City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 21, 2025
5:30 PM
COMMISSION CHAMBER - 2ND FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION ON GRAVITY BY JERRY O'BRIEN

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

WORK SESSION

To discuss levee system impacts on future Fountain Park and Hance Pavilion improvements.

CONSENT AGENDA

1) **Approval of Minutes**
   Approval of the Minutes from the October 7, 2025 Regular City Commission Meeting

OLD BUSINESS

NEW BUSINESS

1) **Ordinance No. O-16-25 (First Reading)**
   An ordinance to amend Chapter 90: Nuisance and Title XV: Land Usage, Piqua Development Code

2) **Ordinance No. O-17-25 (First Reading)**
   An ordinance authorizing the establishment of the Loft Rental Special Revenue Fund

3) **Resolution No. R-111-25**
   A resolution authorizing the approval of a new liquor permit to Segoku Japanese Cuisine, LLC, 987 E. Ash St, Unit A10/11, Piqua, OH 45356

4) **Resolution No. R-112-25**
   A Resolution to Authorize Payments to Synagro Technologies, Inc.

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, OCTOBER 7, 2025

CALL TO ORDER

Meeting was called to order at 4:59:31

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

Commissioner Vetter made the motion to adjourn to Executive Session. Commissioner Hohman seconded. Motion carried. All commissioners were adjourned to Executive Session at 5:01.

1) To consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended;

2) To consider pending or imminent litigation.

EXECUTIVE SESSION

ADJOURNMENT FROM EXECUTIVE SESSION

Meeting was adjourned from Executive Session at 6:44.

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

A motion was made by Commissioner Hohman to approve the Business Agenda. Seconded by Commissioner Simmons. All in favor. Motion carried.

1) Rules of Conduct

CONSENT AGENDA

1) **Approval of Minutes**
   Approval of the Minutes from the September 16, 2025, Regular City Commission Meeting

Before approving the minutes from the September 6, 2025 Commission Meeting, Commissioner DeBrosse asked attorney Jessica Stiltner if it must be noted who had recused themselves from the Executive Session as the conversations in the executive sessions are confidential in nature.
Attorney Stiltner responded that it was not necessary to have that recorded in the minutes.
Commissioner Vetter read a Ploclamation in recognition of Public Power Week October 5 through 11, 2025. RJ Monnier was there to accept the recognition and have a photo taken with the Vice-Mayor.
Mayor Lee recognized Omega PSI PHI Achievement week November 16 through 22, 2025.
A motion was made to approve the Consent Agenda by Commissioner Hohman. Seconded by Commissioner Vetter. All in favor. Motion carries.

2) **Proclamation**
   Public Power Week October 5 through 11, 2025

3) **Proclamation**
   Omega Psi Phi Achievement Week November 16 through 22, 2025.

OLD BUSINESS

There is no Old Business on the Agenda to discuss.

NEW BUSINESS

1) **Resolution No. R-106-25**
   A Resolution to set ward boundaries for annexations within the City of Piqua.

This Resolution was presented by Kyle Hinkleman. Its purpose is to set ward boundaries that have occurred since 2020. Provides a ward boundary designation to each of the parcels that have been annexed. The majority of these properties do not have residential properties on them. Every 10 years, redistricting must occur. This will next take place in 2030.
Commissioner Hohman asked what the actual start date would be if resolution this should pass tonight. 10 days per Law Director Stiltner.
Kim Heisler declined her opportunity to speak on this topic.
Commissioner Hohman made a motion to approve. Seconded by Commissioner DeBrosse. All in favor. Motion carries.

2) **Resolution No. R-107-25**

A Resolution Authorizing the Renewal of Lease of 8620 N. County Rd. 25A

Presented by Kevin Krejny. Russo Building lease used by the Underground Utilities Department. For calendar years 2026 and 2027. Mayor Lee asked if there has ever been a plan to build their own facility? There had been plans in the past to maybe build something and get all of the utility departments and parks together, but those plans have always fallen through. Commissioner DeBrosse asked where the funds come from to pay this lease. Kevin said the rents are divided 40% Water, 40% Sewer and 20% Storm.
Kim Heisler asked about maybe buying the facility given the amount that has been paid out and will be used to pay this lease out would be less expensive. Kevin responded that this building is not for sale. Mayor Lee asked if aquiring their own building is still something they are considering and Kevin said yes but there are several factors aside from just rent that need to be considered.
Commissioner Hohman made a motion to approve. Commissioner Vetter seconded. All in favor. Motion carries.

3) Resolution No. R-108-25
A Resolution Authorizing a Contract with D&B Construction Group for a Meter Replacement Program

Presented by Kevin Krejny. This is the last part of the meter replacement program to replace approx. 1000 meters that failed. There were 8 bids received. D&B had the best bid based on the criteria the city was looking for. The hope is to have all changed out by December. Commissioner Hohman asked if Utility Board approved Kevin explained that as that board has been dissolved that did not happen. However, the funds were already allocated as this was an anticipated expense.
Kim Heisler asked where the 1000 meters are that failed? What determines a failed meter? Kevin responded the auto reads show up as zeros or a signal fails. If the meter has failed they are doing manual reads or estimated from the prior months usage. They are mostly residential meters from 2017. Will there be meters installed now where there were no meters before? What is the longevity of these meters? The older meters came with 15 year warranties. The new ones 20 year. Not sure about where new meters would be placed as all new construction gets a meter.
Commissioner Hohman made a motion to approve. Commissioner Vetter seconded. All in favor. Motion carries.

4) Resolution No. R-109-25
A Resolution Authorizing the Submittal of Applications for Federal IIJA Funds and authorizing the City Manager to submit the applications to the Miami Valley Regional Planning Commission

Kyle Hinkleman presented this resolution to apply for Service Transportation funding. This is the result of a feasibility study conducted at Washington and Farrington Rd which is the most dangerous intersection in Miami County. MVRPC will fund half the cost. Total cost is 4.8 million dollars of which Piqua will be responsible a portion and hope to get help with funding from other municipalities as Piqua is only responsible for one fourth of the insection. Commissioner Hohman asked if there is anything in the interim that can be done like more signage or rumble strips . He also reiterated that the city is only responsible for a portion of this intersection. Kyle is working with Miami County officials to see about any other solutions. Commissioner Hohman strongly encouraged looking at cheaper solutions in the interim.

Kim Heisler asked if the study suggesting the round about was suggested. Kyle said yes it was. Commissioner Hohman said that construction solutions would be done in conjunction with an engineer. Agreed rumble strips can be a short term option. Ms. Heisler mentioned it seems to only be an issue now as there is a proposal to bring in business to that area. Commissioner Simmons said it wasn't part of the city until the annexation and now they are acting on it. Ms. Heisler asked about utility placement.
Commissioner DeBrossse asked for clarification that this resolution is only to apply for the funding of half of this project. Kyle clarified that is correct if the funding does not go through there will have to be cheaper alternatives looked at or the project will need to be tabled. Kyle wanted to clarify that there are no utilities there.
Valerie Mulliken pointed out there are no rumble strips any longer. She is glad to see there is a possibility of a round about as it greatly improves safety.
Millie Sheats is not sure about the round about due to the size of the farm equipment that would have to use that intersection.
Mayor Lee wanted it noted he is voting yes because he sees the need but only if there city can obtain funding to assist in the construction.
Commissioner DeBrosse made the motion to pass. Seconded by Commissioner Simmons. All in favor. Motion carries.

5) **<u>Resolution No. R-110-25</u>**
A resolution authorizing the approval of a new liquor permit to St Amand Co., Piqua Mall, 987 E. Ash St, Ste. 111, Piqua, OH

Presented by Law Director Jessica Stiltner. This is a new liquor permit for an establishment in the Piqua Center. The Social is the name of the actual bar. There is no objection from the police department. No commissioner comment. Kim Heisler questioned the validity of the permit when the permit has Piqua Mall rather than Piqua Center. Commissioner DeBrosse clarified that the city is not responsible for correcting the application as that is on the applicant and Department of Commerce to correct. The only reason it has been brought before the Commission is to determine whether there is a need for a hearing due to any objection from the police department, commission or law department.
Commissioner Vetter made a motion to approve. Commissioner DeBrosse seconded. All in favor. Motion carries.

CITY MANAGER'S REPORT

Piqua PD accepting prescription drop off on 10-25 from 10-2
Leaf pick up 10-20
Ribbon cutting at Pitsenbarger Park for Pickleball Court 10-8 at 5:30.

COMMISSIONERS COMMENTS

Commissioner Simmons 5k had 70 runners. Mentioned 2 years ago wife was given 8 weeks.
Commissioner Hohman had no comment.
Commissioner Vetter responded to previous meeting comments regarding monetary funds. Has a report should anyone want to see it. Wanting to see hope the golf course and Lock 9 faired this year. Spoke with City Manager about expanding spay and neuter program.

Commissioner DeBrosse made a motion to add into the record the information Commissioner Vetter provided regarding the Community Development Block Grant. Commissioner Hohman seconded. All in favor. Motion carries.
Mayor Lee looking forward to ribbon cutting at pickle ball court. Lehman football 6-1. Announced he will not be running again and his term will be up in December. Please do your research. Check out podcast Pulling Back the Sheats.
Commissioner DeBrosse made a motion to adjourn. Seconded by Commissioner Hohman. Meeting adjourned at 7:37.

NON-AGENDA PUBLIC COMMENT

(This is an opportunity for citizens to address the City Commission on Non-agenda items after the adjournment of the Business Agenda. Comments will be limited to seven (7) minutes.)

KRIS LEE, MAYOR

PASSED: ______________________

ATTEST: ______________________

COMMISSION CLERK

Community Development Block Grant (CDBG)

The CDBG Community Development Program provides communities with flexible funding for housing and community development projects that address the needs of low-and moderate-income (LMI) individuals or the elimination of slum and blight. CDBG funding is federal funding administered by the U.S. Department of Housing and Urban Development (HUD). The State of Ohio annually receives a portion of CDBG funding from HUD and is administered by the Ohio Department of Development, Office of Community Development (ODOD, OCD). Every two years the City of Piqua is eligible to receive approximately $150,000 over two years in CDBG funding. The City works with community groups, building owners, and internal staff to identify eligible projects for the city's LMI residents. Federal regulations define persons who are LMI income as households earning under 80% of the area median income as determined by HUD, adjusted by household size.

CDBG projects must meet one of the National Objectives established by HUD:

- Low-and Moderate Income (LMI) Benefit
    - LMI Area Benefit – Project service area must be primarily residential and be at least 51% of the residents are LMI.
    - Limited Clientele – Service provided using CDBG funds to a specific group of people; such as, elderly persons, homeless persons, severely disabled adults.
- Area/Spot Slum and Blight

Eligible CDBG activities include:

- Infrastructure improvements (in neighborhoods that are over 51% LMI)
- Community and senior centers
- Park and Recreation facilities (in neighborhoods that are over 51% LMI)
- Fire Protection facilities
- Public Service Activities i.e. health care, child care, senior services, homeless services, public safety, drug abuse counseling/treatment
- Rehabilitation of public and private buildings
- Demolition
- Planning activities related to eligible CDBG projects

The City holds a bi-annual Public Hearing that reviews all the eligible CDBG programs that the City can apply for. Local community and non-profit organizations are encouraged to attend.

Past CDBG Projects Funded:

- Community Wide Demolition Program
- Downtown Historic District Revitalization
- Mo's Lounge Renovations
- Shawnee Neighborhood Storm Water Improvements
- Fair Housing Program

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	October 21, 2025
REPORT TITLE	**Ordinance No. O-16-25 (First Reading)** An ordinance to amend Chapter 90: Nuisance and Title XV: Land Usage, Piqua Development Code
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	The City of Piqua Development Code was originally adopted in 2023. In an effort to continually make the Development Code better, staff is proposing modifications to sections noted in Exhibit A. The Planning Commission discussed the changes with public comment at their October 14, 2025 meeting and recommended approving the changes as proposed in a 3-0 vote.
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $: N/A Expenditure $: N/A Source of Funds: N/A Narrative: N/A
ATTACHMENTS	1. Exhibit A - CC Packet - 10.21.25

<u>Ordinance No. O-16-25 (First Reading)</u>

An ordinance to amend Chapter 90: Nuisance and Title XV: Land Usage, Piqua Development Code

WHEREAS, Section 90: Nusiances and Title XV: Piqua Development Code adopted by Piqua Code of Ordinances regulates land use within the City of Piqua; and

WHEREAS, the Planning Commission has recommended in a 3-0 vote to amend the Sections listed attached as Exhibit A of Chapter 90: Nuisances and Title XV, the Piqua Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: Section 90: Nuisances and Title XV: Piqua Development Code are hereby amended ad described herein and as reflected in the attached Exhibit A.

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

____
KRIS LEE, MAYOR

PASSED: ______________________________

ATTEST: ______________________________
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance 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 ______________

RESOLUTION No. PC 18-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR AMENDMENTS TO THE CITY OF PIQUA DEVELOPMENT CODE

WHEREAS, the City of Piqua, Ohio, is empowered under Chapter 154 of the Piqua Code of Ordinances to regulate land use and development to promote the public health, safety, and welfare of its residents; and

WHEREAS, the Piqua Planning Commission has identified the need to update specific provisions of the City of Piqua Development Code to enhance clarity, ensure consistency with the City's Comprehensive Plan, and address evolving community needs; and

WHEREAS, the proposed amendments include revisions as detailed in the attached documentation, to improve the administration and enforcement of the Development Code; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, traffic impact analysis, and public testimony, and finds that the changes align with the City's goals for sustainable development and community well-being; and

WHEREAS, the proposed amendments are expected to have a positive impact on land use, economic development, and the overall quality of life in Piqua, with minimal disruption to existing property uses;

NOW THEREFORE BE IT RESOLVED, board member Mr. Underwood hereby moves to recommend approve of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Mr. Wright 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	☑	☐	☐	☐

RESOLUTION No. PC 18-25

Adopted this 14 day of October, 2025.

Chairman, Planning Commission

~~Bradley C. Bubp~~

Eddie Harvey, Vice Chair

Clerk, Planning Commission

Emily McCulla

EXHIBIT A: Development Code Changes

§7.2. Development Review

§7.2.2. Text or Zoning Map Amendment

7. City Commission Public Hearing
    a. Following the recommendation of the Planning Commission, the City Commission will conduct a public hearing. The City Commission will take no final action on any amendment until it has received and studied the recommendation of the Planning Commission.
    b. The City Commission will act to approve, approve with conditions, deny, or overturn the Planning Commission recommendation. ~~or return the application back to the Planning Commission for additional consideration.~~
    c. A text amendment will be approved by ordinance, and a map amendment will be approved as a resolution, following the City Commission's policies on procedure for noticing and recording.

3.7.2. Residential Accessory Structures and Uses

A. General Standards

11. For the purposes of this section, a "shed" is defined as a fully enclosed permanent accessory structure with a roof and walls constructed from durable, weather-resistant materials such as wood, brick, or approved siding that comply with the material standards of this section. Temporary or makeshift structures, including but not limited to tarps, fabric coverings, or other non-durable materials placed over items or frames, do not qualify as sheds or accessory structures and are prohibited.

EXHIBIT A: Chapter 91: Nuisances Modifications

§91 Nuisances

TREES, WEEDS, ~~AND~~ VINES, AND GRASS

…

§ 91.36 REMOVAL OF WEEDS AND VINES REQUIRED.

(A) ***NOXIOUS WEEDS*** shall mean and include any and all grass, weeds, and wild plants exceeding eight inches in height.

(B) Russian, Canadian, or common thistle, wild lettuce, wild mustard, wild parsley, ragweed, milkweed, and all other noxious weeds growing or being upon any lot or lands within the City of Piqua are hereby declared a public nuisance.

(C) No owner or person in possession or control of any lot or parcel of land situated within the city, whether the same is improved or unimproved, vacant or occupied, shall fail to keep the entirety of such lot or parcel, or any public right-of-way or tree lawn abutting such lot or parcel, free from all noxious weeds as defined above.
~~The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them.~~ All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighborhood.

(D) City Commission shall, annually, cause a notice to be published in a newspaper of general circulation within the city, stating that overgrown vegetation and noxious weeds are growing on lands within the limits of the city. Such notice shall not be required to describe the lands or to specify the name of the owner of such property. However, such notice shall constitute notice to any owner, lessee, agent or tenant having charge of any land upon which overgrown vegetation and/or noxious weeds are grown that the same must be cut and destroyed within five calendar days after such publication. Such notice shall further specify that such overgrown vegetation and/or weeds shall be cut immediately every subsequent time the height exceeds eight inches thereafter without further notice or publication in order to prevent spreading or maturing of weeds. Such notice shall be published one time per year in order to constitute notice hereunder.

('97 Code, § 92.16) (Ord. C-734, passed 8-4-52; Am. Ord. 8-06, passed 5-1-06; Am. Ord. 29-07, passed 12-17-07; Am. Ord. 2-22, passed 4-5-22) Penalty, see § 91.99

4.2.5. Parking Requirements

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated without creating detrimental effects on surrounding properties or public right-of-way, and to encourage efficient and productive land use by encouraging rational planning and operation of parking lots.

B. Standards

1. Changes of use, modification of buildings, and new site construction may be required to submit a Transportation Management Plan (TMP) to the Development Director. The Director may require information as needed to assess the TMP.
2. The TMP will identify the maximum expected amount of parking demand that will be generated by the site during a typical operational day. This maximum expected parking demand will be based on the following:
    a. A parking study that uses parking utilization rates from similar construction in a similar development pattern to determine expected parking demand to be generated. Similarities must include number of off-street spaces provided at the comparison site, size and use of facility, location within a rural, suburban, or urban context, and other features relevant to parking generation that can be compared between the existing and proposed site. The parking study may incorporate local data, industry standards, or empirical observations of comparable developments, as approved by the Development Director.
    ~~b. The Institute of Transportation Engineers Parking Generation Report, 5th Edition parking generation ratios or models as applied to the uses of the site.~~
3. Relevant location-based characteristics that support multi-modal trips to the site will be assessed. These characteristics include:
    a. Proximity to a residential service population within walking or biking distance, as determined by the availability of infrastructure that supports a safe and comfortable biking and pedestrian environment.
    b. Proximity to a shared parking facility that is available to the project, connected to the site by infrastructure that supports a safe and comfortable biking and pedestrian environment.

4. The TMP will estimate the peak periods of parking demand throughout the typical day, based on the type of uses within the project and hours of operation.
5. The TMP will account for all parking available to the project, including:
    i. Number of on-site parking spaces provided;
    ii. Number of off-site, privately shared, and public parking spaces available; and
    iii. Number of bicycle parking spaces provided.
6. The project is required to meet 100% of the estimated parking demand generated on a typical operational day using a combination of on-site, off-site, privately shared, and public parking spaces. The Director may require that up to 75% of this demand be met on-site in Suburban districts. The Director is authorized to assist with the further development of the applicant's TMP to reduce the project's demand for parking spaces.
7. Applicants are encouraged to share parking and limit construction of new lots to the number of spaces needed on a typical day. Oversizing lots to accommodate unusual conditions of high parking demand, like infrequent sales events, or scenarios where all users are assumed to drive in single-occupancy vehicles is not considered proper methodology of completing a TMP, and the Development Director may require revisions to the TMP to reflect a multi-modal strategy.
8. Off-street parking spaces may not exceed 100% of the parking demand estimated by the parking study, ~~recommended number of spaces provided by the ITE,~~ unless shared parking or other uses for the parking spaces justify the additional spaces. The Development Director will assess the total conditions of the TMP to determine this maximum.
9. Parking lots may not be oversized to include more pavement than necessary to accommodate drive aisles, parking spaces, walkways, and necessary turnaround areas.
10. Where public parking facilities, including on-street parking, are to be used to meet the anticipated parking demand, the Director will provide an assessment of current parking utilization rates within those facilities. Where the latest data on parking utilization rates during the project's peak demand periods shows that the facilities cannot accommodate the adjusted parking demand anticipated by the project, the Director may determine one of the following:

a. The project must be adjusted to reduce the expected parking demand to the amount that can be supported by the available supply.

b. The project must accommodate more parking on-site sufficient to meet the adjusted parking demand.

c. With the Development Director's permission, the project may employ Transportation Demand Management (TDM) strategies determined sufficient to reduce the adjusted parking demand to the supply of the project and shared facilities. TDM strategies include, but are not limited to:

   i. Decoupling the price of parking from the rental rate for a residential project to reduce the number of vehicles owned by residents.

   ii. Allowing a percentage or all of on-site spaces to be shared by off-site visitors or the public at large to increase the total amount of shared parking facilities in the area.

   iii. Incentivizing or requiring employees to carpool to work.

   iv. Voluntarily paying into a fund to create more off-site shared parking spaces or a bike share program.

   v. Restricting leasing or HOA terms to allow site users only a pre-specified amount of parked vehicles.

d. The Development Director may require an application to be reviewed and approved by the Planning Commission where the applicant proposes to build or reduce availability of on-site parking to an amount that is less than 50% of the parking generation parking demand estimated by the parking study ~~the 50% of the parking generation estimated by the ITE~~ and where availability of alternative parking locations appears inadequate to the Director.

11. Accessible parking spaces must be provided in accordance with the requirements of the Americans with Disabilities Act (Title III), the Ohio Administrative Code, and the American National Standards Institute.

12. Automobile parking spaces may be reserved for a specific tenant, individual, or unit, provided that the following standards are not exceeded:

    a. Residential

i. Maximum of 1 reserved parking space per efficiency or 1-bedroom multi-unit living dwelling unit.

ii. Maximum of 2 reserved parking spaces per 2-bedroom or greater multi-unit dwelling unit.

b. Nonresidential No more than 1/4 of the total provided spaces may be reserved.

13. Required parking spaces, as determined by the TMP, must remain available for vehicular parking and may not be used for outdoor merchandise display, storage, or other non-parking purposes, unless the applicant demonstrates through and updated TMP that the reduction in parking does not compromise the project's ability to meet 100% of the estimated parking demand. Any use of parking spaces for outdoor merchandise must be approved by the Development Director and may require a temporary use permit. The Development Director may revoke approval if the use negatively impacts surrounding properties or public parking facilities.

Div. 7.3. Nonconformities

7.3.1. General

A. Defined

A legally-established use, structure, building, site element, lot or sign that does not meet the current requirements of this Development Code.

B. City Policy

The City's policy with regard to nonconformities of all types is that they may be allowed to continue, subject to the standards in this Division, which provide parameters to resolve nonconformities incrementally or wholesale during specified development events.

C. Burden of Proof

The owner of the property with one or more nonconformities carries the burden of demonstrating that the nonconformity was established legally prior to the adoption of this Development Code, and, for nonconforming uses, that the use has been continuous since that time.

7.3.2. Nonconforming Use

A. Defined

Any lawful use of land or building occupied at the time of passage of this Development Code, or any amendment to this Development Code, that does not conform with the use regulations of the zoning district in which it is situated.

B. Continuance

A nonconforming use is allowed to continue legally, even though the use does not conform with the provisions of this Development Code, subject to the following provisions:

1. The nonconforming use must not be expanded to occupy a greater area of land or building;
2. The nonconforming use must continue in the original building, structure or on land area that was originally occupied by the nonconforming use;
3. The nonconforming use will not be reinstated after it has been abandoned. It is considered prima facie ~~facia~~ evidence of abandonment for the owner or operator of the nonconforming use to:
    a) discontinue the nonconforming use for 6 months;

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	October 21, 2025
REPORT TITLE	**Ordinance No. O-17-25 (First Reading)** An ordinance authorizing the establishment of the Loft Rental Special Revenue Fund
SUBMITTED BY	Jerry O'Brien, Director Finance
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	On July 15, 2025, the City Commission approved Resolution R-82-25 providing authority for the City Manager to enter into an agreement with The Miami Valley Equity Partners, LLP to lease the property at E, Water St, Suites 201 and 202, Piqua, OH. The purpose of leasing the property is to provide the necessary space to meet the needs of the City related to the activities at Lock 9 Park and green room requirements for current and future entertainment, provide an additional asset to assist the Fort Piqua Plaza banquet center with marketing and package development for weddings and destination events, as well as provide space for anyone seeking short-term rental accommodations in the downtown area. The rentals were initially intended to provide a space to support activity at Lock 9 Park and budget was appropriated in the Parks Fund to pay for the lease. However, Staff has determined that since the lofts will be rented for various purposes besides Lock 9 events, it would be most appropriate to account for the activity in a separate special revenue fund rather than the Parks fund or the Fort Piqua Plaza Fund which is anticipated to generate some of the rental activity. This approach would also allow for easier tracking and provide more transparency related to the total rental activity of the lofts. The funds appropriated in the Parks Fund will be used to pay for the lease for the remainder of 2025 since a significant portion of the current activity at the lofts is anticipated to be park related for the remainder of 2025. If approved by the Commission and the State Auditor's Office, the Loft Rental Fund will be included in the 2026 budget as a special revenue fund to account for all rental activity of the lofts.

BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	$0
	Expenditures $:	$0
	Source of Funds:	rental activity
	Narrative:	
ATTACHMENTS	None	

<u>Ordinance No. O-17-25 (First Reading)</u>

An ordinance authorizing the establishment of the Loft Rental Special Revenue Fund

WHEREAS, The City Commission approved Resolution R-82-25 providing authority for the City Manager to enter into an agreement with The Miami Valley Equity Partners, LLP to lease the property at E, Water St, Suites 201 and 202, Piqua, and

WHEREAS, The 2 lofts (Suite 201 and Suite 202) will be rented to various parties seeking short-term rental accommodations in the City, and

WHEREAS, The Commissioners wish to account for the financial activity of the rentals of the lofts in a separate fund, and

WHEREAS, It is anticipated that the substantial revenue stream generated by the activity will be the revenue received from renting the lofts.

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Loft Rental Special Revenue Fund shall be established to account for the rental activity of the lofts described above under Ohio Revised Code Section 5705.12.

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

____
KRIS LEE, MAYOR

PASSED: ________________________

ATTEST: ________________________
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance 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 ______________

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	October 21, 2025	
REPORT TITLE	**Resolution No. R-111-25** A resolution authorizing the approval of a new liquor permit to Segoku Japanese Cuisine, LLC, 987 E. Ash St, Unit A10/11, Piqua, OH 45356	
SUBMITTED BY	Jessica Stiltner, Director Law	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Type background info here.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Narrative:	
ATTACHMENTS	1. Segoku Japanese Cuisine LLC Liquor Permit Application	

<u>Resolution No. R-111-25</u>

A resolution authorizing the approval of a new liquor permit to Segoku Japanese Cuisine, LLC, 987 E. Ash St, Unit A10/11, Piqua, OH 45356

WHEREAS, Chapter 4303 of the Ohio Revised Code authorizes the Ohio Division of Liquor Control to issue liquor permits within the State of Ohio; and

WHEREAS, Chapter 4303 of the Ohio Revised Code authorities, the legislative authority of a municipal corporation to object to the issuance, transfer, or renewal of a liquor permit within the limits of such municipal corporation and request a hearing thereon, and

WHEREAS, the Piqua City Commission has received from the Ohio Division of Liquor Control an application for a new liquor permit to be held by Segoku Japanese Cuisine, LLC. 987 E. Ash St., Unit A10/11, Piqua OH 45356.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The City Commission of the City of Piqua has no objection to this liquor permit and does not request a hearing.

SEC. 2: The legislative notice shall be sent by the Clerk of Commission to the Ohio Division of Liquor Control no later than November 7, 2025.

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

____
KRIS LEE, MAYOR

PASSED: ____________________________

ATTEST: ____________________________
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	____________

NOTICE TO LEGISLATIVE AUTHORITY

TO

10008320-1 PERMIT NUMBER	**NEW** TYPE	**SEGOKU JAPANESE CUISINE LLC** **Segoku Japanese Cusine** **987 East Ash St.** **Unit A10/11** **Piqua OH 45356** **Muni/Village/Twp: Piqua**
ISSUE DATE		
9/3/2025 FILING DATE		
D-5 PERMIT CLASSES		
55077 TAX DISTRICT / **JUN**	RECEIPT NO	

FROM **10/7/2025**

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO	

MAILED 10/7/2025 **RESPONSES MUST BE POSTMARKED NO LATER THAN 11/07/2025**

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: **JUN NEW 10008320-1**
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title) - ☐ Clerk of County Commissioner (Date)
☐ Clerk of City Council
☐ Township Fiscal Officer

(Printed Name) (Email Address) (Telephone No.)

CLERK OF PIQUA CITY COUNCIL
201 W WATER ST
PIQUA OH 45356

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	October 21, 2025
REPORT TITLE	**Resolution No. R-112-25** A Resolution to Authorize Payments to Synagro Technologies, Inc.
SUBMITTED BY	Kevin Krejny, Director Purchasing & Contracts
AGENDA CLASSIFICATION	Resolution
BACKGROUND	Our Wastewater Treatment Plant has used Synagro for many years to remove biosolids from our plant. The current contract is actively being used and we anticipate going over the $75,000 threshold requiring Commission approval before the end of 2025. Our current contract is attached for your reference.
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $: $150,000 Expenditure $: $150,000 Source of Funds: Wastewater Fund 404 Narrative: Opportunity to process and remove more biosolids in 2025. We have unused 2025 money in our budget to transfer for this expense.
ATTACHMENTS	1. Synagro signed contract 2025-2027

Resolution No. R-112-25

A Resolution to Authorize Payments to Synagro Technologies, Inc.

WHEREAS, our current contract with Synagro Technologies, Inc. is expected to exceed $75,000 this year and will require Commission approval to continue using their services; and

WHEREAS, the current operations at the Wastewater plant require the removal of biosolids on an ongoing basis.

WHEREAS, by processing more biosolids in 2025, it will assist with future plant operations and biosolids processing.

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 is authorizing payments to Synagro Technologies, Inc. in an amount not to exceed $150,000 for 2025.

SEC. 2: The Finance Director certifies and warrants that the funds are available for these services in the Wastewater Fund (404);

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

____
KRIS LEE, MAYOR

PASSED: ________________________

ATTEST: ________________________
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 ______________

SYNAGRO

AMENDMENT TO RENEW CITY OF PIQUA, OHIO # 404 – 2021
CONTRACT BETWEEN
CITY OF PIQUA, OH
AND
SYNAGRO CENTRAL, LLC

This Amendment is made as of November 20, 2024, to the original contract dated October 19, 2021 (as amended, modified, and supplemented as of the date hereof, the "Contract") by and between City of Piqua, OH and Synagro Central, LLC (Service Provider).

WHEREAS, City of Piqua, OH and Service Provider are parties to the agreement; and

WHEREAS, the agreement expires by its terms on October 31, 2024; and

WHEREAS, City of Piqua, OH and the Service Provider desire to extend the Agreement and amend certain of its items as set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein the parties hereto intending to be legally bound hereby agree as follows:

1. Term: The term of the agreement will be extended 3 years to December 31, 2027.

2. Years 1 of this extension will be subject to a 5% increase and years 2 & 3 of this extension will be subject to a 3% increase. Year 2 adjustment will be on 01/1/2026, year 3 on 01/1/2027.

    1. The agreed upon rate is $26.18 per wet ton for 2025 with a mobilization fee of $5,403.00/occurrence. The price will then increase to $26.96/wet ton in 2026 with a mobilization fee of $5,565.00/occurrence and up to $27.76/wet ton in 2027 with a mobilization fee of $5,732.00/occurrence.

    2. All other terms of the agreement in full force and effect.

SYNAGRO

IN WITNESS HEREOF, the parties hereto have caused this Addendum option #2 to be executed by their duly authorized officers or representatives on the 14th day of November 2024.

Synagro Central, LLC	**City of Piqua, OH**
By:__________	By:__________
Signature	Signature
Nick Caggiano	L. Paul Oberdorfer
Print Name	Print Name
Regional Vice President Central Operations	City Manager
Title	Title
11/19/24	11-21-24
Date	Date

Synagro Central, LLC 435 Williams Court Baltimore, MD 21220 • Phone (443) 489-9000 • Fax: (410) 779-0771

AGREEMENT # 404 - 2021

This Agreement is hereby entered into this 19th day of October, 2021, between the City of Piqua, a municipal corporation in the State of Ohio ("City") and Synagro Central, LLC ("Contractor") for the services as agreed to herein.

WHEREAS, the City of Piqua desires to have biosolids removed from our Wastewater plant and applied to local fields and has advertised for bids in accordance with the laws of the City of Piqua; and

WHEREAS, Synagro Central, LLC was the successful bidder as a result of the open bid process; and

WHEREAS, this Agreement confirms the terms between the parties as substantially set out in the bid specifications;

NOW, THEREFORE, in consideration of the promises, mutual covenants and agreements set forth, the City of Piqua and the Contractor, each binding itself, its successors and assigns, do mutually agree as follows:

I. PARTIES

1. City of Piqua: The City of Piqua is a municipal corporation in Miami County, State of Ohio. The City of Piqua shall be referred throughout the Agreement as "City."

2. Contractor: Contractor is Synagro Central, LLC which is the provider of the services contracted for by way of this Agreement.

II. SCOPE OF SERVICES

1. Perform biosolids removal and land application as shown on Exhibit A per your bid response to the City's IFB #2145.

III. COMPENSATION

1. The agreed upon rate is $23.50 per wet ton for 2021 & 2022 with a mobilization fee of $4,850.00/occurrence. The price will increase to $24.21/wet ton in 2023 with a mobilization fee of $4,996.00/occurrence and up to $24.94/wet ton in 2024 with a mobilization fee of $5,146.00/occurrence. Please see Exhibit A for bid proposal details.

2. Definitive Payment Terms – Contractor shall submit to City an invoice setting forth the amounts due and any additional information with respect to the computation of said amount. City shall pay to Contractor the full amount due under said invoice within thirty (30) days of the date of said invoice. Any invoice amount not paid in full within thirty (30) days after the date of said invoice shall bear interest at the rate of one and one-half percent (1.5%.)

IV. LAW AND TERMS OF AGREEMENT

1. Subcontracting:

None of the work or services, except for hauling biosolids from Piqua Wastewater Treatment Plant to farm fields, covered by this Agreement shall be subcontracted, except as set forth herein, without the prior written approval of the Piqua Utilities Director. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

2. Compliance With Laws and Policies:

This Agreement is subject to and Contractor shall comply with all statutes, ordinances, regulations, and rules of the Federal Government, the State of Ohio, the County of Miami and the City of Piqua.

3. Law to Govern and Forum:

This Agreement is entered into and is to be performed in the State of Ohio. City of Piqua and Contractor agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement. The forum for any litigation shall be Miami County, Ohio.

4. Amendment:

This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

5. Entirety:

This Agreement and the Exhibits attached hereto contain the entire Agreement between the parties as to the matters contained herein. Any oral representations of modifications concerning this Agreement shall be of no force and effect.

6. Waiver:

A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provision.

7. Hold Harmless and Indemnification:

The Contractor shall protect, defend, indemnify and hold harmless the City of Piqua, its officers, agents, elected officials, employees, elected officials and volunteers, from any and all loss, claims, expenses, actions, causes of action, damages and obligations, financial or otherwise, including attorney fees and legal expenses, arising from any and all acts of the Contractor, its agents, employees, licensees, or invitees, that result in injury to persons or damage to property.

8. Insurance:
The Contractor, at its sole cost and expense, shall procure and maintain at all times during the term of this Agreement general liability or other insurance in an amount not less than One Million Dollars ($1,000,000) for liability for acts of the Contractor or its agents and/or employees. The City of Piqua shall be an additional named insured with the following language required:

"City of Piqua, its employees, agents, volunteers, all boards, commissions, and/or authorities and board members, including employees, agents and volunteers thereof are an additional insured and this insurance coverage shall serve as Primary to the Additional Insureds and not contributing with any other insurance or self-insurance available to the Additional Insureds."

Each entity must provide a certificate of insurance that has at least $1 million commercial general liability coverage per occurrence or $2 million aggregate on ISO Form CG 00 01 12 07. Cincinnati Insurance endorsement form GA 411311 99 will not be accepted.

9. Notice:
This Agreement provides that all notices be personally served or sent by certified mail, postage prepaid and return receipt requested, addressed to the following parties:

To The City of Piqua: Mr. Kevin Krejny, Utilities Director Wastewater Department 201 West Water Street Piqua, Ohio 45356	To the Contractor: Mr. Will Walker Synagro Central, LLC 435 Williams Court, Suite 100 Baltimore, MD 21220

10. Independent Contractor:
The Contractor, his assigns, heirs, successors, employees and any and all subcontractors are independent contractors and are not agents and/or employees of the City of Piqua.

11. Audit:
At any time the City shall have the right to request an audit of the Contractor's records to determine compliance with the terms of this Agreement. Upon such request by the City, the Contractor shall permit inspection of its records within two (2) days. Failure to comply with the City's request for an audit shall be cause for the City to withhold payment for services until the audit takes place and the City is able to obtain the information to satisfy compliance with the terms of this Agreement.

12. Assignment:
This Agreement shall not be assigned without the express written approval of the City of Piqua. Failure to secure the City's approval prior to assignment of this Agreement shall be cause for termination of this Agreement with any and all costs and damages being assessed to the Contractor.

13. Default:
Should the Contractor default on any provision of this Agreement, the City shall provide written notice of the default and Contractor shall have a period of thirty (30) days to cure the default. If the Contractor does not cure the default within the allotted period, the City may cure the default and assess the costs to the Contractor or may terminate the Agreement for reason that said Contractor has breached this Agreement and was considered in default.

14. Termination:
This Agreement may only be terminated if either party should fail materially to fulfill its obligations under this Agreement, the other party may notify the breaching party of the intent to terminate the Agreement. If a party should seek termination, said party shall provide thirty (30) days written notice, specifying the reason(s) which constitute a failure to perform. The breaching party shall have thirty (30) days to cure the default from the notice of intent to terminate. Failure to cure the default terminates the Agreement at the expiration of the thirty (30) days.

15. Term:
The term of this Agreement shall begin from the date of execution of this Agreement and will be in effect for the remainder of 2021 and the entire 2022 calendar year. Said term is renewable for 2023 & 2024 calendar years upon mutual agreement of both parties.

16. Conflict of Interest:
No officer, employee, or agent of the City of Piqua who exercises any functions or responsibilities in connection with the planning and carrying out of the program, nor any immediate family member, close business associate, or organization which is about to employ any such person, shall have any personal financial interest, direct or indirect, in the Contractor or in this Agreement and the Contractor shall take appropriate steps to assure compliance.

The Contractor agrees that it will not contract with any subcontractor in which it has any personal interest, direct or indirect. The Contractor further covenants that in the performance of this Agreement, no person having any conflict shall be employed.

17. Waiver:
A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provision.

18. Proprietary Materials;
The City of Piqua acknowledges that in the course of performing services, the Contractor may use products, materials or proprietary information. The City of Piqua agrees that it shall have or obtained no rights in the proprietary material, except pursuant to a separate written agreement that may be executed by the parties.

The Contractor acknowledges that in the course of performing services for the City of Piqua, the materials and information obtained, used, and/or produced for the City of Piqua are the exclusive properties of the City and may not be disseminated in any manner without the prior written approval of the City of Piqua.

19. Ownership of Property:
The Contractor agrees that at the expiration or in the event of termination of this Agreement, any memoranda, maps, drawings, working papers, reports and other similar documents produced in connection with the Agreement shall become the property of the City of Piqua.

The Contractor acknowledges that the City of Piqua is obligated to comply with the Public Records law of the State of Ohio and must disclose upon request any document that is considered a public record pursuant to the law.

20. Warranty:
The Contractor warrants that the service to be provided by it hereunder will be performed in good, timely, and professional manner by qualified staff and in accordance with generally accepted industry standards.

21. Force Majeure/Change in Law Language
Neither Party shall be liable to the other Party for breach or for failure or delay in the performance of its obligations hereunder caused by any act or occurrence beyond its reasonable control, including, but not limited to: fires, floods, strikes (except any strikes involving a Party's personnel); a change in Federal, State or local law or ordinance; orders or judgments of any Federal, State or local court; administrative agency or governmental body; change in permit conditions or requirements; accidents; extreme weather conditions including, for example, hurricanes, tornadoes, unusually high amounts of precipitation, unusual extremes of temperature or wind, or unusually extended periods of adverse weather conditions; acts of war, aggression or terrorism

(foreign or domestic); equipment failure (other than due to the inadequate maintenance thereof); and acts of God.

22. OEPA Annual Sludge Report Documentation
The Contractor agrees to provide the City of Piqua – Wastewater Department, any and all documentation that the City will need to report on its Annual Sludge report as required in NPDES permit for the City of Piqua WWTP. These documents should be provided by the Contractor to the City by February 1st of each year, to allow the City time to review and submit their OEPA Annual Sludge report due on March 1st of each year. OEPA permit language is as follows: "*No later than March 1 of each calendar year, the Permittee shall submit a report summarizing the sewage sludge disposal, use, storage, or treatment activities of the Permittee during the previous calendar year. The report shall be submitted through the Ohio EPA eBusiness Center, Division of Surface Water NPDES Permit Applications service.*

V. SIGNATURE

The parties enter into this Agreement this 19th day of October, 2021, as executed and witnessed in accordance with the below signatures.

CITY OF PIQUA
By:

L. Paul Oberdorfer, City Manager

Witness:
Beverly M Yount

Approved as to form:
Frank J Patrizio
Frank J. Patrizio, Law Director

CONTRACTOR
By: Synagro Central, LLC

Title: Assistant Secretary

Witness

Exhibit "A"

ORIGINAL

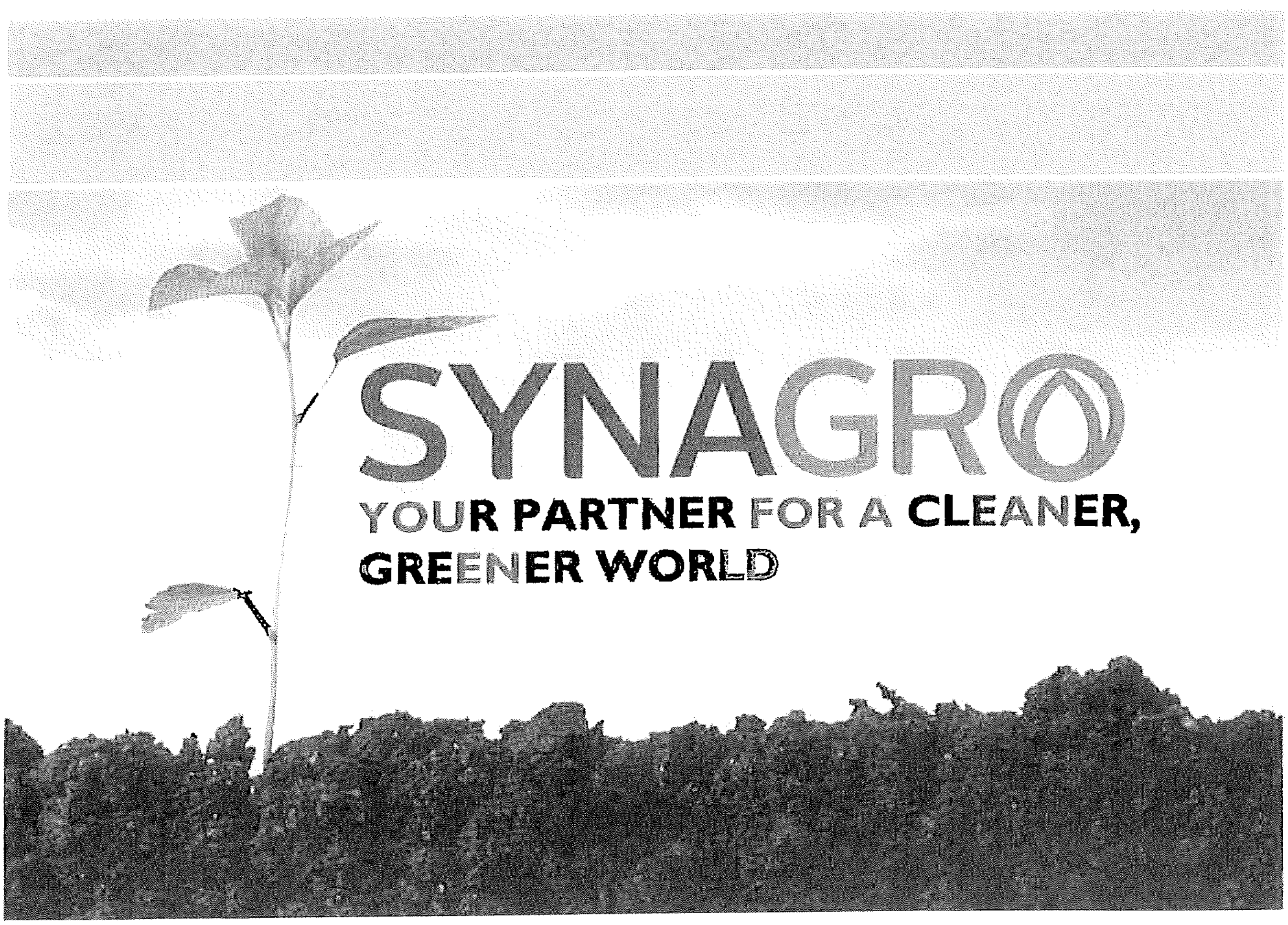
Bid to Provide Wastewater Treatment Plant Biosolids Removal and Land Application 2022-2024

ITB #2145

to the

CITY OF PIQUA

Submitted on
October 7, 2021



435 Williams Court, Suite 100
Baltimore, MD 21220
www.synagro.com

SYNAGRO

OCTOBER 7, 2021

City of Piqua
Purchasing Office
201 W. Water Street
Piqua, OH 45356

Re: IFB #2145 Wastewater Treatment Plant Biosolids Removal and Land Application 2022-2024

Ladies and Gentlemen:

Synagro Central, LLC (Synagro) is pleased to respond to the Invitation to Bid for the Wastewater Treatment Plant Biosolids Removal and Land Application project. We have enclosed for your review our completed bid forms and required information.

Having been in business for over 40 years, Synagro is one of the largest residuals management companies in the country with over 650 municipal and industrial customers and operations in 37 states. We provide various biosolids and residuals management services to water and wastewater treatment plants and have extensive equipment and personnel resources to perform the services for the City of Piqua.

Synagro is a non-public company, and its financial statements are confidential, competitively sensitive information exempt from disclosure under Ohio Open Records Law. Synagro requests that distribution of the financial statements be limited to only those reviewers who have a need for such information. Accordingly, we have provided the financial statements in a separate sealed envelope for easy removal when forwarding the bid package.

Thank you for the opportunity to submit our bid for this project. If you have any questions about our submittal or require any additional information, please contact me at (224) 242-0666 or wwalker@synagro.com. We look forward to hearing from you soon.

Warm regards,
Will Walker

Area Sales Manager

YOUR PARTNER FOR A CLEANER, GREENER WORLD

435 Williams Court, Suite 100
Baltimore, MD 21220
www.synagro.com

SYNAGRO

October 20, 2020

Delegation of Authority

FROM: Matt Robertson, Chief Commercial Officer

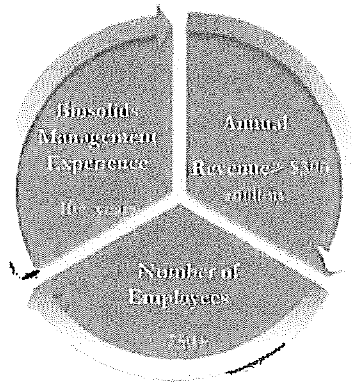
TO: Emil Kneis, Sales Support Manager

In consideration of the closing of our corporate office in response to the COVID-19 pandemic and in anticipation of continued disruption in normal company procedures, I, **Matt Robertson** as Chief Commercial Officer of Synagro Technologies, Inc. and all of its affiliates and subsidiaries, hereby delegate to you, **Emil Kneis**, authority to sign binding bids and awarded contracts as an officer or as an authorized person. Also, I delegate to you the authority sign as an officer or an authorized person any Business Application and other Agreement as necessary to provide uninterrupted services to Synagro customers. Such authority does not alter our internal approval processes. This Delegation of Authority is valid from the date of this letter until revoked by me.

Matt Robertson

Matt Robertson
Chief Commercial Officer

Company Experience



Founded in 1986, Synagro's core business is the environmentally sound and economically viable management of municipal biosolids, including project development, operations and biosolids product distribution. Through this focus, Synagro has grown to be North America's leading provider of high-quality, cost-effective biosolids management and beneficial use solutions. We have been successfully meeting the biosolids management needs of hundreds of generators for more than 40 years. Synagro's experience in all areas of biosolids management is unparalleled.

Synagro annually manages more than 14 million tons of wastewater biosolids and other organic by-products. Synagro employs a team of 750+ professional engineers, soil scientists, agronomists, construction managers, financial managers and the largest, most diverse operational staff in the industry. Our team is dedicated to working with our clients to find the right solution to their organic residuals management challenges. Synagro, and its subsidiaries, are at the forefront of the environmental movement to safely process and market organic residual materials for beneficial uses.

Synagro owns no proprietary technology which enables us to offer nearly all commercially viable processing options and product marketing channels for biosolids and organic residuals and allows us to develop projects that fit a municipality's unique needs. Our breadth of experience developing, building, financing as necessary, and operating and maintaining the complete range of biosolids options listed below is unique to Synagro.

- Heat-drying and pelletization
- Composting
- Incineration
- Digestion
- Product marketing
- Dewatering (installation and operation)
- Mobile dewatering
- Land application and reclamation
- Lagoon and digester cleaning
- Alkaline stabilization
- Rail transportation

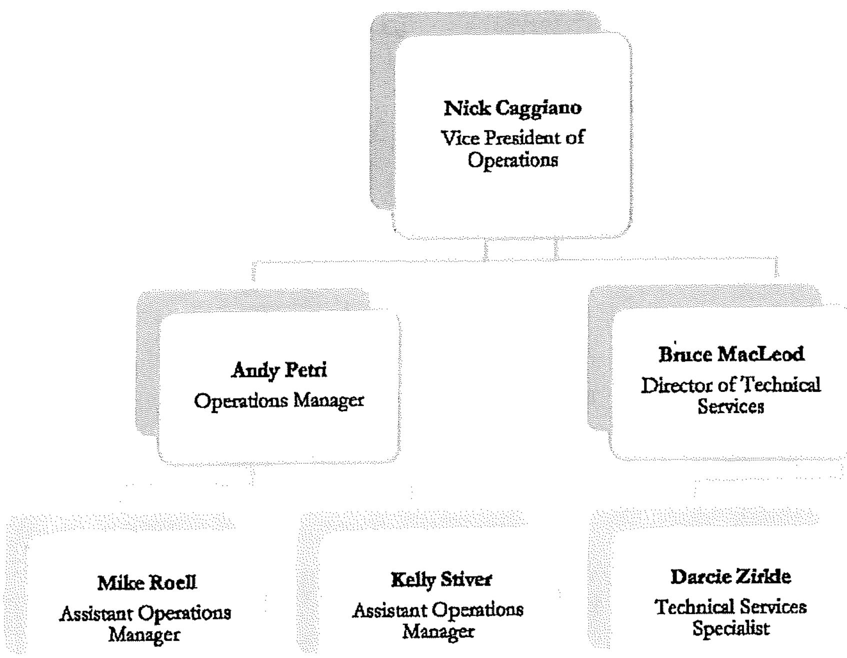
Synagro currently operates 13 heat-drying facilities (with one more facility under construction), three thermal processing facilities serving multiple regional generators, six composting facilities: five of which provide an outlet for numerous generators, more than a dozen alkaline stabilization facilities, and more than 75 permanent and mobile dewatering facilities.

In addition, we provide final product distribution as a key component of many of these projects. Our Product Sales and Marketing team is responsible for successfully managing approximately 300,000 tons per year of AllGro® compost and 170,000 tons of Granulite® fertilizer pellets (heat-dried biosolids). We have unrivalled understanding of the markets for these products and continuously work to broaden the suite of outlets for these materials. As an example, Synagro pioneered the use of heat-dried biosolids as an alternative fuel resource in cement manufacturing. When Synagro operates a facility, we include product distribution services in our operation; however, we also work with municipally operated facilities to assist in managing their products.

In December 2020, Synagro was acquired from EQT, a Swedish private equity firm, by West Street Infrastructure Partners III, an infrastructure investment fund managed by Goldman Sachs Merchant Banking Division. Founded in 1869, The Goldman Sachs Group, Inc. is a leading global investment banking, securities and investment management firm. Goldman Sachs Merchant Banking Division (MBD) is the primary center for the firm's long-term principal investing activity. MBD is one of the leading private capital investors in the world with investments across private equity, infrastructure, private debt, growth equity and real estate.

Bidder's Experience

Successful implementation of the Piqua, OH Biosolids and Land Application project requires technical and operational skill and experience. We have assembled an unmatched team of specialists to assist us in specific areas.



Nick Caggiano – Regional Vice President

As Regional Vice President, Nick Caggiano leads Synagro's strategy and execution to achieve successful outcomes in financial, operational and personnel performance, while exceeding customer expectations, in sustaining and growing Synagro's Central Region business unit. Prior to managing the Central Region, Nick serviced as Regional Vice President for Synagro's West Region which included the following biosolids processing facilities as well as product sales and marketing for these facilities: Arizona Soils Composting Facility, Central Valley Composting Facility, South Kern Compost Manufacturing Facility, and Sacramento Biosolids Pelletizing Facility

Nick brings nearly 20 years of diverse operations and business management experience to Synagro. He comes to us from Carmeuse Lime and Stone, a leading producer of lime and limestone aggregates, where he was responsible for multiple lime manufacturing facilities and prior to that with Knight Celotex as the General Manager for their New Orleans, Louisiana fiberboard facility. While with Carmeuse, Nick also oversaw a joint venture partnership to design, permit, and engineer a new $45M lime facility in Jacksonville, Florida. Earlier in his career, he worked in the textile and automotive industries where he held various production management positions as well as roles in quality, engineering, compliance and product development. In addition to his operations experience, Nick has held responsibility for supply chain and customer service teams and successfully led various business development projects.

Andy Petri, Operations Manager
Andy Petri is responsible for overall operation of Synagro's biosolids management program for the City of Dayton and has worked in various aspects of operations for the City's contract since 1992. He supervises field crews and equipment maintenance; maintains records and reports of biosolids application; and ensures compliance with permit requirements.

Andy joined Synagro in 1992 and has over 26 years of experience in the biosolids and residuals management industry. His experience includes supervision of dewatering and land application projects for several water and wastewater generators throughout Ohio. He has also been involved in the construction and start-up of several dewatering facilities in Ohio.

Bruce Macleod – Technical Services Director
As Technical Services Director of Synagro's North and West regions, Bruce MacLeod is responsible for land acquisition, permitting, monitoring, reporting and public relations on all projects within Synagro's Great Lakes Area. Mr. MacLeod supervises the Technical Services Management staff which interfaces with regulatory agencies, farmers and residuals generators to implement the land application programs. Mr. MacLeod assures the quality of the land application programs and assists with strategic planning, development and operations management.

Mr. MacLeod has been with Synagro since 1992. Prior to joining the company, he managed a large full-service farm service cooperative. Mr. MacLeod holds a B.S. in Crop Science from the University of Guelph in Ontario, Canada and an MBA with a concentration in Project Management. He is a Certified Crop Adviser, certified by the American Society of Agronomy, and a member of the Ohio Water Environment Association.

Mike Roell - Assistant Operations Manager
Mike Roell joined Synagro in 1990 as an equipment operator for the City of Dayton and surrounding projects in southwest Ohio. For over 10 years he has served as an Assistant Operations Manager responsible for daily operations of these projects and supervises field crews and subcontractors, maintains daily records and reports of biosolids application; and

ensures compliance with permit requirements by working closely with our Technical Services Manager. Mike has more than 28 years of experience in the biosolids management industry.

Kelly Stiver - Assistant Manager Information

Kelly has worked for Synagro for over 30 years. He has managed many projects for Synagro over the years including Milford Lime excavation, Dayton (50,000 wet ton), Middletown (5,000 wet ton), Springfield (6,000 wet ton) and Hamilton (5,000 wet ton) biosolids and land application projects. Additionally, Kelly is a certified CDL truck driver and certified equipment operator. He trains staff on equipment and is a safety leader.

Darcie Zirkle, Technical Services Specialist

Ms. Zirkle is Synagro's Technical Services Specialist in Southern Ohio. Ms. Zirkle is responsible for maintaining farmer relations, coordinating operations, permit acquisitions, permit compliance, client, and public relations on biosolids land application projects. Ms. Zirkle excels at communicating with key farmers to create an agronomically sound program for each farming operation. She calculates the agronomic rate based on soil and biosolids analysis and makes sure each field is spread in compliance with all rules.

Before joining Synagro in 2019 Ms. Zirkle worked as an agronomist at a local agricultural retail location. She is also a key member of the management team on her family farm in Saint Paris. Prior to working as an agronomist, she graduated from The Ohio State University with a B.S. in Agricultural Science. Ms. Zirkle has extensive agronomic training and is certified by the American Society of Agronomy as a Certified Crop Advisor.

Bidder's Experience

Synagro has been in business for over 40 years providing Biosolids Management, dredging, lagoon and digester cleaning and dewatering and disposal services. Synagro currently has over 400 existing contracts throughout the United States and Canada with 17 current active projects in Ohio. Synagro has also been awarded approximately over 70 new contracts in the previous 12 months for both short and long-term projects. Provided below is a sample of our current Ohio projects. Additional references can be provided upon request.

- **City of Dayton**
  2800 Guthrie Road
  Dayton, Ohio 45418
  Chris Clark
  (937) 333-1834
  Chris.Clark@daytonohio.gov
  40,000 wet tons
  Permitted acreage – 28,275

- Montgomery County
  451 W. Third Street
  Dayton, OH 45422
  Elizabeth Moore
  (937) 781-3032
  Mooree@mcohio.org
  Eastern plant 4500 wet tons
  Western plant 12,000 wet tons
  Permitted acreage – 16,054

- City of Springfield
  76 East High Street
  Springfield, OH 45502
  Shaun Spiller
  (937) 324-7626
  Sspiller@springfieldohio.gov
  7,000 wet tons
  Permitted acreage – 6,832

- City of Hamilton
  One Renaissance Center
  345 High Street
  Hamilton, OH 45011
  David Jenkins
  (513) 868-5965

David.Jenkins@hamilton-oh.gov
9,000 wet tons
Permitted acreage – 6,057

- City of Middletown
  One Donham Plaza
  Middletown, OH 45042
  Gerry Burris
  513-425-7919
  Gerryb@cityofmiddletown.org
  5,500 wet tons
  Permitted acreage – 11,386

Ability to Provide Scope of Services

Management and Operations Plan

- Management
  Andy Petri is the overall Operations Manager and Bruce MacLeod is the Director of Technical Service for land application projects and compliance. These two will have complete management oversight of the project. Their respective employees will complete the necessary day to day activities at their direction and approval.

- Operations
  Operationally, our plan is to arrive at the plant 1 to 2 times per year, typically summer and/or fall, to remove the biosolids (700 wet tons). We are unable to land apply product in the winter months due to government regulations. Synagro will arrive at the facility with a front-end loader and multiple semi-trucks and end-dumps. We will load the trucks over two days and haul the biosolids to farm fields about 20 miles away. When the trucks arrive at the fields, we will spread the material on the appropriate, permitted farmland. The tech services team will communicate with the farmer, permit the fields, and follow all corresponding rules and regulations for spreading biosolids. All staff will work and operate under strict safety guidelines.

Schedules

The Operations Manager will communicate and plan all activities with the plant supervisor, in advance, to coordinate appropriate schedules. The tech services team will handle all the appropriate paperwork required and work with your team to ensure all objectives and plant needs are met. Our operations team will only work at the plant during your approved time frames, typically Monday thru Saturday 7 am to 5 pm.

Transportation System and Routing

All trucks will drive on approved routes with proper load bearing weights. Our drivers and subcontract drivers meet and follow all federal rules and regulations. The Operations Manager will coordinate the trucking portion and work with our internal team and any subcontractors to ensure proper protocols are followed. Safety is out top priority.

Emergency Spill Response Program

When spills involve hazardous chemicals, employers must develop and implement appropriate measures to protect employees, the surrounding community, and the environment. The following shall address such an event while working at any Synagro operation. Note that site-specific plans shall often exist for our permanent locations and are available for review upon request.

Small spills of many types of chemicals can be cleaned up simply, without specialized protective clothing or respiratory protection. Clean-up of larger spills, or those that involve fire, explosion, or other serious hazards will require significant planning, training, and equipment.

DUTIES AND RESPONSIBILITIES

Employers must ensure their facilities are prepared to respond to spills and releases of hazardous chemicals that may occur as the result of their operations. They should review their operations and historical experience to determine if their employees may encounter potential spill or release conditions that could meet the OSHA definition for an "emergency".

Appropriate spill response plans (HAZCOM and/or Emergency Spill Response Program (ESRP)) must be developed and implemented by the employer.

Supervisors are responsible for ensuring the HAZCOM Program and/or ESRP, as applicable, are implemented and for conducting periodic inspections to ensure potential hazards are identified and appropriate corrective actions are followed.

Employees are responsible for following the precautions and procedures identified in the HAZCOM Program and/or ESRP, as applicable, and for notifying their supervisors of the presence of any potential injuries or exposures that may occur as a result of their response activities.

OVERVIEW

Many of the spills involving vehicles and heavy equipment such as fluid that may be released from the rupture of a hydraulic line, do not involve materials that are likely to create serious health or safety hazards. The potential hazards of hydraulic oils are well known and the requirements for safe handling of them are simple. Spill planning and response for these types of incidents are generally regulated as a part of OSHA's Standard for Hazard Communication.

Spills or releases of unidentified materials are difficult to plan for. Often, the hazard will be minimal. On other occasions serious or life-threatening hazards may be present or can be created during the clean-up. Until the product is identified it is best to take a cautious approach. Serious hazards can develop from oxygen deficient, flammable, or potentially toxic atmospheres produced by leaks from tanks and lines.

Emergency spill response and clean up involves a lot of common sense. It generally requires:

1. Identifying the materials that could be spilled or released during normal operations

2. Identifying the potential hazards that can be associated from contact with these materials and from the related clean ups
3. Developing procedures for conducting the clean ups
4. Training of employees who will perform the clean ups

OSHA generally regulates spill planning and response for serious hazards as a part of its Standard for Hazardous Waste Operations and Emergency Response (HAZWOPER) (29 CFR 1910.120).

OSHA HAZARD COMMUNICATION (HAZCOM) (29 CFR 1910.1200)

Each operation should include a written Spill Response Plan (SRP) as a part of its written HAZCOM Program. A spill or release that is regulated under the HAZCOM standard is classified as a "Non-Emergency". These types of incidents generally involve spills or releases of a hazardous substance where:

1. Employees working in the area can easily, safely, and quickly absorb, neutralize, or otherwise control the spill in the immediate vicinity
2. There is no potential danger, safety, or health hazard (i.e., fire, explosion, and chemical exposure) and there are no consequences to the release of the substance.

Employees must receive training prior to responding to any spill or release of hazardous chemicals. Individuals involved in spills that are governed by the HAZCOM standard must be trained in:

1. Methods to detect the presence or release of a hazardous chemical
2. Procedures for responding to such events All training must be documented in writing.

OSHA HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE (HAZWOPER) (29 CFR 1910.120)

Emergency response actions for spills, releases, or substantial threats of releases of hazardous substances (regardless of location) are regulated under OSHA's HAZWOPER standard. All spills or releases that meet the definition of an "emergency" require a higher level of planning and training.

An "Emergency", under HAZWOPER, is a spill or release that:

1. Requires a coordinated response from employees or other designated responders (e.g., local fire department) from outside the spill area
2. Requires an evacuation from the spill / release area or adjacent areas
3. Creates conditions in the spill / release that:

   a. Are life or injury threatening
   b. Pose a fire or explosion hazard
   c. Present an oxygen deficient atmosphere
   d. Cause high levels of a toxic substance
4. Where the potential exists for spills or releases that meet these criteria (1, 2, or 3), an operation must:
   a. Develop and maintain a written Emergency Response Plan (ESRP)
   b. Train employees who are assigned to implement the Plan
   c. Obtain medical qualification for each responder who may be exposed to hazardous chemicals
   d. Conduct periodic drills and refresher training
   e. Conduct a critical review after each spill or release incident

The ***Superfund Amendments and Reauthorization Act of 1986 (SARA)*** required that OSHA generate the regulations for hazardous waste operations and emergency response activities to deal with any release of a hazardous substance.

In response OHSA developed its HAZWOPER standard setting minimum safety and health requirements for:

1. Employers in hazardous waste or hazardous substance clean-up activities at government identified sites
2. Employers involved in storage, treatment, or disposal of hazardous waste
3. Employer involved in emergency response to the release of hazardous substances

EMERGENCY RESPONSE TRAINING

Responders - Employees who respond to "emergency" spills or releases must receive training prior to being assigned to any response activity. The content and extent of training depends on the type of response activity the employee will or could perform.

Level 1 – First Responder / Awareness

1. Employees who are likely to witness or discover a hazardous material release
2. Training target:
   a. Teach employees to recognize the hazards present during these emergencies, how to protect themselves against such hazards, and their role in the spill response plan.
   b. Instruct employees how to accurately report the necessary information to appropriate personnel so that subsequent emergency responders are fully informed.

c. No minimum time limits for training of Level 1 – First Responder / Awareness
d. Refresher Training required annually

Level 2 – First Responder / Operations

1. Employees who respond to releases of hazardous materials as a part of the initial response for the purpose of protecting nearby persons, property, or the environment from the effects of the release.
2. Training Target: How to perform diking, ditching, and similar activities of a defensive nature and activities that do not require chemical protective clothing.
3. Minimum 8 hours of training + competency at Level 1
4. Refresher Training required annually

Level 3 – Hazardous Materials Technicians

1. Employees who respond to releases of hazardous materials for the purpose of stopping the release.
2. Training Target: How to implement the ESRP, select and use chemical personal protective equipment and clothing, and how to set up proper decontamination procedures.
3. Minimum 24 hours equal to Level 2 + proven experience / competency in implementing their portions of the employer's ESRP. May also include use of field survey equipment, performing containment and/or confinement measures, participation in an organized Incident Command System, and understand chemical and toxicology terms and characteristics.
4. Refresher Training required annually.

Level 4 – Hazardous Materials Specialist

1. Employees who respond with and provide support to Hazardous Materials Technicians.
2. Training Target: Specific knowledge of the various substances they may be called upon to contain.
3. Minimum 24 hours equal to Level 3 + proven experience / competency in implementation of the local and state ESRP's, development of site safety plan, calibration and use of sampling equipment.
4. Refresher Training required annually.

Level 5 – On-Scene Incident Commander

1. Individuals who assume control of the incident scene. They usually have experience managing emergency incidents involving hazardous substances.
2. Training Target: Implementation of the incident command system and the ESRP, hazards and risks faced by responders in protective clothing, implementation of the local ESRP, and implementation of correct decontamination.
3. Minimum 24 hours equal to Level 4 + proven experience / competency in emergency management.
4. Refresher Training required annually.

Skilled Support Personnel

Skilled support personnel are individuals who may occasionally assist the emergency response effort when the employer's own employees cannot provide the necessary service. Typically, they are operators of cranes, backhoes, track-hoes, and other mechanized earth moving or digging equipment. They are not required to meet the training requirements set forth by OSHA. Since many of these "temporary non-employees" do not have minimal awareness training, special attention must be given to their proper safety and health protection at the scene prior to participation.

An initial briefing must be conducted with these workers before they begin any response or clean up related activity. The briefing should include, at a minimum, instruction in the:

1. Chemical hazards present
2. Donning and doffing of personal protective gear
3. Entry and exit procedures for equipment
4. Contamination prevention measures for personnel and equipment
5. Exact task(s) they are expected to perform
6. Decontamination measures for personnel and equipment

All other appropriate safety and health measures used for the protection of regular emergency response employees must also be used for the support personnel.

Specialist Employees

These workers are employees who are experts in their career field. They may assist, counsel, or advise the Incident Commander with specific technical information to assist the response. They must receive training or demonstrate competency in the area of their specialization annually. Examples of experts providing assistance are geologists, professional engineers, hydrogeologists, medical doctors, toxicologists, etc.

Ability to Provide Scope of Services

SUMMARY

Employers must prepare to manage incidents that involve spills or releases of hazardous chemicals as required by federal / state Department of Transportation (DOT), Environmental Protection Agency (EPA), and Occupational Safety and Health (OSHA) regulations. They should review their operations and historical experience to determine if their employees may encounter potential spill or release conditions that could meet the OSHA definition for an "emergency".

Where the employer determines that an "emergency" condition may occur, the employer must develop and implement an Emergency Response Program (ESRP). The plan must be prepared and implemented prior to the commencement of emergency response operations.

Note: Where the employer determines that an "emergency" condition is not likely to occur, the employer must identify potential non-emergency spill or release conditions. Employees should be instructed in the proper safety precautions and spill clean-up measures as a part of the operation's Hazard Communication (HAZCOM) Program. These procedures should be documented in writing and may be included as a part of the HAZCOM Program.

Quality Assurance and Control Program

As a rule of thumb, Synagro operates under a "check and balance system". We also utilize and document two-person integrity where practical to increase quality assurance and control. For example, application fields are flagged by the Technical Services Specialist and then checked by the Field Manager along with completion of a pre-operations checklist prior to starting land application.

A critical part of this business is reviewing the quality of the biosolids produced for land application. The City of Piqua is providing biosolids that meet the Ohio Sewage Sludge Rule (OAC 3745-40) requirements for land application including metals, pathogen reduction and vector attraction reduction. The samples will be collected, and analyses will be performed according to the methods required in OAC 3745-40-09.

Any laboratory used by Synagro for sample analyses will be certified. Synagro will thoroughly evaluate the QA/QC program of all laboratories prior to utilizing their services. Synagro will also confirm that the analytical methods are performed in accordance with the methods referenced in 40 CFR Part 503.8.

Odor Management

Synagro has accumulated extensive experience in managing malodorous material. If at all possible, Synagro will proactively incorporate all material into the soil in order to reduce potential odors. If this is an ongoing issue, Synagro will only use remote sites that have limited neighbors in an effort to reduce the exposure and/or impact of the odor.

Synagro monitors odors on a daily basis and frequently revisits sites after application in order to ensure that no odors materialize after application has occurred. If odor persists, Synagro will work with the City of Piqua to identify ways to reduce odors prior to removal of biosolids from the plant.

Surface Water Protection

The managed use of biosolids in an agricultural program helps to protect surface water quality by improving the soil's ability to resist erosion. Natural organic matter in biosolids binds soil particles and improves soil structure. The better its structure, the more resistant the soil will be to erosion.

Regulated and managed biosolids application is unlikely to cause surface water contamination since: (1) setbacks or buffer zones must be maintained from all surface waters where biosolids are applied, and (2) biosolids itself is less likely to runoff than are other commonly used sources of agricultural nutrients.

More specifically, Synagro will protect the surface water by following the OAC 3745-40-08 isolation distance requirements. This will be accomplished by the Technical Services Specialist (TSS), who is assigned to each project, flag the fields prior to application. The flag locations are checked each day before operating in an effort to provide a second layer of protection to ensure compliance.

The Ohio Sewage Sludge Rule also requires that forecast precipitation and soil hydrologic conditions be considered when applying biosolids. The weather forecast is consulted prior to biosolids application and biosolids are either immediately incorporated or not applied if the 24-hour precipitation forecast exceeds the threshold for safe application. Application on frozen or snow covered ground or saturated soil are also prohibited in order to protect surface water.

The Ohio Sewage Sludge Rule also regulates the application of phosphorus in biosolids in order to protect surface water from nutrient enrichment that causes algae blooms. The amount of biosolids phosphorus that can be applied is determined by the level of phosphorus in the soil and the amount of phosphorus that will be removed by the upcoming crops. In most fields biosolids application is limited by the phosphorus agronomic rate.

Ground Water Protection

Nitrogen moves through the soil more easily than other fertilizer elements. The Ohio Sewage Sludge Rule also limits biosolids application rates on nitrogen for each crop and each field to which biosolids are applied. In most fields the application of biosolids is applied at rates well below the nitrogen agronomic rate because the application rate is limited by phosphorus. Unregulated applications of commercial fertilizer, pesticides, or other soil additives commonly used for crop production are more likely to have a negative effect on groundwater quality than regulated applications of biosolids. The slow release of nitrogen from an organic source such as biosolids has a much lower potential for migration of nitrogen to groundwater than does the application of soluble commercial fertilizers.

Synagro will follow all regulations from Ohio EPA in order to ensure that the groundwater is protected. This includes application at rates below the nitrogen or phosphorus agronomic rate, maintaining isolation distances from private and public wells, applying on sites with greater than 3-foot depth to bedrock and monitoring for soil pH and phosphorus levels.

Public Acceptance of Proposer, Site and Product

In the areas where beneficial use of biosolids will occur, the acceptance and approval of local officials, farmers, landowners and rural residents will be included in the public information program. Their concerns will be addressed by the elements described above as they relate specifically to agricultural interests. For example, the acceptable quality of the biosolids must be clearly communicated to address possible concerns about the accumulation of organic or inorganic compounds in plants or animals consuming crops grown on biosolids treated land.

Again, successful land application depends on professional land management practices by farming partners, and/or managers of the generator's owned land. Synagro's success in enlisting farmers' support for using biosolids has played a major role in the development of large-scale land application projects throughout the United States. Farmers' experience with biosolids application can be a critical factor in overall public acceptance of land application.

Synagro's communication with farmers is very effective in promoting the use of biosolids. When farmers see for themselves the benefits of growing crops on biosolids amended soil, their continuing participation and support is virtually assured. Synagro provides farming communities with agronomic assistance and works closely with each farmer to integrate the biosolids application into his production program. This local link to the farming community is a pivotal means of insuring local support for land application programs.

Public Relations is an important and everyday function at Synagro. We are keenly aware of the need for focused public relations efforts to inform the public of the benefits of treated biosolids and to address concerns about its use. Many citizens are concerned with maintaining the rural quality of life in their communities. This is particularly true in rapidly developing suburbs. Synagro's public relations program will make homeowners aware that biosolids applications improve soil structure and save farmers money on fertilizer costs--both of which help to keep farmers in business. In this way, using biosolids as an agricultural resource allows the rural countryside to benefit from the Piqua WWTP's proximity. Our program will communicate both the agricultural benefits of using biosolids and the reassurance that such use is safe.

Synagro's Technical Services Department brings many years of biosolids management experience to provide public relations support to our office and field personnel. Synagro's staff can resolve issues in-house and maintains contacts with consultants to confer on specific problems. Our extensive library of biosolids-related topics includes textbooks, journals, scientific papers, brochures, and newspaper articles. With these technical resources readily available to our project staff, Synagro handles tough questions before they can become tough problems.

Equipment Needed on Behalf of the City

The City of Piqua does not need to supply any equipment. However, the city will need to provide approved land application biosolids and made available for loading in a storage building. Synagro will require easy access for a front-end loader, with room to maneuver and load trucks. Additionally, space will be required for semi-truck maneuverability, including appropriate ingress and egress for trucks and equipment. Finally, we will require access to the plant during normal business hours.

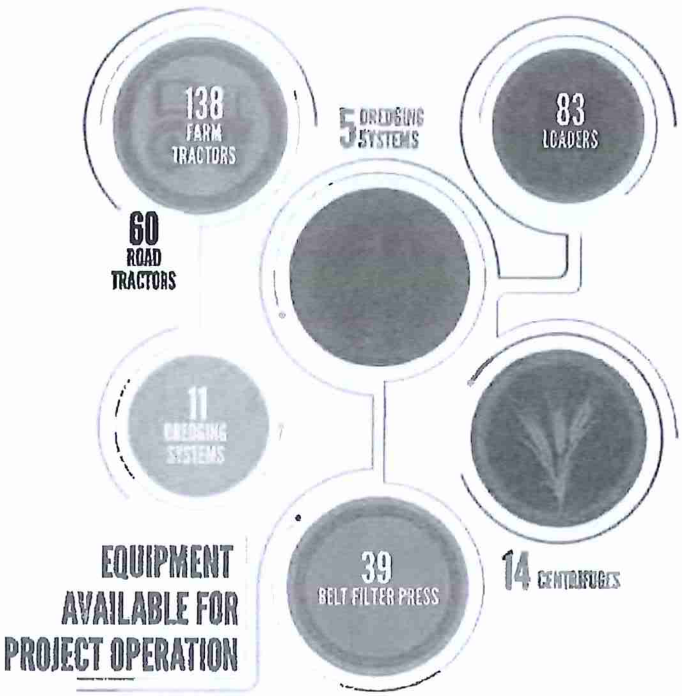
Proposed Equipment for Project

Synagro will supply the following equipment:

2 Front-end Loaders – John Deere 624R Models
2 Farm Tractors – John Deere 8320R 4-Wheel Drive Models
1 Field Biosolid Spreader – Kuhn Knight 8150 Model
4 End-Dump Trailers – East and Benson Models, 34' End-Dump Trailers
1 Tillage – John Deere Disc 630 Model

Ability to Provide Scope of Services

Synagro Central, LLC has the following equipment for back up use



BFP 2m	39	Loader	83
Gravity Belt Thickeners	5	Lowboy Trailer	11
Compost Turner Self Propelled	5	Pickup Truck	235
Centrifuges	14	Liquid Pull Tank Spreaders	24
Load out Conveyor	24	Pump Hydraulic NO power unit	12
Conveyor	28	Pump Hydraulic with power unit	8
Disk-Tillage (25'-30')	31	Pump-Houle	12
Disk-No Tillage or Min (24'-30')	2	Road Tractors	60
Dozer 90 to 99 hp	2	Roll Off Truck	4
Dredge Large	2	Scales Portable Axle	3
Dredge Small	9	Skid Steer	12
Dump Truck	11	Spreader - Cake Pull Behind	55
End Dump Trailer	442	Spreader - Truck Liquid	5
Excavator 26–30-ton	3	Spud Barge-Small	1
Excavator Long Reach	1	Tanker	195
Farm Tractors	138	Tanker Trains (MI only)	13
Forest Applicator	4	Telehandler (19-foot Lift)	10
Forklift Off-Road	21	Terragator/Ag-gator 4000 Gallons	24
Generator	12	Water truck 2000-2999 Gallons	5
Grinders	26	Jockey Truck	30

BID FORM

If BIDDER is:

An Individual

By: ______________________ Name: ______________________
(Signature) (Typed or Printed)

Federal I.D. Number: ______________________

Doing business as: ______________________

Business Address: ______________________

Phone No.: ______________________ Email: ______________________

______________________ ______________________
Title Date

SUBSCRIBED TO AND SWORN TO THIS ______ DAY OF ______________ 20______

____
Notary Public

A Partnership

______________________ ______________________
(Partnership Name) (State of Formation of Partnership)

By: ______________________ Name: ______________________
(Signature of Authorized Partner—attach evidence of authority to sign) (Typed or Printed)

Business Address: ______________________

Phone No.: ______________________ Email: ______________________

Federal I.D. Number ______________________

______________________ ______________________
Title Date

SUBSCRIBED TO AND SWORN TO THIS ______ DAY OF ____________ 20_____

Notary Public

A Corporation

Synagro Central, LLC
(Corporation Name)

Delaware
(State of Incorporation)

By: ____________________ Name: Emil Kneis
(Signature of Officer Authorized to Sign – attach evidence of authority to sign) (Typed or Printed)

Business Address: 435 Williams Court, Suite 100, Baltimore, MD 21220

Phone No.: 410-688-4438 Email: ekneis@synagro.com

Federal I.D. Number: 76-0612568

Sales Support Manager
Title

10/5/2021
Date

SUBSCRIBED TO AND SWORN TO THIS 5th DAY OF October 20 21

Constance A. Reynolds
Notary Public

Constance A. Reynolds
Notary Public
Anne Arundel County, Maryland
My Commission Expires
September 28, 2023

PRICE BID

2022 - $	23.50	Price/per wet ton	$ 4,850.00	Mobilization fee/event
2023 - $	24.21	Price/per wet ton	$ 4,996.00	Mobilization fee/event
2024 - $	24.94	Price/per wet ton	$ 5,146.00	Mobilization fee/event

ACORD® CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 09/14/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

Holder Identifier :

PRODUCER
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 | FAX (A/C. No.): (800) 363-0105
E-MAIL ADDRESS:

INSURED
Synagro Technologies, Inc.
435 Williams Court #100
Baltimore MD 21220 USA

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Steadfast Insurance Company	26387
INSURER B:	Zurich American Ins Co	16535
INSURER C:	Evanston Insurance Company	35378
INSURER D:	Hamilton Insurance DAC	AA1780104
INSURER E:	American Zurich Ins Co	40142
INSURER F:		

COVERAGES CERTIFICATE NUMBER: 570089136216 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS,

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GPL013465307	08/01/2021	08/01/2022	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$300,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$6,000,000
	POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$4,000,000
	OTHER:							
B	AUTOMOBILE LIABILITY			BAP 9243960 09	08/01/2021	08/01/2022	COMBINED SINGLE LIMIT (Ea accident)	$5,000,000
	X ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
C	X UMBRELLA LIAB X OCCUR			MKLV4EFX103273	08/01/2021	08/01/2022	EACH OCCURRENCE	$5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$5,000,000
	DED RETENTION							
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WC924396110 (AOS)	08/01/2021	08/01/2022	X PER STATUTE OTH-ER	
B	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N	N/A		WC924396210 (MA, WI)	08/01/2021	08/01/2022	E.L. EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	$1,000,000
							E.L. DISEASE-POLICY LIMIT	$1,000,000
A	Env Contr Poll			EPC012017402	08/01/2020	08/01/2023	Aggregate Limit Per Occurrence Limi SIR Amount	$25,000,000 $25,000,000 $250,000

Certificate No : 570089136216

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Affiliated Entity: Synagro Central.
Project: Wastewater Plant Biosolids Removal and Land Application.

CERTIFICATE HOLDER

City of Piqua
121 Bridge Street
Piqua OH 45356 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

AGENCY CUSTOMER ID: 570000049643
LOC #:

ACORD®

ADDITIONAL REMARKS SCHEDULE

Page _ of _

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	Synagro Technologies, Inc.
POLICY NUMBER: See Certificate Numbe 570089136216	
CARRIER: See Certificate Numbe 570089136216 — NAIC CODE:	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER	
INSURER	
INSURER	
INSURER	

ADDITIONAL POLICIES If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
	EXCESS LIABILITY							
D				ENVXSHI206701	08/01/2021	08/01/2022	Aggregate	$15,000,000
							Each Occurrence	$15,000,000

200527704132

DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
10/05/2005	200527704132	FOREIGN/AMENDMENT (FAM)	50.00	100.00	.00	.00	.00

Receipt

This is not a bill. Please do not remit payment.

CT CORPORATION SYSTEM
ATTN: TIMOTHY ROBERSON
17 S. HIGH ST.,SUITE 1100
COLUMBUS, OH 43215

STATE OF OHIO
CERTIFICATE
Ohio Secretary of State, J. Kenneth Blackwell

1117331

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

SYNAGRO CENTRAL, INC.

and, that said business records show the filing and recording of:

Document(s):	Document No(s):
FOREIGN/AMENDMENT	**200527704132**

United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 4th day of October, A.D. 2005.

Ohio Secretary of State