq., David Hodge, Esq., and Eric Zartman, Esq. attorneys, as their agents ("Agents") as required by Revised Code Section 709.023(c)(3), with full power and authority hereby granted to each said agent individually to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and take any action necessary for obtaining the granting of this petition. Agents' contact information is as follows: Underhill and Hodge LLC, 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054. Phone (614) 335-9320, Fax (614) 335-9329; and email aaron@uhlfirm.com, david@uhlfirm.com, eric@uhlfirm.com.

(Petition signature on following page)

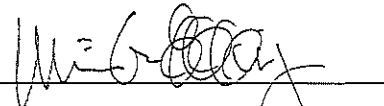
'25 MAR 7 PM 1:59
EC'D MIAMI COUNTY COMM

WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION
PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

The Piqua Land Company
8000 Walton Parkway, Suite 200
New Albany, Ohio 43054

Miami County Auditor Parcel Number M40-011600

By: 

Print Name: William A. Gidding

Title: President & CEO, The New Albany Company

Date: 3/7/2025

'25 MAR 7 PM 1:53
ECO MIAMI COUNTY COMM

Exhibit "A" Revised

PROPOSED ANNEXATION OF
1.500 ACRES

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Section 31, Township 6, Range 6, Miami River Survey, being all of that 1.500 acre tract of land conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01187 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail found at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Mikel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.622 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043, the northwesterly corner of that 8.501 acre tract conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01195, and in the existing City of Piqua corporation line;

Thence South 00° 24' 00" West, with the centerline of said Washington Road, the common line of said Sections 36 and 31, and said corporation line, a distance of 108.90 feet to a magnetic nail found at the northwesterly corner of said 1.500 acre tract, a southwesterly corner of said 8.501 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence with the boundary of said 8.501 acre tract and said corporation line, the following courses and distances:

North 88° 23' 20" East, (passing an iron pin found at 30.00 feet), a total distance of 233.57 feet to a 5/8 inch rebar with cap stamped "MHT 5621" found;

South 00° 24' 00" West, a distance of 279.92 feet to a 5/8 inch rebar found; and

South 88° 23' 20" West, (passing a 5/8 inch rebar with cap stamped "MHT 5621" found at 203.66 feet), for a total distance of 233.57 feet to a magnetic nail set in the centerline of said Washington Road;

Thence North 00° 24' 00" East, with said centerline and the common line of said Sections 36 and 31, a distance of 279.92 feet to the TRUE POINT OF BEGINNING, containing 1.500 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865

3 MARCH 25

MAK: td
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DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DJ DATE 3-11-25



EXHIBIT A

PROPOSED ANNEXATION OF
1.500 ACRES

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Section 31, Township 6, Range 6, Miami River Survey, being all of that 1.500 acre tract of land conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01187 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail found at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Mikel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.622 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043, the northwesterly corner of that 8.501 acre tract conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01195, and in the existing City of Piqua corporation line;

Thence South 00° 24' 00" West, with the centerline of said Washington Road, the common line of said Sections 36 and 31, and said corporation line, a distance of 108.90 feet to a magnetic nail found at the northwesterly corner of said 1.500 acre tract, a southwesterly corner of said 10.001 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence with the boundary of said 10.001 acre tract and said corporation line, the following courses and distances:

North 88° 23' 20" East, (passing an iron pin found at 30.00 feet), a total distance of 233.57 feet to a 5/8 inch rebar with cap stamped "MHT 5621" found;

South 00° 24' 00" West, a distance of 279.92 feet to a 5/8 inch rebar found; and

South 88° 23' 20" West, (passing a 5/8 inch rebar with cap stamped "MHT 5621" found at 203.66 feet), for a total distance of 233.57 feet to a magnetic nail set in the centerline of said Washington Road;

Thence North 00° 24' 00" East, with said centerline and the common line of said Sections 36 and 31, a distance of 279.92 feet to the TRUE POINT OF BEGINNING, containing 1.500 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

3 MARCH 25

Matthew A. Kirk

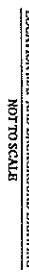
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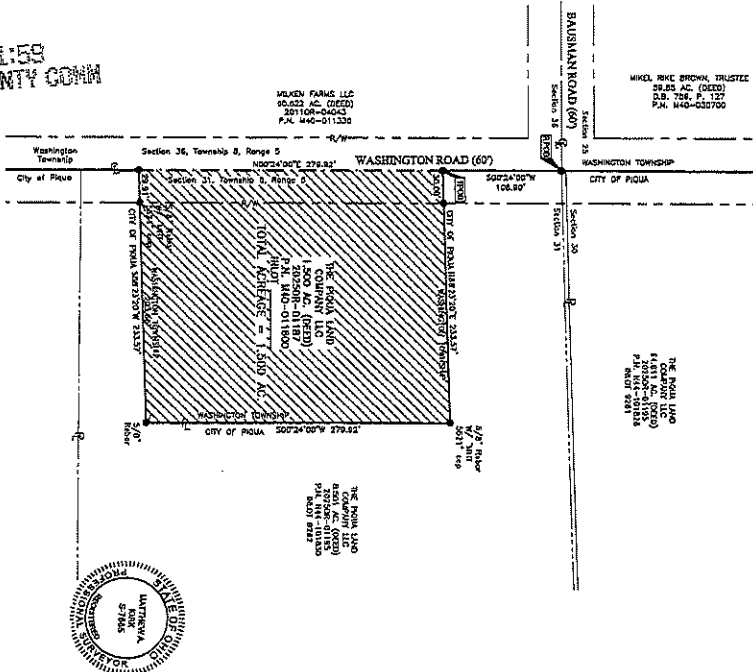
25 MAR 7 PM 1:59
C'D MIAMI COUNTY COMM



EXHIBIT B



AREA TO BE APPENDED



A circular professional seal for a surveyor in the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "PROFESSIONAL SURVEYOR" at the bottom. Inside the ring, the name "MATTHEW A. KOOK" is written in a larger font, and the number "57665" is written below it.

Exhibit C
Annexation of +/- 1.500 Acres from
Washington Township to City of
Piqua

PETITIONERS:

The Piqua Land Company LLC
8000 Walton Parkway, Suite 200
New Albany, Ohio 43054
M40-011600

AGENT:

Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Pkwy, Suite 120
New Albany, Ohio 43054

SURROUNDING PROPERTY
OWNERS:

Milken Farms LLC
2592 Peebles Rd
Troy, Ohio 45373
PN: M40-011330

'25 MAR 7 PM 1:59
REC'D MIAMI COUNTY COMM

RESOLUTION NO. R-56-06

**A RESOLUTION APPROVING AN ANNEXATION
AGREEMENT BETWEEN THE CITY OF PIQUA AND
THE BOARD OF TOWNSHIP TRUSTEES OF
WASHINGTON TOWNSHIP**

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua; and

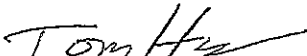
WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Washington Township Trustees may enter into annexation agreements; and

WHEREAS, it is beneficial to both the City of Piqua and the Board of Washington Township Trustees to adopt the proposed Annexation Agreement; and

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 annexation agreement appended hereto is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

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


THOMAS D. HUDSON, MAYOR

PASSED: May 15, 2006
ATTEST: Rebecca J. Cool
REBECCA J. COOL
CLERK OF COMMISSION

'25 MAR 7 PM 2:00
REC'D MIAMI COUNTY COMM

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution No. R-56-06 is a true, accurate and correct copy of Resolution R-56-06 passed by the Commission of the City of Piqua, Ohio, on the 15th day of May, 2006.


CLERK OF COMMISSION

ANNEXATION AGREEMENT

This Agreement is entered into this 2^d day of May, 2006, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Washington Township, Miami County, Ohio, hereinafter "Township", pursuant to R.C. 709.022, and 709.192:

WHEREAS, the Ohio Revised Code provides that the legislative authority of a municipal corporation and the board of township trustees may enter into annexation agreements; and

WHEREAS, the City of Piqua and the Board of Township Trustees of Washington Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua.

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises thereafter contained, the parties agree as follows:

1. The City consents to the annexation of Real Property to the City and agrees to provide sanitation, police, fire rescue, electric power, water and sewer services to the residents of the Property at the same cost and under the same policies and conditions that said services are provided to the other residents of the City:

2. The Township consents to the annexation of the Property to the City, subject to compliance with Ohio R.C. Chapter 709;

3. The City shall institute proceedings to detach the Property from the Township, and further agrees that the Property shall not remain part of Washington Township, Miami County, Ohio;

4. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation has occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, sixty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for industrial real, personal and public utility property taxes if no annexation had occurred;

c. In the sixth and seventh years following the annexation and exclusion of the territory from the township, sixty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal, and public utility property taxes if no annexation had occurred;

d. In the eighth and ninth years following the annexation and exclusion of the territory from the township, fifty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred;

e. In the tenth through twelfth years following the annexation and exclusion of the territory from the township, forty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred.

5. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, fifty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

c. In the sixth through tenth years following the annexation and exclusion of the territory from the township, forty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the township, twenty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred.

6. The obligations set forth in paragraph 4 and 5 above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement,

and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

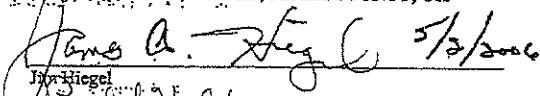
7. This Agreement shall continue in full force and effect, but it may be modified or amended by the mutual agreement of the parties hereto, and at the conclusion of each five (5) year period hereafter it shall be subject to review and negotiation, and to potential modification by said mutual agreement.

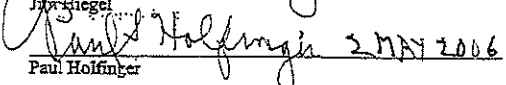
IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this _____ day of June, 2006.

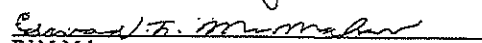
CITY OF PIQUA
MIAMI COUNTY, OHIO


Frederick Ederle, City Manager

BOARD OF TOWNSHIP TRUSTEES OF
WASHINGTON TOWNSHIP, MIAMI COUNTY, OH

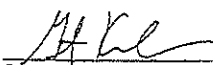

James A. Stegall 5/2/2006
James A. Stegall


Paul Hoffinger 2 MAY 2006
Paul Hoffinger


Ed McMaken

APPROVED AS TO FORM ONLY:


Mark W. Alder, #0017882
Chief Civil Assistant Prosecuting Attorney
Miami County, Ohio


Grant Kerber, #0068474
City of Piqua Law Director

'25 MAR 7 PM2:00
REC'D MIAMI COUNTY COMM

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

F.4.

MEETING DATE	May 20, 2025	
REPORT TITLE	<u>Resolution No.R-61-25</u> A resolution to approve a zoning map amendment to designate parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH (Heavy Industrial).	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The applicant, Piqua Land Company, requests a zoning map amendment to rezone parcels M40-011900, M40-011800, M40-011700, and M40-011600 from AG (Agriculture) to IH (Heavy Industry). This request aligns with prior approvals for adjacent parcels along North Washington Road and supports the planned industrial development of the area. The Planning Commission met at their April 8, 2025 meeting and voted 4-0 to recommend approval.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	None	

RESOLUTION No. PC 08-25

WHEREAS, the Planning Commission has received a request from the Piqua Land Company to rezone parcels M40-011900, M40-011800, M40-011700, and M40-011600 from AG (Agriculture) to IH (Heavy Industry); and

WHEREAS, the applicant has stated that the purpose of the rezoning is to support a master-planned industrial development aimed at attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district; and

WHEREAS, the requested zoning change aligns with prior approvals for adjacent parcels along North Washington Road and supports the city's long-term economic development goals; and

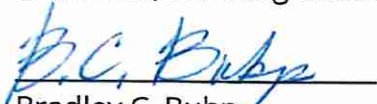
WHEREAS, the Planning Commission has reviewed the request and finds that the proposed rezoning is consistent with the city's comprehensive planning objectives and is suitable for the intended industrial development;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

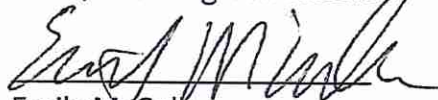
	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bulp	☒	☐	☐	☐
Mr. Eddie Harvey	☒	☐	☐	☐
Mr. Terry Wright	☒	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☒
Mr. Micah Underwood	☒	☐	☐	☐

Adopted this 8 day of April, 2025.

Chairman, Planning Commission


Bradley C. Bulp

Clerk, Planning Commission


Emily McCulla

STAFF REPORT

Planning Commission

Date: April 8, 2025

Re: PC 08-25 – Zoning Designation

Applicant: Bryan Stone, The Piqua Land Company LLC

Owner: Multi

Address: N/A

Parcel #: M40-011900, M40-011800, M40-011700, M40-011600

Zoning: AG - Agricultural

Request: The applicant, Piqua Land Company, requests a zoning map amendment to rezone parcels M40-011900, M40-011800, M40-011700, and M40-011600 from AG (Agriculture) to IH (Heavy Industry). This request aligns with prior approvals for adjacent parcels along North Washington Road and supports the planned industrial development of the area.

Staff Comments and Recommendations:

Background:

Earlier this year, the Planning Commission and City Commission approved a rezoning request for adjacent parcels to facilitate industrial development. The current request seeks to finalize the rezoning of the remaining parcels, ensuring a consistent land use designation for the area.

The applicant has stated that Piqua Land Company is master planning this area for economic development with a focus on attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district. The applicant has purchase contracts on each of these parcels and plans to annex them into the city for industrial development.

Analysis:

The proposed rezoning is consistent with the city's long-term economic development goals and aligns with the previous rezoning approvals for adjacent parcels. The location along North Washington Road provides direct access to existing transportation infrastructure, making it suitable for industrial use.



STAFF REPORT

Rezoning these parcels to IH will support job creation, increased private investment, and long-term tax revenue benefits for both the city and the school district. The annexation and industrial development of this area are expected to strengthen the local economy and enhance the city's ability to attract large-scale employers.

Recommendation:

Staff recommends **APPROVAL** of the rezoning request from AG (Agriculture) to IH (Heavy Industry), as it aligns with the city's industrial development objectives, is consistent with prior rezoning approvals in the area, and will provide economic benefits to the community.

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change;
 - \$100.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

☐ **Application**

☐ **Lot Plan**
(Show existing and proposed zoning)

☐ **\$100 Fee**
(Cash or Check)

APPLICANT INFORMATION	☒ Primary Contact	☐ Billing Contact
First Last Name: The Piqua Land Company LLC		
Contact Person First Last Name: Bryan Stone		
Mailing Address: 8000 Walton Parkway, Suite 200, New Albany, Ohio 43054		
Phone Number: 216.831.4710	Email: bryan@cominodev.com	
Type of legal interest held by applicant: Land purchase contracts and fee simple ownership		
OWNER INFORMATION		
First Last Name: See accompanying list of owners		
Mailing Address:		
Phone Number:	Email:	

LOCATION DETAILS	
Street Address: Properties are located on the northeast corner of Washington Road and Farrington Road.	Parcel ID Number: M40-011900; M40-011800; M40-01170; M40-011600
Existing Zoning District: Agricultural	Proposed Zoning District: IH

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: The Piqua Land Company is masterplanning this area for economic development with a focus on attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district. The Piqua Land Company has purchase contracts on each of these parcels with plans to annex into the City and zone for industrial development

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
The Piqua Land Company LLC	March 10, 2025
Applicant Name	Date
	
Applicant Signature	Title

City of Piqua

Zoning Designation Request Application

Owner Information

1. Miller Family Trust Dated March 31, 2000
9357 Horatio Harris Creek Road
Bradford, Ohio 45308
Miami County Auditor Parcel Numbers M40-011800 and M40-011900
2. Todd Billett
4755 North Washington Road
Washington Township, Ohio 45356
Miami County Auditor Parcel Number M40-011700
3. The Piqua Land Company LLC
8000 Walton Parkway, Suite 200
New Albany, Ohio 43054
Miami County Auditor Parcel Number M40-011600

**PROPOSED ANNEXATION OF
1.500 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Section 31, Township 6, Range 6, Miami River Survey, being all of that 1.500 acre tract of land conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01187 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail found at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Mikel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.622 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043, the northwesterly corner of that 8.501 acre tract conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01195, and in the existing City of Piqua corporation line;

Thence South 00° 24' 00" West, with the centerline of said Washington Road, the common line of said Sections 36 and 31, and said corporation line, a distance of 108.90 feet to a magnetic nail found at the northwesterly corner of said 1.500 acre tract, a southwesterly corner of said 10.001 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence with the boundary of said 10.001 acre tract and said corporation line, the following courses and distances:

North 88° 23' 20" East, (passing an iron pin found at 30.00 feet), a total distance of 233.57 feet to a 5/8 inch rebar with cap stamped "MHT 5621" found;

South 00° 24' 00" West, a distance of 279.92 feet to a 5/8 inch rebar found; and

South 88° 23' 20" West, (passing a 5/8 inch rebar with cap stamped "MHT 5621" found at 203.66 feet), for a total distance of 233.57 feet to a magnetic nail set in the centerline of said Washington Road;

Thence North 00° 24' 00" East, with said centerline and the common line of said Sections 36 and 31, a distance of 279.92 feet to the TRUE POINT OF BEGINNING, containing 1.500 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

3 MARCH 25

Matthew A. Kirk
Professional Surveyor No. 7865

MAK: td
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**PROPOSED ANNEXATION OF
31.150 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Section 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 29.552 acre tract conveyed as Tract No. 2 and that 0.89 acre tract conveyed as Tract No. 1 to Philip Wayne Miller, Trustee by deed of record in Official Record 2024OR-11709, and that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail found at the centerline intersection of Farrington Road (60' wide) and Washington Road (60' wide), the southeasterly corner of the northeasterly quarter of Section 36, Township 8, Range 5, the southwesterly corner of the northwesterly quarter of Section 31, Township 6, Range 6, the southeasterly corner of that 58.673 acre tract conveyed to AG Knechtion LLC by deed of record in Official Record 2021OR-22345, the northeasterly corner of that 39.69 acre tract conveyed to Dennis Cox, Cheryl Cox, Scott Cox, Mark Cox, Michael Cox and Alisa Cox by deed of record in Official Record 201, Pages 23 and 25, the northwesterly corner of that 80.516 acre tract conveyed to Opal E. Holfinger, Trustee by deed of record in Deed Book 742, Page 206 (50% interest) and Official Record 2017OR-09290 (50% interest), and the southwesterly corner of that 0.709 acre tract conveyed to Opal E. Holfinger, Trustee by deed of record in 2024OR-11710;

Thence North 00° 24' 00" East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 1318.85 feet to a magnetic nail found at the southwesterly corner of that 54.2251 acre tract conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01195, in the existing City of Piqua corporation line;

Thence North 88° 35' 51" East, with the southerly line of said 54.2251 acre tract and with said corporation line, (passing a 5/8 inch rebar found at 30.00 feet), a total distance of 1038.59 feet to a 5/8 inch rebar found at the northwesterly corner of that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972;

Thence South 00° 09' 24" West, with the westerly line of said 30.750 acre tract and with said corporation line, (passing an iron pin found at 1258.26 feet), a total distance of 1288.31 feet to a magnetic nail set in the centerline of said Farrington Road;

Thence South 86° 55' 58" West, with said centerline, a distance of 1045.46 feet to the POINT OF BEGINNING, containing 31.150 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

4 MARCH 25

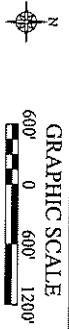
Matthew A. Kirk
Professional Surveyor No. 7865

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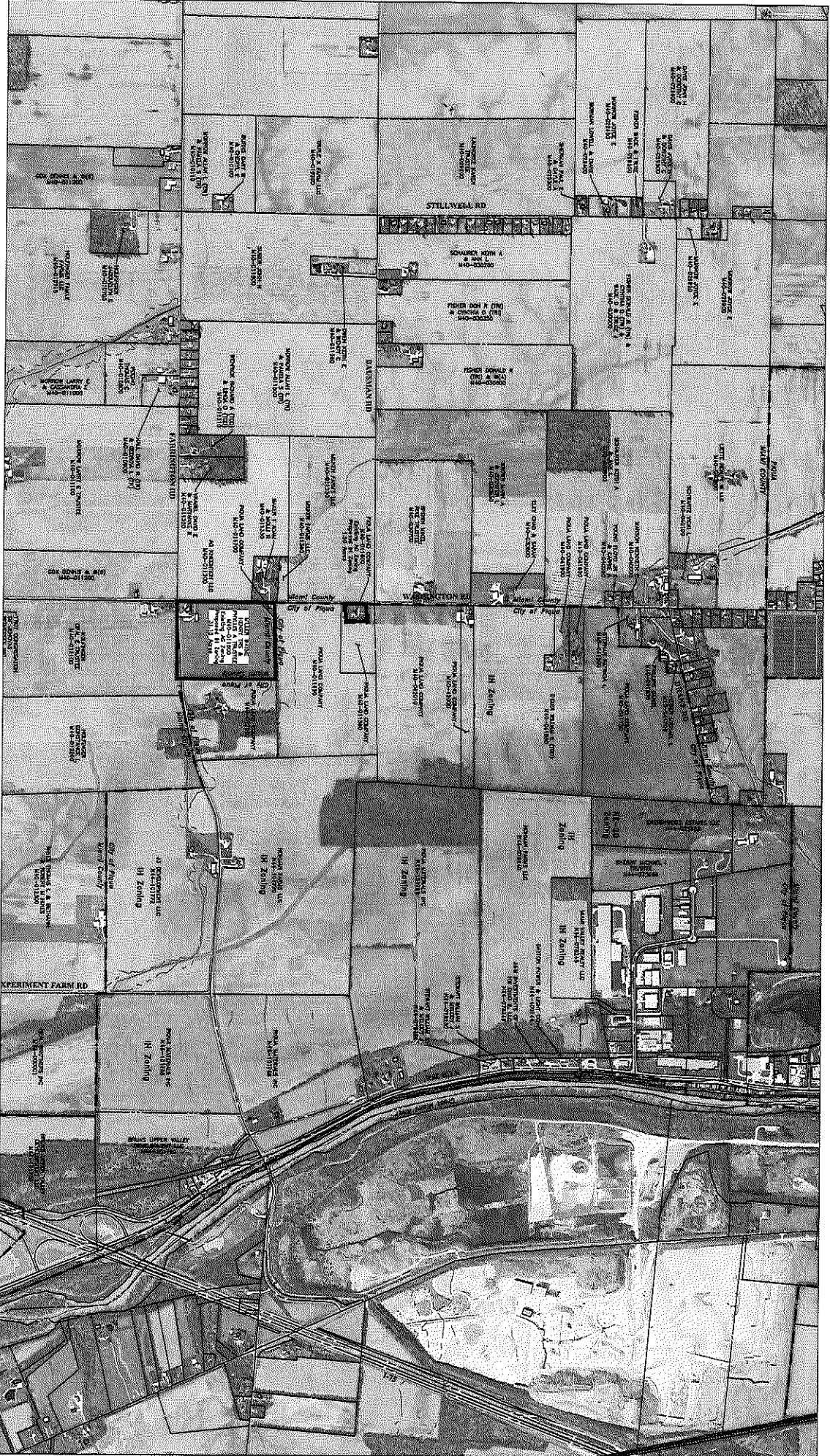
Piqua, Ohio

Rezoning Site Plan 2



Date: March 17, 2025

D:\30340009\Draw\30340009\Plan\2025-3-17\Rezoning Site Plan 2.dwg, Last Saved By: Jellison, 3/13/2025 10:17 AM Last Printed By: Gilliam, James, 3/13/2025 10:32 AM (M 2/25)



Resolution No.R-61-25

A resolution to approve a zoning map amendment to designate parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH (Heavy Industrial).

WHEREAS, the Planning Commission made a recommendation to the City Commission for approval of a Zoning Map Amendment to designate Parcel #'s M40-011900, M40-011800, M40-011700, and M40-011600 as IH - Heavy Industrial; and

WHEREAS, the City Commission, in an open forum, approved the Planning Commission recommendation, which designates parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH - Heavy Industrial.

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 Zoning Map Amendment reflected in "Exhibit A," which includes Parcel #'s M40-011900, M40-011800, M40-011700, and M40-011600, is hereby approved with a zoning designation of IH - Heavy Industrial.
- SEC. 2: The City Planner shall reflect the changes in "Exhibit A" in the official City of Piqua Zoning Map
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


JIM VETTER, VICE MAYOR

PASSED: 5-20-2025

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

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Excused

Yay

Yay

Yay

Yay

City of
PIQUA COMMISSION AGENDA
STAFF REPORT

F.5.

MEETING DATE	May 20, 2025	
REPORT TITLE	<u>Resolution No. R-62-25</u> A resolution authorizing participation in the Ohio Department of Transportation (ODOT) cooperative purchasing program.	
SUBMITTED BY	Beverly Yount, Purchasing Manager Purchasing & Contracts	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	In order to use an ODOT cooperative bid, we must pass this Resolution and submit it to the ODOT Administrator in Office of Contracts for approval. Once approved, it will remain effective for two years for use by any City Department.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Zero
	Expenditure \$:	Zero
	Source of Funds:	
	Narrative:	
ATTACHMENTS	None	

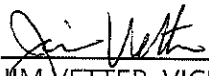
Resolution No. R-62-25

A resolution authorizing participation in the Ohio Department of Transportation (ODOT) cooperative purchasing program.

WHEREAS, Section 5513.01 (B) provides the opportunity for Counties, Townships, Municipal Corporations, Conservancy Districts, Township Park Districts, Park Districts created under Chapter 1545 of the Revised Code, Port Authorities, Regional Transit Authorities, Regional Airport Authorities, Regional Water and Sewer Districts, County Transit Boards, State Universities or Colleges to participate in contracts of the Ohio Department of Transportation for the purchase of machinery, material, supplies or other articles.

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: That the City Manager hereby requests authority in the name of The City of Piqua, OH to participate in the Ohio Department of Transportation contracts for the purchase of machinery, materials, supplies or other articles which any City Department has entered into pursuant to Ohio Revised Code Section 5513.01 (B);
- SEC. 2: That the City Manager is hereby authorized to agree in the name of The City of Piqua, OH to be bound by all terms and conditions as the Director of Transportation prescribes;
- SEC. 3: That the Finance Director is hereby authorized to agree in the name of The City of Piqua, OH to directly pay vendors, under each such contract of the Ohio Department of Transportation in which The City of Piqua, OH participates, for items it receives pursuant to the contract;
- SEC. 4: That The City of Piqua, OH agrees to be responsible for resolving all claims or disputes arising out of its participation in the cooperative purchasing program under Section 5513.01 (B) of the Ohio Revised Code. The City of Piqua, OH agrees to waive any claims, actions, expenses, or other damages arising out of its participation in the cooperative purchasing program which The City of Piqua, OH may have or claim to have against ODOT or its employees, unless such liability is the result of negligence on the part of ODOT or its employees;
- SEC. 5: This resolution shall take effect and be in force from and after the earliest period allowed by law.


JIM VETTER, VICE MAYOR

PASSED: 5-20-2025

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	<u>Excused</u>
Commissioner Jim Vetter	<u>yay</u>
Commissioner Paul Simmons	<u>yay</u>
Commissioner Thomas Hohman	<u>yay</u>
Commissioner Frank DeBrosse	<u>yay</u>

City of
PIQUA COMMISSION AGENDA
STAFF REPORT

F.6.

MEETING DATE	May 20, 2025	
REPORT TITLE	<u>Resolution No.R-64-25</u> A resolution to recommend a replat of inlets #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705 into five parcels and the vacation of two utility easements.	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The subject property consists of eight semi-contiguous inlots (#8698-8705) located within the City of Piqua, in a configuration that was originally set up for dually owned duplex residential use. The applicant proposes to consolidate these inlots into five larger parcels to better align with the surrounding neighborhood's single-family residential character. The replat includes vacating two utility easements that are no longer necessary due to the proposed reconfiguration. The surrounding area is predominantly developed with single-family homes, and the proposed replat is intended to support similar development. The application complies with the City of Piqua Development Code and Ohio Revised Code Section 711 regarding platting procedures. The Planning Commission recommended approval in a 3-0 vote at their regularly scheduled meeting on 5/12/2025.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	None	

RESOLUTION No. PC 11-25

A RESOLUTION RECOMMENDING THE REPLAT OF INLOTS #8698, 8699, 8700, 8701, 8702, 8703, 8704, AND 8705 INTO FIVE PARCELS AND THE VACATION OF TWO UTILITY EASEMENTS

WHEREAS, the City of Piqua has received a request to replat Inlots #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705, located within the City, into five separate parcels; and

WHEREAS, the proposed replat includes the vacation of two existing utility easements to accommodate the reconfiguration of the parcels; and

WHEREAS, the Planning Commission has reviewed the proposed replat and easement vacations, finding them consistent with the City's zoning and development objectives, and recommends approval to the City Commission; and

WHEREAS, the replat and easement vacations comply with applicable regulations, including those outlined in the City of Piqua Development Code and Ohio Revised Code Section 711, as referenced in similar replatting processes (ORS 92.185);

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: May 13, 2025

Re: PC 11-25 – Replat of Inlots #8698-8705

Applicant: Brumbaugh Engineering & Surveying / Matthew Heis
Owner: Brumbaugh Engineering & Surveying / Phillip Brumbaugh

Address: 3109-3129 Seminole Way
Parcel #: N44-078294 to N44-078301

Zoning: S-RA – ‘Suburban Residential Attached’

Request: The applicant seeks approval to replat Inlots #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705 into five separate parcels and to vacate two existing utility easements to facilitate the reconfiguration for single-family residential development.

Staff Comments and Recommendations:

Background:

The subject property consists of eight semi-contiguous inlots (#8698-8705) located within the City of Piqua, in a configuration that was originally set up for dually owned duplex residential use. The applicant proposes to consolidate these inlots into five larger parcels to better align with the surrounding neighborhood’s single-family residential character. The replat includes vacating two utility easements that are no longer necessary due to the proposed reconfiguration. The surrounding area is predominantly developed with single-family homes, and the proposed replat is intended to support similar development. The application complies with the City of Piqua Development Code and Ohio Revised Code Section 711 regarding platting procedures.

Analysis:

The proposed replat promotes efficient land use by creating five parcels that are more consistent in size and configuration with neighboring single-family residential properties. This reconfiguration enhances the potential for cohesive development, aligning with the City’s zoning objectives for the area. The vacation of the two utility easements is justified, as they are not required for current or future utility needs, and their removal will not impact adjacent properties or public services. Staff has reviewed the submitted plat



STAFF REPORT

and found it meets all applicable standards, including lot dimension requirements and access provisions. The replat supports the City's goals of fostering orderly residential growth and maintaining neighborhood compatibility.

Recommendation:

Staff recommends that the Planning Commission recommend to the City Commission the approval of the replat of Inlots #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705 into five separate parcels and the vacation of the two utility easements. The proposed replat is an efficient use of land, facilitating single-family residential development consistent with the surrounding neighborhood.

Zoning Applications: #PC-PLAT-25-0004

Overview

Type: PC - Plat & Subdivision Review

Submitted: 03-31-25, 9:44pm EDT

Address: Seminole Way, Piqua, Ohio, 45356

Form Submission

Applicant Information:

Brumbaugh Engineering & Surveying, Matthew Heis
2270 S. Miami St.
West Milton OH 45383
mrheis@yahoo.com, (937) 698-3000

Property Owner Information:

Brumbaugh Engineering & Surveying, Phillip Brumbaugh
2270 S. Miami St.
West Milton OH 45383
mattheis@besengineer.com, (937) 698-3000

Street Address: Seminole Way, Piqua, Ohio, 45356

Parcel ID Number - please list all Parcel IDs included: N44-078294, 295, 296, 297, 298, 299 N44-078300, 301

Current Use: Single-unit living

Zoning District: S-RA

Description of what the owner would like to accomplish with this replat: Combing the existing 8 parcels in a total of 5 lots

REPLAT OF INLOTS 8698, 8699, 8700, 8701, 8702, 8703, 8704 AND 8705, 8701, 8702, 8703, 8704 AND 8705, INDIAN RIDGE SECTION SIX LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION:
BEING A REPLAT OF INLOTS 8698, 8699, 8700, 8701, 8702, 8703, 8704 AND 8705 OF INDIAN RIDGE SECTION SIX AS RECORDED IN PLAT BOOK 19, PAGE 124, AS ACQUIRED BY PHILIP C. BRUMBAUGH, TRUSTEE IN DEED 202308-02693 LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REPLAT AUTHORIZATION:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS ____ DAY OF ____ 202__.

CHANCE:
PHILIP C. BRUMBAUGH, TRUSTEE

STATE OF OHIO, SS
COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____ 20__ BEFORE ME THE SUBSCRIBED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF OHIO

EXPIRATION DATE

APPROVAL BY THE PIQUA CITY COMMISSION:

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS ____ DAY OF ____ 202__.

MAYOR

CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS REVIEWED AND APPROVED THIS ____ DAY OF ____ 202__.

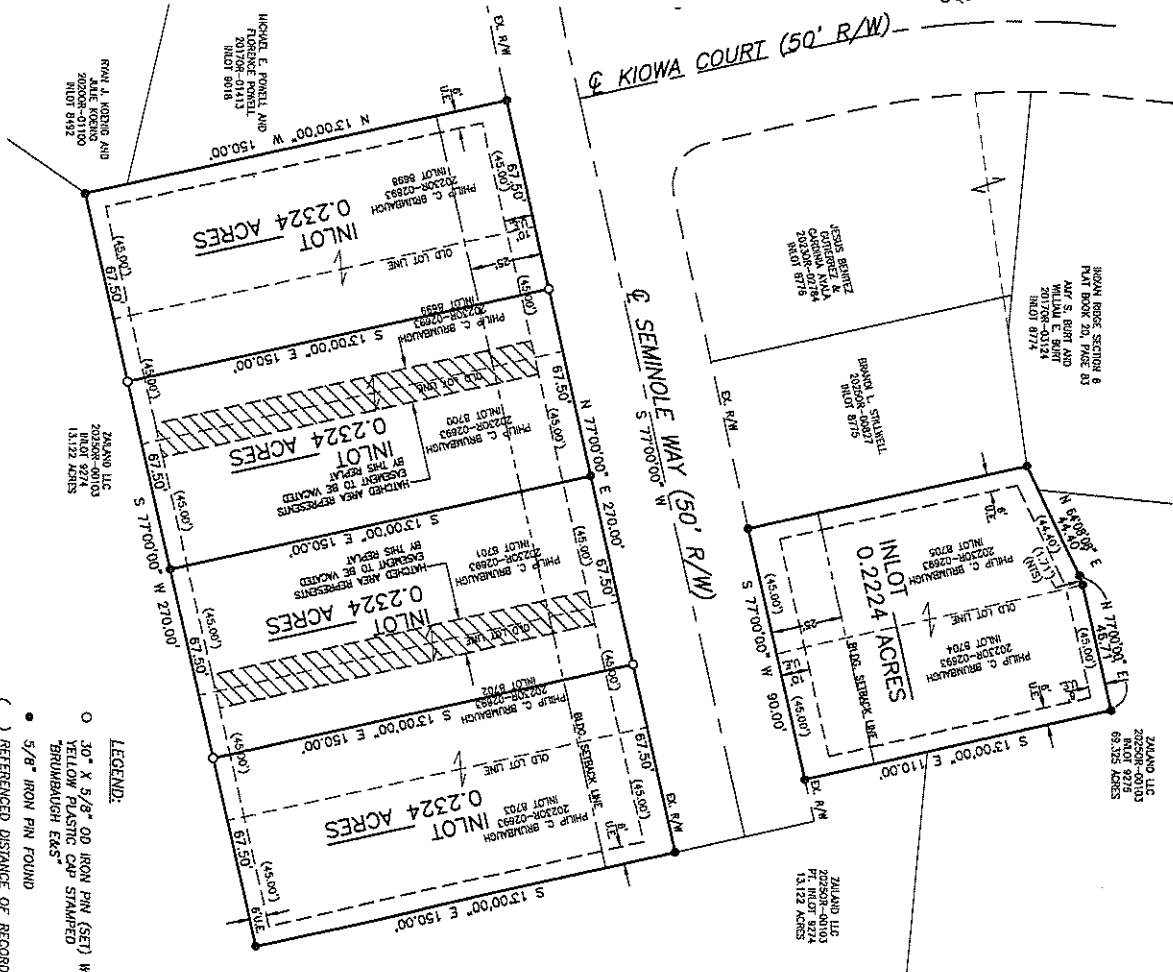
CHAIRMAN

CLERK

CITY OF PIQUA:

THE RECORD PLAT WAS REVIEWED AND APPROVED THIS ____ DAY OF ____ 202__.

CHAD HENRY
CITY PLANNER
CITY OF PIQUA



PLAT BOOK ____ PAGE ____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY:

DAVID NORMAN, RECORDER, BY DEPUTY RECORDER
MIAMI COUNTY, OHIO

TRANSFERRED ON THE ____ DAY OF ____ 202__

MATTHEW W. GARRABANT, AUDITOR, BY DEPUTY AUDITOR
MIAMI COUNTY, OHIO

REFERENCES:

LAND SURVEYS:

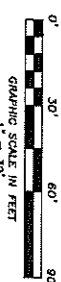
AS REFERENCED HEREON

RECORD PLATS:

VOLUME 25, PAGE 21
VOLUME 20, PAGE 63
VOLUME 19, PAGE 124
VOLUME 19, PAGE 83-83A
AND AS REFERENCED HEREON

DEEDS:

AS REFERENCED HEREON



BASIS OF BEARING:

BASIS OF BEARING IS FROM PLAT BOOK 19, PAGE 124 WITH THE CENTERLINE OF SEMINOLE WAY BEARING S 77°00'00\"/>

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 4231.17 STANDARDS FOR SURVEYS AND COULD COMPLY TO THE OHIO REVERSED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN NOVEMBER, 2021. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

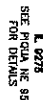
BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7498

REPLAT OF LOTS 8698 - 8705 INTO 5 SINGLE FAMILY LOTS
LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OHIO ~ DATE 6/9/2023

PREPARED BY:
BRUMBAUGH &
S SURVEYING, LLC
2220 SOUTH MAIN STREET
WADSWORTH, OHIO 44157
PHONE (337) 698-3000
FAX (337) 698-3028
EMAIL: john@brs-surveys.com

BRs JOB #728.25 DRAWN BY: SES CHECKED BY: JAB

PLAT NE 102

[illegible]

Page 75 of 77

Resolution No.R-64-25

A resolution to recommend a replat of inlets #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705 into five parcels and the vacation of two utility easements.

WHEREAS, pursuant to the City of Piqua Development Code, the Planning Commission has taken action on the replat of a subdivision, as shown in Exhibit "A" attached; and

WHEREAS, the Planning Commission met in open session and took public comment regarding the proposed replat; and

WHEREAS, the Planning Commission after hearing the case and considering the public comments and information provided, recommended approving the replat, as shown in Exhibit "A" attached; and

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 Commission hereby takes the action necessary to authorize and approve the replat, as shown in Exhibit "A" attached.
- SEC. 2: The City Manager shall cause the final plat and all appropriate and necessary legal instruments supporting such actions to be properly recorded.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



JIM VETTER, VICE MAYOR

PASSED: 5-20-2025

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	<u>Excused</u>
Commissioner Jim Vetter	<u>yay</u>
Commissioner Paul Simmons	<u>yay</u>
Commissioner Thomas Hohman	<u>yay</u>
Commissioner Frank DeBrosse	<u>yay</u>

Name of Task	Start	Finish	Assigned Resources	Estimated Hours	Team Members	Time Scheduled
Cloud Migration > Project Management						
Project Manager		28-Jul	Diana Clark			
Kick off Call	21-May	21-May	Diana Clark	30 min	All Members in Commission Chambers	12:00 PM
Cloud Migration > Test						
Initial Data Pull	26-May	30-May	Becka Orr	2h	IT Only	TBD
Consultant Data Review > FIN/PR	2-Jun	6-Jun	Rachel McGraw-Burgess	4h	Team Members Completing Testing	TBD
Cloud Migration > Pre Go-Live Consulting						
FIN/PR Discovery & Enhancement Session	9-Jun	13-Jun	Rachel McGraw-Burgess	4h	All Members in Commission Chambers	TBD
FIN/PR Client-Facing Testing Session	16-Jun	3-Jul	Rachel McGraw-Burgess	4h	Team Members Completing Testing	TBD
Cloud Migration > Go-Live Technical						
Go-Live Review Meeting	9-Jul	9-Jul	Diana Clark	30 min		TBD
Go-Live Data Pull	9-Jul	14-Jul	Becka Orr	2h	IT Only	TBD
Cloud Migration > Go-Live Consulting						
Go-Live Data Verification/Session > FIN/PR	14-Jul	18-Jul	Rachel McGraw-Burgess	4h		TBD
Tableau Training	TBD	TBD	Brian Eke	2h	All Members in Commission Chambers	

P R O C L A M A T I O N

WHEREAS, in January 1964, President Lyndon B. Johnson declared war on poverty and its impact on education in his State of the Union Address; and

WHEREAS, research indicated an obligation to help disadvantaged groups, compensating for inequality in social or economic conditions. A panel was assembled to develop a child development program that would help communities meet the needs of disadvantaged preschool children; and

WHEREAS, the Head Start program began as an eight-week project designed to help break the cycle of poverty. It gave preschool children from families with low incomes a comprehensive program to meet their emotional, social, health, nutritional and educational needs; and

WHEREAS, the Head Start Program Performance Standards, the regulations governing Head Start programs were published in 1975. In 1995 the first Early Head Start grants were awarded. In 1998 the Head Start program was expanded to full-day and full-year; and

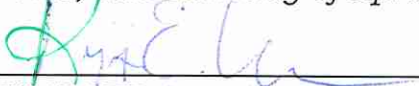
WHEREAS, since 1965, Head Start programs have served more than 38 million children. In Piqua Ohio, the Head Start program currently serves 84 children Monday through Friday in the CORS facility and 24 families in the community ranging in age from 6 weeks to 5 years old.

NOW THEREFORE, I, Kris Lee, Mayor of the City of Piqua, Ohio, do hereby thank and recognize Head Start for their continued dedication to the children of our community and do hereby proclaim Sunday May 18, 2025

HEAD START DAY

in the City of Piqua.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Piqua, Ohio, this 18th day of April, 2025.



KRIS LEE, MAYOR