

**REGULAR PIQUA CITY COMMISSION MEETING MINUTES (AMENDED)  
TUESDAY, JANUARY 16, 2024**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Lee and Commissioners DeBrosse, Hohman, Simmons and Vetter were present.

**ADJOURNMENT TO EXECUTIVE SESSION** at 5:02 p.m.

A motion was made by Commissioner Hohman to adjourn to Executive Session and seconded by Commissioner Simmons. All were in favor and the motion was carried unanimously.

**ROLL CALL**

Mayor Lee and Commissioners DeBrosse, Hohman, Simmons and Vetter were present.

**EXECUTIVE SESSION**

The Executive Session was to consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk and to consider pending or imminent litigation.

**ADJOURNMENT FROM EXECUTIVE SESSION** at 6:43 p.m.

A motion was made by Commissioner Hohman to adjourn from Executive Session and seconded by Commissioner Simmons. All were in favor and the motion was carried unanimously.

**JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES & PIQUA CITY COMMISSION**

**ROLL CALL OF PIQUA CITY COMMISSION AND WASHINGTON TOWNSHIP TRUSTEES**

Mayor Lee and Commissioners DeBrosse, Hohman, Simmons and Vetter were present, along with Washington Township Trustees T. Jeff Lange and Edward McMaken.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of the minutes from the October 17, 2023, Joint Meeting of the Washington Township Trustees and the Piqua City Commission

**RESOLUTION NO. R-12-24**

A resolution appointing a Commissioner Representative to the Board of Trustees of Forest Hill Union Cemetery

Appointment of Commissioner Paul Simmons to the Board of Trustees of Forest Hill Union Cemetery to replace former Commissioner Cindy Pearson

A motion was made by Commissioner Vetter to approve the Consent Agenda and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

**ADJOURNMENT FROM JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES** at 6:45 p.m.

A motion was made by Township Trustee Edward McMaken to adjourn the Joint Meeting and seconded by Commissioner Hohman. All were in favor and the motion was carried unanimously.

### **PROCLAMATIONS**

Vice Mayor Vetter presented a "Celebrating Catholic Schools Week" proclamation to Piqua Catholic School Principal Brad Zimmerman.

Mayor Lee presented a proclamation in honor of Martin Luther King Day, noting that this was a request from the Community Diversity Committee.

### **PRESENTATIONS**

Angel Taylor, leader of the local Cub Scout Pack 295, presented 4 scouts to the Commission. In order to earn a badge, each scout asked the Commission questions about their jobs as Commissioners.

Mandy Combs of the Greater Humane Society of Dayton provided an update on the Trap Neuter Return project that was launched in Piqua in May of 2023. She congratulated Piqua for its first year of success, including 34 homeless cats spayed and neutered, along with many adoptions by local volunteers.

## **REGULAR PIQUA CITY COMMISSION MEETING**

### **CONSENT AGENDA**

#### **APPROVAL OF MINUTES**

Approval of the minutes from the January 2, 2024, Regular City Commission Meeting

A motion was made by Commissioner Hohman to approve the minutes and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously.

Park Board Chairperson Natalie Young then presented the 2023 Park Board Annual Report to Commission. Mayor Lee commented that he is excited to be joining the Park Board along with the previous Tree Committee members. Commissioner Vetter invited the public to attend a meeting on Thursday, January 18, 2024, at the YMCA regarding Hance Pavilion.

#### **RESOLUTION NO. R-13-24**

A resolution of appreciation for the second half of 2023 City of Piqua Volunteers

Mayor Lee announced that the list of volunteers will be posted to the city website soon. He thanked everyone who has volunteered.

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

**RESOLUTION NO. R-14-24**

A resolution appointing a member to the Miami Valley Regional Planning Commission

Introduction: Economic Development Director Chris Schmiesing explained that the City is a member of the Miami Valley Regional Planning Commission, which serves as a mechanism to channel federal funds into localities. He said that this resolution would appoint Community Services Director Kyle Hinkelman as a Board of Directors alternate member.

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

**RESOLUTION NO. R-15-24**

A resolution appointing a member to the Miami Valley Regional Planning Commission

Introduction: Mr. Schmiesing said that this resolution would appoint the City Planner Chad Henry as a delegate to the 2024 Technical Advisory Committee.

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

**RESOLUTION NO. R-16-24**

A resolution appointing a member to the Miami Valley Regional Planning Commission

Introduction: Mr. Schmiesing said that this resolution would appoint the Engineering Coordinator Kenton Kiser as an alternate delegate to the 2024 Technical Advisory Committee.

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

**RESOLUTION NO. R-17-24**

A resolution appointing a member to the Miami County Community Action Council

Introduction: Mr. Schmiesing said that this resolution would appoint the Development Analyst Jonna Raffel as a member of the Miami County Community Action Council.

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

**NEW BUSINESS**

**ORDINANCE NO. O-1-24 (1<sup>st</sup> Reading)**

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

Introduction: Mr. Schmiesing explained that this ordinance would amend the zoning regulations to establish use standards for a newly created hotel and create a "Special Use" standard where permitted. This would provide a means of evaluating a new hotel proposal to ensure it can be supported by the local

economy while not negatively impacting existing hotels. He stated that the Planning Commission made a few revisions at their public meeting on January 9, 2024, then approved the amendment.

Commissioners Comments: Mayor Lee inquired if the permit would still go to Commission for approval as it does currently if it is issued as a "Special Use" permit. Mr. Schmiesing replied that since the Planning Commission would approve or deny "Special Use" permits as part of the permitting process, approval by the Commission would not be required.

Public Comment: Jeff Grimes stated his opinion that funds from TIF should not be used for the purchase of real estate by the City of Piqua. City Manager Paul Oberdorfer responded that the TIF process was done as a development strategy and that bond counsel and legal representation were retained in this process. He clarified that TIF funds were not used to buy real estate.

#### **RESOLUTION NO. R-18-24**

A resolution authorizing a purchase order to Hampton Golf for services provided to Echo Hills Golf Course

Introduction: Assistant City Manager Amy Welker said this resolution is necessary to approve a purchase order to Hampton Golf, as the amount exceeds the threshold. She reminded the Commission that this is the 2<sup>nd</sup> year of a 3-year contract with Hampton Golf for the management and marketing of the municipal golf course.

Commissioners Comments: Commissioner Hohman asked for the dollar amount, to which Ms. Welker replied \$418,000. He also asked if she plans to break even in 2024 by not using funds from the General Fund, and she replied that is the goal.

Commissioner DeBrosse inquired as to whether the city knew the final numbers for 2023 for the golf course; Ms. Welker said that the city is still paying invoices for 2023, so the Finance Department has not closed out 2023 yet. She did state that revenue was up significantly in 2023 and that the transfer from the General Fund was down from \$400,000 to \$100,000.

Public Comment: Dave Hitchings asked why the city owns 2 golf courses, as he thought that the city owned the Piqua Country Club. He also suggested that the city hire a management company for a municipal swimming pool.

Valerie Mulligan questioned the amounts budgeted to the golf course for 2023 and 2024. Mr. Oberdorfer explained that revenue increases take time when transitioning to a managed service.

Debbie Stein expressed concern with approving this resolution before the final numbers are reported officially for 2023, to which Ms. Welker responded that the city has bills to pay now, and it is the Commission's responsibility to approve purchase orders over \$75,000.

Alisha Lange asked what the amount of \$418,000 entails, to which Mr. Oberdorfer replied that the details are provided in the agenda packet. He said that it includes management, employee pay, marketing and software such as ForeUp. Ms. Lange said that the city should get a splashpad instead of the golf course. She also expressed concern with EPA files regarding runoff from the golf course.

Commissioner Hohman asked if fees for golf customers were increasing in the 2024 season, to which Ms. Welker replied yes. He also asked if a bidding process was utilized for the managed service, and Mr. Oberdorfer said that an RFP was completed in 2022.

Adam Seas commented on the benefits of the municipal golf course to young people from Piqua City Schools and also to businesses who use it as a meeting place.

Jeff Grimes provided his opinion that it is unfair for the city to be allowed to allocate funds to the municipal golf course when it is in competition with a private golf course.

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

#### **RESOLUTION NO. R-19-24**

A resolution authorizing a purchase order for three marked Police cruisers and upfitting costs

Introduction: Police Chief Rick Byron said that this is part of an ongoing fleet replacement plan, and the department budgeted to replace 2 marked vehicles purchased in 2019 and to add a K9 vehicle. Montrose Auto Group has 3 vehicles available for a total of \$123,000. The other \$66,000 would be for the upfitting costs of these 3 vehicles.

Commissioners Comments: Commissioner Simmons commented that this is a good deal for the city and asked what happens to the old vehicles. Chief Byron responded that he would ask other departments first to find out if there is a need, then put on Gov Deals for sale.

Commissioner Hohman asked about the replacement plan. Chief Byron explained that their rotation plan is for 5 years, as maintenance becomes ineffective cost-wise at 5 years on these vehicles.

Public Comment: Dave Hitchings asked if every police officer has his/her own vehicle. Chief Byron said that there are a total of 13 marked cruisers that alternate for the 12-hour shifts.

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

#### **RESOLUTION NO. R-20-24**

A resolution to continue participation in a multi-jurisdictional Hazard Mitigation Plan in conjunction with the Miami County Emergency Management Agency

Introduction: Mr. Schmiesing said that the city has participated in this plan since 2011, which is required to be updated every 5 years. This plan helps the community to be prepared and respond to emergency situations. It also makes the city eligible for Emergency Management funding.

Commissioners Comments: Commissioner Hohman asked if this pertains to special situations such as what occurred with the CSX rail line in East Palestine. Mr. Schmiesing replied that the plan helps the city in how we respond in these type of situations to minimize fallout.

Public Comment: Diana Park asked if the city transported lithium batteries via the railroad. Mr. Oberdorfer said that the city does not transport lithium batteries and referred her to the Federal Railroad Authority to obtain the regulation information.

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

#### **RESOLUTION NO. R-21-24**

A resolution regarding the applied for liquor permit for PB 43 Petroleum, LLC, at 8855 N CR 25A, Piqua, Ohio, 45356

Introduction: Law Director Frank Patrizio explained that the Department of Liquor sends out liquor permit applications to municipalities in order to find out if there are any objections prior to the issuance of a liquor license.

Commissioners Comments: Commissioner Vetter asked if this was the Ulbrich Super Station located on N CR 25A, to which Mr. Patrizio replied yes.

Mayor Lee asked Chief Byron if he had any objections, to which the Chief responded no.

Public Comment: None

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

A motion was then made by Commissioner DeBrosse to ask the City Manager about the Washington Township and Springcreek Township emergency medical services contracts. Mr. Oberdorfer said that the City of Piqua is currently operating under the 3-year contract that expired December 31, 2022, and that the city met with both Townships on August 22, 2023. At this meeting requested by the city, the trustees were shown the proposed new contract values, and Mr. Oberdorfer explained why the values were emulating the Troy Fire Department's contracts with multiple townships. Commissioner DeBrosse asked how the formula for cost was calculated, and Mr. Oberdorfer said that to cover the cost of runs, overhead, depreciation and the number of split runs were all factors. Currently, the average citizen is paying \$313 per year per resident for Fire and EMS. Based on the current contract, Washington Township citizens pay \$78.34 per year, and Springcreek Township residents pay \$76.14 per year. With the increase in the proposed new contract, township residents would still be paying less than city residents.

Commissioner Hohman asked why the city continued to provide these services to the townships once the contracts had expired. Mr. Oberdorfer responded that for overall public safety, the city continued to provide these services and would like to extend services if the city can work with the township trustees to resolve this matter.

A motion was then made by Commissioner Simmons to ask Mr. Oberdorfer to step down as the City Manager, as he would like a public hearing to obtain answers from the City Manager. The motion was not seconded and died.

#### **CITY MANAGER'S REPORT**

Mr. Oberdorfer shared his satisfaction with the Community Cat Program, as 53 adopted felines went out of the area and 31 were adopted locally. He also reported on the recent first snow event of this winter, as the city used 68 tons of salt with 5 trucks, with a cost of \$6,900. He said that the city is prepared for Winter with 700 tons of salt in the new salt barn.

**COMMISSIONERS COMMENTS**

Commissioner DeBrosse announced a proposal to Commission to form a committee to review the battery burning situation from 2017 through 2023. This committee would answer questions, put parameters in place to prevent future situations such as this, and produce a report. The Commissioners would each appoint a resident to the committee.

Mayor Lee thanked the citizens for attending the meeting and Mr. Oberdorfer for his work. He said that consolidation of the Planning Commission and Board of Zoning Appeals is still being considered and will be decided soon. Commissioners DeBrosse & Simmons are in favor of the merger; Commissioner Vetter is neutral; Commissioner Hohman and Mayor Lee want to keep the boards separate as is.

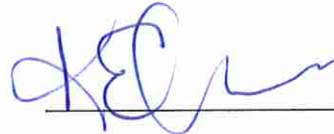
Commissioner Vetter had no comments.

Commissioner Hohman thanked Commissioner DeBrosse for his idea of a committee for the battery burning narrative.

Commissioner Simmons spoke of wearing hats indoors due to medical reasons and migraines. He announced that an Amateur Radio Class will be held on February 17, 2024, and he presented Mayor Lee with a gift.

**ADJOURNMENT** at 9:43 p.m.

A motion was made by Commissioner DeBrosse to adjourn, and Commissioner Hohman seconded the motion. All approved and the motion was carried unanimously.



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KRIS LEE, MAYOR

Passed: 2/6/24

Attest: Diana Tamplin

COMMISSION CLERK