City of
PIQUA

PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, JUNE 17, 2025

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

A motion was made by Commissioner Hohman to adjourn to Executive Session to consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk. Commissioner Simmons seconded.

EXECUTIVE SESSION
To consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk

ADJOURNMENT FROM EXECUTIVE SESSION

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

PRESENTATION

1) The Fire Committee will be providing an update.

David Roth, Chair of the Fire Committee, spoke citing lack of cooperation from former city

employees. In February a request was sent to Bowling Green but alot of the documents were duplicates of documents already provided by the city. This has been a huge undertaking as most of the committee have full time jobs as well.
Joe Thompson would like to propose final report in a powerpoint format making it easier for the public to access. Commissioner DeBrosse saw no issue in the format as long as the information is accurate. Mayor Lee suggested conducting the final meeting be held in the Commission Chambers for space and technology access.
Commissioner Simmons asked where most documents have come from and if they have been interviewed. Alot of the information has come from the public. There have been breakout groups, more informal.
Commissioner Hohman asked about working relationship with the attorney. They have been helpful in drafting letters requesting certain documents.

Mayor Lee at this point read from the Rules of Conduct as to who may speak on Agenda items.

CONSENT AGENDA

1) **Approval of Minutes**
   Approval of the Minutes from the June 3, 2025, Regular City Commission Meeting

Commissioner Vetter moved that each of the Consent Agenda items be read and approved separately. Commissioner Vetter Moved to approve the Minuted from the June 3, 2025 Commission Meeting. Commissioner Simmons Seconded.

2) **Resolution No. R-74-25**
   A resolution appointing a member to the Park Board

A resolution to approve Alan Subler to serve as a fill-in member of the Park Board. His term will end March 1, 2030 unless a successor is confirmed and qualified. Commissioner Hohman made a motion to approve. Commissioner Simmons seconded.

3) **Resolution No. R-75-25**
   A resolution appointing a member to the Board of Zoning Appeals

A resolution to approve Kirby King to the Board of Zoning Appeals. His term will expire March 1, 2028. Commission Vetter made a motion to approve. Commissioner Simmons seconded.

4) **Resolution No. R-76-25**
   A resolution to transfer ownership in an issued liquor permit for Bing's Place, Inc. 401 Weber St., Piqua, OH 45356.

A resolution transferring the ownership of the liquor permit for Bing's Place. Police Chief Rick Byron was asked if there was any opposition from the police department. There is none. Commissioner Hohman made a motion to approve. Commissioner DeBrosse seconded. Commissioner Vetter voted against.

NEW BUSINESS

1) **Resolution R-77-25**
A resolution to authorize the City Manager to enter into a purchase / sale agreement with Hutton Piqua for land described in Exhibit A.

Kyle Hinkleman presented a proposal to sell a .52 acre of land on State Route 36 currently used as an easement. There is a developer interested in utilizing that land.
This will not cause any disruption to services being provided by the city. Commissioner Hohman asked what the current zoning is. There is no zoning change proposed at this time. If a change were needed in the future it would need to be brought before the Planning Commission. Kim Heisler asked more specifically what land it is exactly. She asked how the sale price of 10.00 was arrived at. Kyle Hinkleman explained there is a sale price arrived at of either 1.00 or 10.00. Kyle explained that the developer is going to take that land and improve it. Solei Larson asked why the public was not able to comment on the Fire Committee presentation. Questioned why the land in this resolution was not offered for public bid. Spoke as to the agenda versus non-agenda items and the Sunshine Laws wording on when the public can speak. Commissioner Vetter moved to approve. Commissioner Hohman seconded. Commissioner Simmons voted no.

2) **Resolution R-78-25**
A resolution approving the Community Development Block Grant (CDBG) Community Development Allocation program Application for program year 2025 and authorizing the City Manager to submit the application to the Ohio Development Services Agency, Office of Community Development

Kyle Hinkleman presented this bi-annual CDBG application for program year 2025. This funding generally goes to clearing blight and purchase of vacant land. Kim Heisler said the dates of the Community calendar did not have the dates of the Community Development meetings or the links to the meetings. Asked that the City make the website be more user friendly or put all on Facebook. Solei Larson spoke on citizens being disrespected. Valerie Mulliken asked about the Block Grant as it pertains to handicap accessibility. Commissioner Hohman made a motion to approve. Commissioner DeBrosse seconded. Commissioner Simmons voted against.

3) **Resolution No. R-79-25**
A Resolution amending the boundaries of Piqua Community Reinvestment Area III to include additional property.

Chris Schmiesing spoke on the annexation of the reinvestment area. This is another step in the process. No commissioner questions.
Nicholas Mahrt and Valerie Mulliken chose not to speak. Kim Heisler wanted to express disappointment that Agenda packet was not ready until today.
Solei reiterated the Sunshine Laws and wants the Agenda and packet published 2 weeks in advance of the meeting. Commissioner Vetter made a motion to approve. Commissioner Simmons seconded.

4) **Resolution No. R-80-25**
A Resolution fixing the time and place for a public hearing on the Proposed City Tax

Budget for Miami County for the calendar year 2026 and draft Appropriation Ordinance.

Jerry O'Brien asking for previous Resolution be rescinded and reset to July 15. The public notice was not made available in time. The deadline is July 20. Commissioner Hohman asked if the delay will result in an emergency ordinance request. Jerry said it will not. Solei again doesn't understand why the publication date was missed. Questioned whether this will have a bearing on tax rates. Jerry said this will not as the City will still make the deadline. Wants the commissioners to step up and start asking questions. Requested if they do not care then they step down. Suggested that the legal counsel for the city has a conflict of interest. Kim Heisler chose not to speak. Commissioner Simmons made a motion to approve. Commissioner DeBrosse seconded.

5) **Ordinance No. O-9-25 (1st Reading)**
An Emergency Ordinance Enacting And Adopting A Supplement To The Code Of Ordinances For The City Of Piqua.

Ordinance has been tabled until July 15, 2025 meeting. Backup listing Ordinances added to Charter will need to be listed.

6) **Ordinance No. O-10-25 (1st Reading)**
An Ordinance to amend Title XV: Land Usage, Piqua Development Code

Kyle Hinkleman explained the advantages of amending the current land usage development codes. See the packet for a breakdown of the various proposed changes.
Mayor Lee asked what would happen if a property owner does not agree? Is there a cost associated? The cost would be on the developer.
Commissioner Hohman asked to clarify that this is only for new development. That is true. What local communities are using this model? Most communities are using this model structure.
Last section change to landscape and fencing acceptable materials. No chain link in front yard. All new fencing should be vinyl..
Mayor Lee asked if this is grandfathered for current fences ie, chain link. Yes
Commissioner DeBrosse asked where this originated as there are many people that have chain link in their front yard. Kyle said that is one of the most complained about fences. Commissioner DeBrosse moved to amend to strike and that chain link be allowed in front and side yards.
Solei cited the 4th Amendment that the city is trying to impede the citizens right to enjoy their property. Asks that the city please reconsider changing the charter to lower the number of voters needed to bring an ordinance before the board.
Valerie Mulliken asked about a client of her that lives in Candlewood who was told he could only have a 4ft fence. Chain link was his cheapest option but was told not possible. Solei Larson expressed concern that this is overstepping on the 4th Amendment Right to enjoy their own property. Concerned that eventually the citizens will get mad enough to start filing lawsuits. Requests the City hire an attorney to represent the citizens interests.As for changing charter Mayor Lee said that a charter review committee can be convened to look at changing the number of citizens needed to get a charter change before the commission. Kim then asked what mixed use is and does it open up the city to liability. Kim Heisler reiterated what Solei said about citizens personally attacking the staff and she ask that they be treated with the same respect. Agrees that the charter review needs to be looked at to lower the number of votes needed to get an issue on the agenda. This is a first reading. No vote.

COMMISSIONERS COMMENTS

Commissioner Simmons asked about the Charter Review Committee. His Church is doing a food outreach at 105 E Greene St.
Offered an apology to Chief Byron as a comment made at the last commission meeting was misinterpreted. Lastly, as related to the Executive Session he will be asking for a motion calling for the termination of our City Manager due to a number or reasons, i.e. the lawsuit and insurance rate increase, the Rumpke situation and the matter of if he took his Oath. Has taken issue with the unwillingness to discuss the video the surfaced and was mentioned in the June 3 rd meeting.
Commissioner Simmons made a motion for the termination of the City Manager. No second on the motion. Motion died.
Commissioner Hohman and DeBrosse had no comments
Commissioner Vetter asked about the spay and neuter program. Second, Farmer Market has started on Thursday nights. To Jerry O'Brien quarterly financial report will be in the July meeting. Clarify the special meetings that were requested. No dates have been finalized.
Mayor Lee asked for the Agenda Packets to be released to the public earlier. Commissioner Hohman weighed in as well. Mayor Lee reminder Juneteenth is Thursday.

ADJOURNMENT

Commissioner Hohman made motion to adjourn. Commissioner Vetter. Seconded.

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.)

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KRIS LEE, MAYOR

PASSED: ______________________________

ATTEST: ______________________________
COMMISSION CLERK