



**PIQUA CITY COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 15, 2024
4:30 PM
COMMISSION CHAMBER - 2ND FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356**

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

ROLL CALL

EXECUTIVE SESSION

The Executive Session is to consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended, to consider other matters as specifically authorized by Ohio Revised Code Section 121.22 as it specifically applies to municipalities, and to consider pending or imminent litigation.

ADJOURNMENT FROM EXECUTIVE SESSION

PROCLAMATION

- 1) Michael O'Donnell Day

MOTION TO APPROVE BUSINESS AGENDA

- 1) Rules of Conduct for City Commission Meetings

CONSENT AGENDA

- 1) **Approval of Minutes**
Approval of the Minutes from the September 17, 2024, Regular City Commission Meeting and the September 24, 2024, Special City Commission Meeting

NEW BUSINESS

- 1) **Resolution No. R-115-24**
A resolution authorizing the City Manager to enter into an agreement with ChoiceOne Engineering Corporation for the Engineering Design of the Scott Drive Intersection Improvements Project
- 2) **Resolution No. R-116-24**

A resolution authorizing a purchase order for one marked police side-by-side and upfitting costs

3) Resolution No. R-117-24

A resolution amending a purchase order to Barrett Paving Materials Inc. as the Primary Supplier, and Valley Asphalt Corp. as the Secondary Supplier, of 402 & 404 Asphalt for the 2024 Street and Alley Maintenance Program

4) Resolution No. R-118-24

A resolution to consider a preliminary replat of parcels N44-076518 and N44-077518

5) Resolution No. R-119-24

A resolution authorizing an amendment to the Zoning Map to change the Zoning Designation of Parcels N44-076518 and N44-077518 from RE-10 Residential Estate to RE-6 Residential Estate and S-RM Suburban Residential Multi-Unit

6) Resolution No. R-120-24

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

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 five (5) minutes.)

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

WHEREAS, Michael O'Donnell has served the community of Covington with distinction as a volunteer firefighter for 36 years, demonstrating unwavering commitment to the safety and wellbeing of its residents; and

WHEREAS, his selfless service as a first responder has earned him the respect and admiration of his fellow firefighters, city officials, and the people of Covington and beyond; and

WHEREAS, since his retirement, Michael O'Donnell has continued to honor the legacy of first responders by standing in his dress uniform outside the Piqua Fire Station on September 11th each year, regardless of weather conditions, in solemn tribute to the brave men and women who gave their lives in the service of others on September 11th, 2001; and

WHEREAS, his steadfast dedication to this act of remembrance serves as an inspiration to the entire community, reminding us all of the sacrifices made by firefighters, police officers, and emergency personnel in times of crisis; and

WHEREAS, through his actions, Michael O'Donnell ensures that the heroism and bravery of first responders will never be forgotten, fostering a spirit of unity, resilience, and respect in our community.

NOW THEREFORE, I, Kris Lee, Mayor of the City of Piqua, do hereby proclaim Tuesday, October 15, 2024, as:

MICHAEL O'DONNELL DAY

in the City of Piqua and encourage all citizens to join in recognizing the extraordinary service, dedication, and ongoing commitment of Michael O'Donnell to honoring our first responders.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused to be affixed the Seal of the City of Piqua, Ohio, this 15th day of October 2024.*


KRIS LEE, MAYOR

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 five-minute period per person. Under no circumstances should the Commission or mayor interrupt any person's five-minute time period unless the individual violates the Rules of Conduct or the individual commenting requests interactive dialogue. Interactive dialogue shall not extend the five-minute period. 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 shall be only afforded to persons who live within the City of Piqua city limits, 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.

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. Signs and 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, SEPTEMBER 17, 2024**

CALL TO ORDER

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

THE PLEDGE OF ALLEGIANCE

Mayor Lee led the assembly in the Pledge of Allegiance.

ROLL CALL

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

ADJOURNMENT TO EXECUTIVE SESSION

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

ROLL CALL

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

EXECUTIVE SESSION

The Executive Session was to prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel and to consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended.

ADJOURNMENT FROM EXECUTIVE SESSION

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

A motion was then made by Commissioner Hohman to excuse Commissioner Simmons from the rest of the meeting and seconded by Mayor Lee. All were in favor and the motion was carried unanimously.

PRESENTATION

1) Public Works Update - Brian Brookhart

Introduction: Public Works Director Brian Brookhart provided the Commission with an update to his department for the current year. He mentioned several projects, including the slope turf project on US 36. A contractor has removed the old turf, as the city crew struggled to mow it due to the steep hillside. A low-growing prairie grass has been planted that does not require regular mowing, and this new turf will blend in well with the landscape banks, giving the city a more appealing look. Another project in Public Works this year has been the updating of regulatory signs within the city limits. Mr. Brookhart said that the Sign Shop maintains 4,800 signs along the city's roadways, and the crew has updated or replaced 330 signs year-to-date. He also reported that the Streets crew has stayed busy maintaining alleys, public parking lots, and right-of-ways this year, citing 2,055 tons of asphalt used to resurface over 13,000 miles of alleyways. The 2025 Work Plan includes updates to another 60 alley segments. Mr. Brookhart said that Public Works has also spent a lot of time assisting the Underground Utilities Department with water main breaks on and around High Street & Sunset Drive, patching and restoring asphalt & holes. The department has also assisted the Parks Department this year with several resurfacing projects, such as a section of the bike path from the Sunset Drive tunnel to RM Davis Parkway, the walking path at Hollow Park, and the cart path at Echo Hills Golf Course. Upcoming projects include resurfacing a segment of a parking lot at Pitsenbarger Park for a new basketball court, resurfacing the parking lot, entryway, and path around Mote Park, and finishing Holes # 6-9 at the golf course. Mr. Brookhart added that leaf pickup will begin in early October.

Commissioners Comments: Commissioner Hohman thanked the Public Works crew for resurfacing the bike path, as he said it is now nice and smooth. He also complimented the crew on fixing the parking lot and potholes at Hollow Park recently.

Commissioner Vetter commented that the parking lot at Mote Park has been on the resurfacing list for a while, and Mr. Brookhart replied yes.

Public Comments: None

MOTION TO APPROVE BUSINESS AGENDA

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

CONSENT AGENDA

1) Approval of Minutes

Approval of the Minutes from the September 9, 2024, Regular City Commission Meeting

2) Resolution No. R-112-24

A resolution of appreciation for the public service of Martin S. Grove as a city employee

A motion was made by Commissioner Hohman to approve the Consent Agenda, and Commissioner

DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

OLD BUSINESS

1) Ordinance No. O-15-24 (3rd Reading)

An ordinance to make appropriations for the City of Piqua, Ohio, for the Year 2024

Introduction: Finance Director Jerry O'Brien said that this ordinance will increase the appropriations and certain line items in the General Fund Budget; he then asked for any questions or comments.

Commissioners Comments: Commissioner Hohman commented that the Commissioners Committee on the Fire Training Center has secured a potential lawyer, so he would like to amend this ordinance to include those funds to expedite this as soon as possible for the committee. The amendment would include an additional \$5,500 in the Commission division of the General Fund Budget Operations line item, with up to \$10,000 maximum for the new lawyer.

Public Comments: None

A motion was made by Commissioner Hohman to amend Ordinance No. O-15-24, and Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

A motion was then made by Commissioner Vetter to approve Ordinance No. O-15-24, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

2) Ordinance No. O-16-24 (3rd Reading)

An ordinance authorizing the issuance of not to exceed five million eight hundred thousand dollars (\$5,800,000) of notes in anticipation of the issuance of bonds for the purpose of paying the costs of construction, acquisition, and equipping of park improvements, facilities and all appurtenances relating thereto, refunding outstanding notes issued in anticipation of such bonds and paying the related costs of issuance thereof, and declaring an emergency

Introduction: Mr. O'Brien reminded the Commission that this ordinance involves authorizing the reissuance of a one-year note passed last year to provide funding for the Lock 9 Project. The note would pay down the principal amount by two million dollars and leave a balance of 3.8 million dollars on the principal, with interest of \$226,000 paid back to the sewer fund.

Commissioners Comments: Commissioner Hohman asked if there have been any changes to the ordinance since the last reading, to which Mr. O'Brien responded no.

Public Comments: None

A motion was made by Commissioner Hohman to approve Ordinance No. O-16-24, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried

unanimously.

NEW BUSINESS

1) Resolution No. R-113-24

A resolution authorizing a purchase order to Cargill, Inc., for the purchase of road salt for the Street Department

Introduction: Mr. Brookhart explained that this resolution authorizes the purchase of road salt for the city for the 2024-2025 & 2025-2026 winter seasons. He said that the cost would be \$64.48 per ton for the upcoming season, purchasing up to \$161,200 if needed. For the 2025-2026 season, salt would cost \$74.48 per ton for a total of \$186,200 if needed. Mr. Brookhart said that salt prices will be 23 percent less than the previous year, and the salt barn is currently at 80 percent capacity.

Commissioners Comments: Commissioner Vetter asked why there is a reduction in salt prices, to which Mr. Brookhart responded that the past few years this part of the region has experienced very mild winters.

Public Comments: None

A motion was made by Commissioner Hohman to approve Resolution No. R-113-24, and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

2) Resolution No. R-114-24

A resolution of the City of Piqua, of Ohio, supporting the Ohio Commission for the United States Semiquincentennial (America 250-OH)

Introduction: Public Information Officer Michelle Perry and Mainstreet Piqua Executive Director Staci Roth presented Resolution No. R-114-24, stating that the purpose of this legislation is to celebrate the 250th Anniversary of our country. This resolution will recognize and celebrate the occasion in 2026 and will honor this celebration in ways that fit our community well. Miami County and the City of Troy have also signed on for this countywide effort, so Piqua will coordinate activities with them. Ms. Perry said that there is no financial commitment with this resolution. Ms. Roth added that they are in the early planning stages for creating a committee with partner organizations that will be tasked with incorporating the "Past, Present, Future" theme into special events, including Arts & History trails, business promotions, and social media campaigns.

Commissioners Comments: Commissioner Vetter commented that he remembers celebrating the 200th anniversary many years ago.

Commissioner Hohman said that this is great, and he is excited to celebrate it.

A motion was made by Commissioner Vetter to approve Resolution No. R-114-24, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

Rules of Conduct for City Commission Meetings

Mayor Lee read aloud the Rules of Conduct for City Commission Meetings.

COMMISSIONERS COMMENTS

Commissioner Vetter announced that the Miami Valley Regional Planning Commission's Annual Report is now available and offered to share it with anyone interested. He mentioned an interesting discussion from the last MVRPC meeting regarding landing places for drones and said he is aware of the Mote Park Community building's ADA compliance and asbestos issues. Commissioner Vetter said the city is waiting on architect bids for renovations to figure out costs and the next steps.

Commissioner DeBrosse expressed gratitude towards the Public Works Department regarding snow removal on streets, as he is in multiple communities on a regular basis. He said that Piqua does snow removal best. Commissioner DeBrosse also thanked Police Chief Byron for handling an incident with the Piqua City Schools involving a threat investigation last week. He appreciates their due diligence and work to keep the kids of the community safe.

Commissioner Hohman said that he has been hearing lots of comments lately about the Piqua Parks System. He uses the bike path on a regular basis and recently spent 4 hours visiting each of the 16 city parks. Commissioner Hohman reported that he was generally very impressed, and that the Parks crew does a fantastic job of maintenance. He also noted that the grounds are well-kept, and he saw lots of families interacting in the parks. He commented that the Piqua parks are a major asset to this community, and he does not believe that the Lock 9 Park Project led to the detriment of other parks. He also mentioned the Miami River Restoration Project meeting that occurred last night. He said that this project is a whole river plan integrated with Piqua, Troy, and some other southern cities interested in making the river more friendly to recreation, boating, fishing, and activity on the bike trail.

Mayor Lee extended his thanks to the Piqua Police Department and Police Chief Byron for their quick response, excellent communication, and actions regarding a recent school incident. On behalf of citizen Mindy Greggerson, he asked Mr. Oberdorfer if there will be a cleanup effort at the rear of the 400 block on the east side of North Main Street; Mr. Oberdorfer said that there will be a cleanup of the weeds in that area soon, with possible capital improvement projects there in the next few years. Mayor Lee also announced a Heal Piqua event this Saturday, September 21st, 2024.

ADJOURNMENT

A motion was made by Commissioner Hohman to adjourn at 7:43 p.m., and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

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 five (5) minutes.)


KRIS LEE, MAYOR

PASSED:

10.15.2024
Melissa Kinney
COMMISSION CLERK

ATTEST:

**PIQUA CITY COMMISSION SPECIAL MEETING MINUTES
TUESDAY, SEPTEMBER 24, 2024**

CALL TO ORDER

Piqua City Commission met at 5:30 p.m. in the Municipal Government Complex Administration Conference Room located on the 2nd floor of 201 W. Water Street, Piqua, Ohio.

ROLL CALL

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, and Commissioner Vetter were present. Commissioner Simmons was absent.

A motion was made by Mayor Lee to excuse Commissioner Simmons, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

ADJOURNMENT TO EXECUTIVE SESSION

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

ROLL CALL

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, and Commissioner Vetter were present.

EXECUTIVE SESSION

The Executive Session was to consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended and to consider pending or imminent litigation.

ADJOURNMENT FROM EXECUTIVE SESSION

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

ADJOURNMENT

A motion was made by Commissioner Hohman to adjourn at 6:33 p.m., and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.



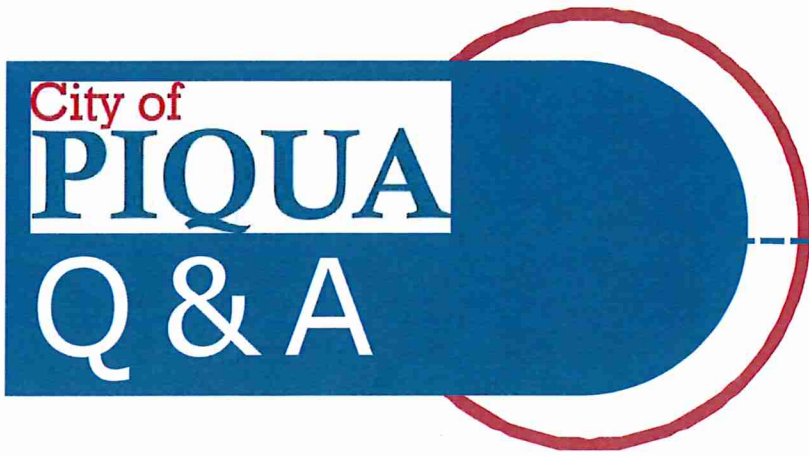
KRIS LEE, MAYOR

PASSED:

10.15.2024

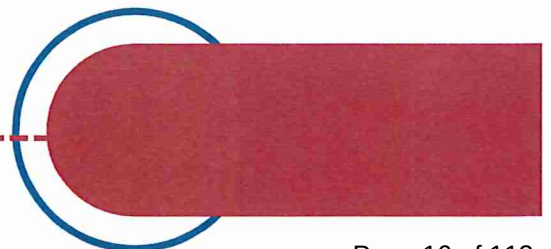
ATTEST:

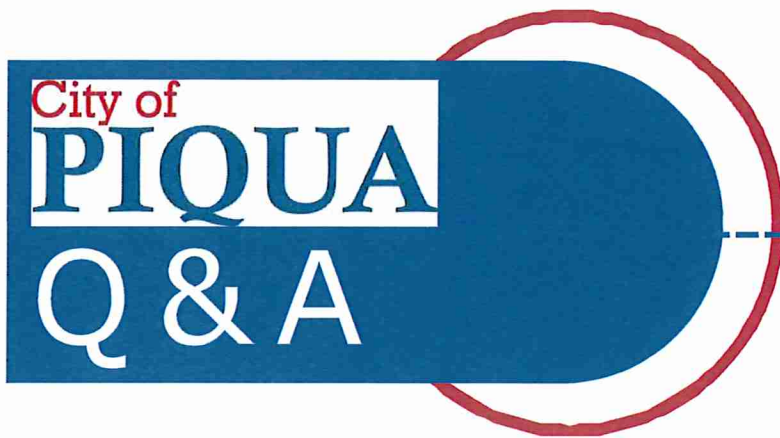
Melissa Kinney
COMMISSION CLERK



9/24/2024

There were no questions asked by citizens at the Piqua City Commission Regular Meeting on September 17, 2024, that were not answered.





10/10/2024

Questions asked by citizens at the Mayor & Commissioners' Corner Meeting on 10/9/2024:

- 1) **Can we get some No Thru Trucks Signs on Park Ave?** We are obligated to follow engineering best practices, operational and legal opinion to modify elements within the Right-of-Way to effectively reduce the installation of unnecessary signage. It is our collective professional opinion that no additional signage is appropriate at this time. Please see attached email from August 17, 2021.
- 2) **Where are we at with the traffic study for Park Ave and Truck Traffic?** The study was scheduled for this year. However, with the site selector interest in available land, our resources are concentrating on economic development. The study has been pushed to 2025. The attached study completed in 2021 is representative of existing conditions and a new study will most likely result in the same data.
- 3) **Why was the meeting last night done in a rush. Citizens asked varying questions and do not want to see the City Commission run this through too quickly without input from citizens.** The PC meeting was held on October 8 because the applicant met the deadline. We posted the meeting as we have and as we do for all PC meetings. We advertised the meeting via mailer to those within 200 feet (which is standard) and on our website, similarly to how we do all meetings. We received and answered many questions from the public prior to the meeting and during the public hearing for the case. The PC certainly had a right to continue the case if they felt that there wasn't public input, but they heard roughly an hour of comments, and did not turn anyone away who wished to speak. The CC has a right to do the same, or to table the case if they feel more comments are necessary. There is no rush, as they wouldn't begin building until the Spring 2025, this is just the standard timeline for cases like this.
- 4) **A Steve guy is sleeping on the benches in the 400 block of N Main. Business owners want vagrancy charges filed and Police notified.** Our officers have provided resources and information about available social services to individuals experiencing homelessness; however, many refuse assistance. Factors such as mental health challenges and substance abuse often play a significant role, and some individuals may choose to remain in their current lifestyle, leaving us without legal means to compel them to accept help.

It's also crucial to note that being homeless is not illegal. U.S. Supreme Court rulings have deemed loitering laws unconstitutional and unenforceable. While Piqua officers adopt a zero-tolerance approach, filing criminal charges when probable cause exists, there are limitations to what law enforcement, the courts, and the jail can do in these situations.

We understand your concerns and frustrations, and we are committed to doing everything we can to address them.

From: [Paul Oberdorfer](#)
To: [Ruth Koon](#)
Cc: [Rick Byron](#); [City Commissioners](#); [Brian Brookhart](#); [Amy Havenar](#)
Subject: RE: truck traffic
Date: Tuesday, August 17, 2021 1:00:48 PM
Attachments: [Park Avenue Semi-Truck Study.pdf](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Dear Ms. Koon,

We have completed our evaluation of your third request for additional signage. We are obligated to follow engineering best practices, operational and legal opinion to modify elements within the Right-of-Way to effectively reduce the installation of unnecessary signage. It is our collective professional opinion no additional signage is appropriate at this time.

I have asked the Chief to continue enforcement, as time permits.

Truly yours,

Paul Oberdorfer

City Manager

937.778.2051 | www.piquaoh.org



From: Ruth Koon <ruthakoon@sbcglobal.net>
Sent: Thursday, August 12, 2021 6:40 PM
To: Amy Havenar <ahavenar@piquaoh.org>
Cc: Paul Oberdorfer <poberdorfer@piquaoh.org>; Rick Byron <rbyron@piquaoh.org>
Subject: RE: truck traffic

Amy,

Thank you for your very informative and courteous email. Could we possibly put another sign similar to the one at the corporation limit on 185 at the corner of Park and Sunset Drive that says "Trucks Must Use State Route". That might eliminate a number of trucks from turning onto Park Avenue. Also there is a sign at the bottom of High Street hill that denotes no truck traffic. On Ash Street at the

corner of Ash and Spring on the traffic signal pole there is a sign that says No Thru Trucks. Just a couple of suggestions that might work and help this residential neighborhood retain its peaceful and quiet atmosphere.

I have said nothing about almost every car exceeding the speed limit on our street but that is another issue. When the neighbors signed the petition they all mentioned this problem. But first things first. Thanks again, Amy, for taking time out of your busy schedule to send this email.

Ruth

From: Amy Havenar [<mailto:ahavenar@piquaoh.org>]
Sent: Thursday, August 12, 2021 2:17 PM
To: ruthakoon@sbcglobal.net
Cc: Paul Oberdorfer; Rick Byron
Subject: FW: truck traffic

Ruth,

ODOT is correct in that any signage within the City limits is the responsibility of the City to erect/enforce/maintain. All signage must comply with the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) as far as placement and verbiage. "FYI" is not a permitted verbiage to install on a sign. We currently have a "TRUCKS MUST USE STATE ROUTE" sign installed at the north corporation limit sign on SR 185 (see attached picture). As trucks are currently passing by this sign, those who are turning onto Park Avenue are either deliberately ignoring the sign (which would then become a Police Department enforcement issue) or they are trucks making local deliveries (which is permissible). I understand your frustration, however, adding additional signage is not going to keep the violators from turning onto Park Avenue and it cannot prohibit trucks from making local deliveries. I have copied the Police Chief on this email as well so he is aware of your concerns with the truck traffic on Park Avenue.

Thanks.
Amy

Amy L Havenar, PE
City Engineer
City of Piqua
201 W Water St.
Piqua, OH 45356
Ph: 937.778.2044

PIQUA
Engineering

From: Ruth Koon <ruthakoon@sbcglobal.net>

Sent: Wednesday, August 4, 2021 11:50 AM
To: Paul Oberdorfer <poberdorfer@piquaoh.org>
Subject: truck traffic

Paul,

I hope you are doing well and I am sure things are being organized within the city that will result in getting us on track for improvements.

I wanted to let you know that I did call ODOT and spoke to a fellow named Justin within the sign department for the State. He said because the issue was within the city limits it is up to the city to put up an additional sign regarding the truck traffic on Park Avenue. I told him about the State's sign on Sunset Drive before Park Avenue designating the street as Route 185. I asked if the city could put an additional sign on that post that would say "All Thru Trucks Must Stay On State Route". He said we could do that.

I do not think the police have to be involved if we put up such a sign. I am not sure why they think they have to follow trucks that do not heed this signage. It is only a notification to trucks that they must stay on the state route. Perhaps you could add "FYI" before the verbiage proposed for the sign. I think too much is being made out of putting up this very simple sign. I think this would work for the 23 home owners who signed the petition about the truck traffic on Park Avenue.

Could this work for you?

Ruth

Dear Ms. Koon,

Attached is the Park Avenue Semi-Truck Study. The Transportation Committee reviewed the document and discussed the need for potential improvements. Here are a few of the comments:

"Very detailed! I like the part where he concludes that it's likely a local delivery based on the 20-40 min window, not to mention you actually saw a semi at Buckeye Chucks that I think you said you followed down Park Ave. I don't really even see a pattern, other than the possible local delivery times, where I could assign officers to watch for the semis. So unless some thinks otherwise I won't do that. I think the study shows there are semis, but nothing near what has been implied with the complaints. I thought another "complaint" was the late night/early morning one's going airborne over the bridge. According to his second study there was only one semi after 8pm."

"Thank you! It's cool that we have the tracking equipment to get a study like this done so quickly. If these samples are representative, and there's no reason now to believe they are not, I would say the change in route of 185 at year 10 or whatever year out this is has been a total success."

"Just wanted to share. Once a week the school has food delivery and I'm sure they are on Park Ave"

twice pretty close together as they go from Central to Washington AFTER delivering at Central. This delivery happens on Wednesdays each week."

I received no feedback from the TC Committee indicating that they believe there is a truck traffic problem on Park Avenue. Local truck traffic is permitted and the data in the study supports this opinion. We are obligated to follow engineering best practices, operational opinion, and legal opinion to modify the elements within the Right-of-Way to effectively reduce the installation of unnecessary road hazards.

It is our collective professional opinion no action is required at this time.

Truly yours,

Paul Oberdorfer

City Manager

937.778.2051 | www.piquaoh.org



 Virus-free. www.avast.com

Park Avenue Semi-Truck Study #1

Notes

- West and East refer to the direction they are heading in (eastbound/westbound)
- National Average Semi-Truck length is 72.00 ft = 864 inches
- Minimum length on raw data set to 700 inches = 58.33 ft
- No vehicles were recorded over the length of 700 inches on 1/9 (Saturday), 1/10 (Sunday), and 1/11 (Monday morning)
- Time highlighted likely a local delivery due to small amount of time between semi's going in two different directions
- Traffic Count was from 2:40 pm Monday (1/4/21) to 8:30 am Monday (1/11/21)

Semi Traffic Patterns (From 1/4/21 to 1/11/21)						
Time Frame	Monday (1/4)	Tuesday (1/5)	Wednesday (1/6)	Thursday (1/7)	Friday (1/8)	1/9-1/11
6:40 am - 7:10 am		2-East (6:46 am, 6:45 am)	2-East (6:46 am, 7:08 am)			
2:45 pm - 3:15 pm	1-East (3:00 pm)	1-East (2:59 pm)	1-East (3:12 pm) 1-West (2:50 pm)	2-East (3:12 pm, 2:59 pm)	1-East (3:13 pm)	

Semi Traffic Irregulars (From 1/4/21 to 1/11/21)						
Time Frame	Monday (1/4)	Tuesday (1/5)	Wednesday (1/6)	Thursday (1/7)	Friday (1/8)	1/9-1/11
~ 5:30 am			1-West (5:34 am)			
~ 8:50 am**				1-West (8:49 am)		
~ 10:55 am				1-East (10:55 am)		
~ 12:20 pm				1-East (12:21 pm)		
~ 5:40 pm	1-West (5:39 pm)					

** Pohl Semi Truck, Marty Grove contacted and told them to not travel on Park Ave.

Park Avenue Semi-Truck Study #2

Notes

- West and East refer to the direction they are heading in (eastbound/westbound)
- National Average Semi-Truck length is 72.00 ft = 864 inches
- Minimum length on raw data set to 700 inches = 58.33 ft
- No vehicles were recorded over the length of 700 inches on 6/6/21 (Sunday)
- Three sets of times had a semi-truck going back and forth within a 20-40 minute window, likely a local delivery (see highlighted times)
- Traffic Count was from 9:00 am Tuesday (6/1/21) to 2:00 pm Tuesday (6/8/21)

Semi Traffic Patterns (From 6/1/21 to 6/8/21)								
Time Frame	Tuesday (6/1)	Wednesday (6/2)	Thursday (6/3)	Friday (6/4)	Saturday (6/5)	Sunday (6/6)	Monday (6/7)	Tuesday (6/8)
7:30 am - 8:30 am		1-West (8:25 am)	1-West (7:34 am)	1-East (8:11 am)				
10:45 am - 12:30 pm			1-West (10:59 am)	1-East (12:04 pm) 1-West (12:25 pm)			1-West (11:17 am) 1-East (11:46 am)	1-East (11:33 am)
1:00 pm - 1:45 pm	1-East (1:06 pm) 1-West (1:45 pm)	1-West (1:26 pm)						
7:15 pm - 8:00 pm					1-West (7:29 pm)		1-East (7:46 pm)	

Semi Traffic Irregular Patterns (From 6/1/21 to 6/8/21)								
Time Frame	Tuesday (6/1)	Wednesday (6/2)	Thursday (6/3)	Friday (6/4)	Saturday (6/5)	Sunday (6/6)	Monday (6/7)	Tuesday (6/8)
3:45 pm - 4:00 pm			1-East (3:56 pm)					
1:45 am - 2:00 am				1-West (1:52am)				

Park Avenue Semi-Truck Study Combination

Summary

- Both studies had a total of 16 Semi-Trucks over a time period of a week
- The total amount of cars was 30,390 (January) and 38,596 (June)
 - This gives the percent of vehicles at 700+ inches to be 0.0526% and 0.0415% respectfully
 - Average Semi-Truck length is 864 inches
 - Set at 700-inch threshold to allow for error
- Consistent amount of Semi-Truck traffic indicates local deliveries making up a majority of the Semi's counted
- Maximum Semi-Trucks in a day was 5
- Minimum Semi-Trucks in a day was 0
- Average is 2.29 Semi-Trucks a day (assumed only 7 days on both studies)

City of PIQUA COMMISSION AGENDA STAFF REPORT

K.1.

MEETING DATE	October 15, 2024		
REPORT TITLE	<u>Resolution No. R-115-24</u> A resolution authorizing the City Manager to enter into an agreement with ChoiceOne Engineering Corporation for the Engineering Design of the Scott Drive Intersection Improvements Project		
SUBMITTED BY	Kyle Hinkelman , Director Community Services		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	On June 25th, 2024 (R-92-24), Commission authorized the demolition of 902 Scott Drive. With this work completed in early September 2024, the area is ready for development. This work will consist of reviewing the existing intersection of Scott Drive and E. Ash Street (US-36) and design the optimal intersection for the projected increase in traffic from the soon to be development. The intersection improvements will consist of the realignment of Scott Drive, new curbs, sidewalk, asphalt, signage, necessary stormwater infrastructure and signal retiming. The area of work can be seen in Exhibit B. A Request for Proposals was sent to selected firms on August 20th with submissions due on September 10th (Exhibit A). The proposals were reviewed, and Choice One Engineering Corporation scored the highest. This project was included in the 2025-2029 Capital Improvement Plan.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$78,000	
	Expenditure \$:	\$78,000 (includes 10% contingency)	
	Source of Funds:	Street 103 Fund	
	Narrative:	This resolution includes a 10% contingency for items of work which may be required which are not included in the original scope of work. This also accounts for any	

		overages that may occur.
ATTACHMENTS	1.	Res. No. R-115-24
	2.	Reso R-115-24 - Scott Drive - Materials

RESOLUTION NO. R-115-24

RESOLUTION NO. R-115-24

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CHOICEONE ENGINEERING CORPORATION FOR THE ENGINEERING DESIGN OF THE SCOTT DRIVE INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, on December 12, 2023, this Commission passed Resolution No. R-140-23 authorizing the City Purchasing Analyst to advertise for bids, according to law, for the Scott Drive Intersection Improvements Project; and

WHEREAS, after solicitation of Statement of Qualifications and Request for Proposals, Choice One Engineering Corporation was determined to be the most qualified provider of these services.

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

- SEC. 1: An agreement is hereby approved with Choice One Engineering Corporation for the Engineering Design Services for the Scott Drive Intersection Improvements Project.
- SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$78,000.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 10.15.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm. Holman, seconded by Comm. Simmons, and on roll call the following vote ensued:

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah

Yah

Yah

Yah

Yah

Exhibit A



Proposal for Engineering Design Services Scott Drive Intersection Improvements Project

City of Piqua, Ohio
September 10, 2024

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

www.CHOICEONEENGINEERING.com



Date

September 10, 2024

Attention

Kenton Kiser
Engineering Manager

Address

City of Piqua
201 West Water Street
Piqua, OH 45356

Subject

Proposal for Engineering Design Services
Scott Drive Intersection Improvements Project
City of Piqua, Ohio

Dear Mr. Kiser:

When it comes to quality consulting services, Choice One Engineering Corporation (COEC) offers the City of Piqua high-quality design supported with practicality, communication, value, diligence, patience, and flexibility. Included in this Statement of Qualifications/Proposal are descriptions of these strengths, resumes of our seasoned team and our approach to serving as a trusted engineering partner to help you understand what the COEC team brings to the City and its projects. Our team has considerable familiarity with designing intersection reconfiguration projects throughout western Ohio, which we propose will benefit the City with cost savings (e.g. in review efficiency), superior communication (not only with the City but with any stakeholders, utilities, the County, ODOT D07, etc.), and minimal headaches, worries, and complications. Specifically, our approach to providing consulting engineering to the City of Piqua will use our core values to provide a smooth, enjoyable design experience is as follows:

- > **Timeliness** – We don't miss deadlines. We won't let you down.
- > **Enjoyment** – We want to be enjoyable to work with, and we want you to enjoy your experience. We will work hard to exceed expectations and make work with us as effortless on the City's end as possible.
- > **Availability & Responsiveness** – We get back to you within minutes or hours—not days or weeks. Our Sidney office, where work will be performed out of, is only 20 minutes from Piqua and is staffed from 6:00am to 4:30pm.
- > **Familiarity** – COEC has been involved with numerous City of Piqua projects over the years. We have genuinely enjoyed the relationships created with staff and officials, understand many of the needs and concerns of the City, and have detailed knowledge of future plans. We hope this is seen as a benefit to the City, as we would very much like to continue our partnership.

Thank you for your time and consideration of this Statement of Qualifications. If you have any questions, please do not hesitate to contact us.

Sincerely,



Allan J. Heitbrink, PE, PTOE
Project Manager

W. Central Ohio/E. Indiana

440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky

8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone



Choice One Stats

EST.
1994



Sidney, OH
Loveland, OH

Licensed in

Ohio, Illinois, Indiana
Kentucky



Insurance

Professional Liability & General Liability

40 Total Owners

78 Total Employees

29 PE

2 PS

4 CPESC

3 PTOE

1 PLA

Authority to Sign

Allan J. Heitbrink, PE, PTOE

440 E. Hoewisher Road

Sidney, OH 45365

937-497-0200

ajh@choiceoneengineering.com



Disciplines

Roadway Design

Reconstruction/New

Streetscape

Highway Lighting

Roundabouts



Traffic

Signals and Systems

Studies, Counts, Warrants



Sanitary Sewer

Storm Water

Water Distribution

Parks and Trails

Multi-Use Paths

Park Layout



Landscape Architecture

Bridge Design

Land/Site Development

Rail Design

Surveying

Topographic/Boundary

ALTA/NSPS

Construction Layout



Grants and Funding

Firm Background

After nearly 30 years of business, COEC has 40 employee-owners equaling half of our staff. This ownership mentality empowers our employees with an ownership mindset that drives decisions on what feels best for our clients and COEC. This mentality helps us accomplish our mission and purpose: *to provide fulfilling lives for a lifetime by making lives better with an enjoyable experience.* With less than 1% voluntary turnover per year and consistently being ranked as one of the Best Places to Work in the Dayton/Cincinnati region, and a repeat #1 Mid-sized Civil Engineering Firm to Work For in the Nation, we feel having team members who enjoy what we do and where we work helps make your life easier and better, all with an enjoyable relationship that is genuine and lasting.

Sometimes you just need a quick answer or do not want to wait days to be able to meet. At COEC, we feel our responsiveness truly sets us apart and we have an unwavering commitment to make our clients' lives better. We have intentionally created a flat organizational structure that encourages multiple points of contact with the City—there is always a green shirt ready to assist. The City will never need to worry about being able to get ahold of us or making sure we take care of something in a timely manner. We are willing to commit to prioritizing the City's work and provide for the City's needs.

Primary Office Location & Contact

Choice One Engineering would provide services to the City of Piqua out of our Sidney, Ohio office. The primary contact will be Allan J. Heitbrink, PE, PTOE, Project Manager.

Subconsultants

Choice One Engineering does not propose any subconsultants for this project.

Project Team



Allan J. Heitbrink, PE, PTOE
Project Manager



Matthew J. Hoying, PE
QA/QC - Roadway



Wesley J. Wolters, PE
Roadway Design



Craig C. Eley, PE
QA/QC – Traffic



Dane M. Sommer, PE
Roadway Design



Michael K. Goettemoeller, PE, PTOE
Traffic Engineering



Tyler J. Thobe, PE, CPESC
Stormwater Design & Compliance



Wesley D. Goubeaux, PS
Right-of-Way/Survey

Project Manager

Allan J. Heitbrink, PE, PTOE

Project Manager | Univ. of Dayton, 2013, BS in Civil Engineering

Northwestern Univ. Center for Public Safety, 2014

Bio: Allan has extensive experience in all aspects of traffic, utility, and transportation design. He has been involved in the design of traffic signals, highway lighting, roadway improvements, ODOT- and Local-Let projects, utility replacements, and road diet or widening designs that included pedestrian facilities. He has become very familiar with the standards and guidelines under the OMUTCD, TEM, ODOT Location & Design Manuals, and HCM. In addition, he has completed the Signing and Pavement Marking Course, the Maintenance of Traffic modules and the traffic signal classes with the Office of Traffic Engineering's Traffic Academy. Allan has also received his Professional Traffic Operations Engineer certification, demonstrating his knowledge of traffic operations engineering practices. As an experienced civil engineer, Allan has focus on roadway design, public utility design, ADA design, pavement composition, pedestrian/bicycle facilities, innovative corridor sharing, construction estimating, and public engagement/relations. His relationships with local utilities and a thorough understanding of design/specification of roadway and utility design in residential, urban, and rural areas is backed by his project experience and education. Beyond his continual engagement, presence, and availability, Allan makes a point to be available and considerate of a client's or stakeholder's time and is forthright and honest with potential problems. Allan also understands the importance of communication and communicates early and often with stakeholders. Allan is adept at keeping public utility users, property owners, business owners, residents, and stakeholders in mind when developing projects and plans. Finally, Allan will go to bat for the City of Piqua, offering engineering best practices and recommendations to produce successful projects from concept through construction.

**Additional resumes in Appendix.*

Project Team's Experience and References

Shayler/Bach-Buxton Intersection Improvements, Union Twp., Clermont County, Ohio

This project included improvements to the intersection of Shayler Road and Bach Buxton Road in Union Township. The existing intersection was a four-legged intersection, with two-lane approaches (a through/right-turn and a left-turn lane) on Bach-Buxton Road, and single lane approaches on Shayler Road. Left-turn lanes were added to Shayler Road on both approaches. Traffic counts were provided by the County to determine the length of the turn lanes; designed lanes were a 195-foot eastbound left-turn lane and a 175-foot westbound left-turn lane on Shayler Road. Both sides of the road were widened to accommodate the new left-turn lanes. New signal heads, signal cable, and vehicle detection were added to the existing signal system for the left-turn lanes. The signal timings were modified to accommodate left-turn phases for both Bach-Buxton Road and Shayler Road. Traffic was maintained during construction.

Project Snapshot	Turn lane additions and signal modifications
Services Provided	Field survey, traffic counts, construction plans, traffic signalization plans, right-of-way plat, and construction layout staking
Construction Cost/Year	\$614,548.00/2017
Reference	Jeremy Evans, Clermont County Engineer's Office, (513) 732-8857 jpevans@clermontcountyohio.gov

Northwoods Blvd. & Falls Creek Dr. Intersection Improvements, Vandalia, Ohio

For the City, COEC designed improvements to the Northwoods and Falls Creek Drive intersection including a mill and fill, the construction of an additional eastbound lane, and the design of a new traffic signal. Improvements were needed as the intersection is a main access point for a large shopping center, and a new Premier Health facility was being constructed in the shopping center. The new mast arm traffic signal at the intersection was warranted and designed to include three mast arm poles, preemption for emergency vehicles, new LED signal heads, and new intersection timing.

Services Provided	Warrant analyses, topographic survey, construction plans, and construction administration services
Construction Cost/Year	\$552,078.00/2020
Reference	Rob Cron, Public Service Director, (937) 415-2323, rcron@vandaliaohio.org

U.S. 50 and S.R. 132 Intersections Modifications, PID 107292, Owensville, Ohio

COEC designed enhancements to the traffic flow and safety at both intersections of U.S. 50 and S.R. 132 in Owensville, Ohio, by introducing new turn lanes and updating traffic signals. The project targets the "West" and "East" intersections, with plans to add an eastbound left turn lane, a westbound right turn lane, and a southbound right turn lane at the West intersection. Meanwhile, the East intersection saw the addition of an eastbound right turn lane, a northbound right turn lane, and an expanded turning radius at the southwest corner. To support these changes, the lane width was maintained at 12 feet, with new curbing installed as required, and the existing storm sewer system upgraded to ensure proper drainage. Traffic signals were modernized with new mast arms and radar detection systems, and street lighting enhancements were coordinated with Duke Energy. Road

Project Size	Modifications to two intersections in close proximity.
Services Provided	Topographic survey, construction plans, and ODOT right-of-way plans,
Construction Cost	\$3,397,900.00/2022
Reference	Mike Freeman, Village Administrator, (513) 732-1171, mike.freeman@villageofowensville.org

closures were not expected during construction to minimize disruption. The project also included 14 permanent right-of-way acquisitions.

Troy-Urbana Road Intersection Improvements, Troy, Ohio

This project included the design of a traffic signal at the intersection of North Market Street and Troy-Urbana Road in the City of Troy. COEC studied the intersection in anticipation of the construction of a new 150-lot residential subdivision. Due to the projected traffic, a signal was recommended at the intersection. The installed signal included a completely new mast arm traffic signal with LED signal heads. Pedestrian signal heads and pushbuttons were installed, curb ramps were installed at each corner to meet ADA standards, and radii of the intersections were analyzed and widened to provide for better vehicular turning movements. Overhead luminaires were also installed on the signal poles to provide adequate lighting at the intersection.

Services Provided	Traffic study, topographic field survey, construction plans, layout staking, record drawings, and construction observation
Construction Cost/Year	\$762,000/2013
Reference	Jill Rhoades, P.E., City Engineer jillian.rhoades@troyohio.gov, (937) 339-2641

Additional Project Team Experience

- > South Main Street - Ph 1 (ALL Delphos South Main St.) PID: 108644, Delphos, Ohio
- > Spring & Main St Signal Modifications and Lighting, Lima, Ohio
- > Cable Road and Cable Court Traffic Signal Improvements, Lima, Ohio
- > SR 66 Pedestrian Crossing (PID: 120486), Minster, Ohio
- > New Bremen Traffic Studies and Improvements Design, New Bremen, Ohio
- > High School & Elementary School Traffic Control Plan, New Bremen, Ohio
- > Downtown Traffic Signal Studies, St. Marys, Ohio
- > Spring Street and Vine Street Signal, St. Marys, Ohio
- > Main St Traffic Signal Upgrades (CLA-SR 235-4.44/4.77) PID: 104677, New Carlisle, Ohio
- > SR 127 & SR 725 Speed Study and Signal Improvements, Camden, Ohio
- > US 40 & Taylor Blair Road Traffic Analysis, West Jefferson, Ohio
- > Main Street & Kings Chapel Drive Traffic Signal, PID 113446, Troy, Ohio
- > SR 703 and Lake Campus Drive / Tri-Star Drive Traffic Signal, Mercer County, Ohio
- > High Street Traffic Signal and Lighting Design, Covington, Ohio
- > Russell Road & 4th Ave Traffic Signal Improvements, Sidney, Ohio
- > Woodman & Burkhardt Traffic Signal, PID 113447, Riverside, Ohio
- > CR-25A Reconstruction (PID 108711), Wapakoneta, Ohio
- > Lincoln Avenue Phase 3, PID 106438, Ada, Ohio
- > Leeson Avenue Reconstruction, Van Wert, Ohio
- > South Main Street, Phase 1 (ALL-Delphos S. Main Street), PID 108644, Delphos, Ohio
- > MOT-E. Springfield St. Reconstruction, Riverside, Ohio
- > MOT-W. Springfield St. Reconstruction, PID 103653 Riverside, Ohio
- > Jefferson Street Reconstruction - Phase 2, Bluffton, Ohio
- > Cloverleaf Road Reconstruction, Butler Township, Montgomery County, Ohio
- > West Stanfield Reconstruction, Troy, Ohio
- > S. Ohio Street Reconstruction and Bike Path, Greenville, Ohio
- > Keever Street Reconstruction, Lebanon, Ohio
- > Mechanic Street Reconstruction, Lebanon, Ohio
- > Wapakoneta Avenue Reconstruction, Phases 1 & 2, PIDs 85324 & 89052, Sidney, Ohio

Project Understanding & Approach

Project Understanding

Due to the recent redevelopment of the old Red Roof Inn, improvements are planned for the Scott Drive approach to Ash Street (US 36) to safely accommodate an anticipated increase in traffic. The new site is anticipated to feature a hotel, an Olive Garden restaurant, and a Chipotle restaurant. The existing commercial businesses and City park currently have short access points along Scott Drive, which intersect at irregular angles. With the expected rise in traffic volume and changes in traffic patterns, this new development will impact the traffic flow at the signalized intersection of US 36. Consequently, the City aims to reconfigure the Scott Drive approach to the Ash Street & Scott Drive intersection to enhance safety and improve the intersection's operations.

Existing Conditions: Scott Drive intersects with US 36 just west of Exit 82 on I-75. Scott Drive is classified as a local road, while US 36 is a minor arterial. The intersection of Scott Drive is essentially a "Y" configuration and functions as a 5-leg intersection due to multiple commercial access points and a park entrance to the north. Surrounding properties include the Baymont Hotel and Cracker Barrel to the west, City of Piqua Hollow Park to the north, and Speedway Gas Station along with the old Red Roof Inn site to the east. There are three access points, each 30'-35' wide, within 200' of the signalized intersection at US 36.

Technical Approach

Project Kick-off: If chosen, COEC will first hold a kick-off meeting with the City to organize existing information, discuss a timeline, and preform a field walk. One challenging aspect of this project will be to determine a layout that will best handle the projected traffic of the new development. COEC has the experience and tools to evaluate alternatives of the intersection to ensure the final product will meet current and future anticipated traffic demands. Specifically, COEC will analyze the intersection under the following scenarios.

1. As it exists today (no-build).
2. As a tee intersection with stop control from the east and westbound lanes.
3. As a tee intersection with signalized control.
4. Additional alternative(s) based on a traffic analysis and consultation with our expert roadway engineers.

As part of the analysis, COEC will also explore the possibility of closing off Cracker Barrel's easternmost access point to Scott Drive.

Intersection Design: The existing Y-shaped intersection, along with several drive approaches, creates a congested area to navigate. COEC will provide analysis and design to improve traffic operation for the businesses while maintaining maximum traffic flow for Ash Street.

One conceptual idea is to straighten the angles between Scott Drive from the west and the access drive needed for the new development to the east. This concept involves moving the intersection north to allow more storage capacity at the US 36 intersection. The shift in intersection location will also minimize encroachment on the LA right-of-way for Ash Street. In this concept, the two southbound lanes will remain as they are: a left-turn lane and a through/right-turn lane. The current northbound lane at the intersection is wide enough to allow for a painted median island, which creates lane separation while allowing adequate access for delivery trucks to the development. This will require a thorough review of the intersection curb lines to accommodate truck turning movements.

It is also essential to accommodate pedestrians at the intersection with the new development and enhance the existing crosswalk for better visibility and safety for pedestrian traffic.

Traffic Signal Improvements: Minor traffic signal improvements are anticipated due to the increased traffic generated by the new development. Pedestrian considerations will also be integrated into the signal timings. The COEC design team will review each alternative to determine the safest option for the traveling public while minimizing overall delays. The COEC team has the expertise to evaluate the existing traffic signal timings at the intersection and implement any necessary changes to signal timing or equipment to ensure effective traffic control and operations for all road users.

Right-of-Way: Right-of-way impacts are crucial to the success of this project. Acquisition of right-of-way from Speedway will be necessary to ensure a proper intersection offset from Ash Street. COEC is currently contracted to design the new development on the old Red Roof Inn site. A topographic survey of the development area and the Scott Drive intersection with US 36, extending up to Speedway's westernmost access point, was completed in January 2023. This prior survey, along with associated plat/deed research, will significantly reduce the workload for this project as COEC already has access to this data.

For areas not yet surveyed, COEC will locate property pins and relevant survey monuments, and conduct research on existing deeds and plats to delineate property lines and identify existing right-of-way limits. A topographical survey will be completed to identify any physical features that may need relocation as part of the project. COEC has the in-house capabilities to develop the right-of-way plans and will collaborate with the City's right-of-way consultant as needed during the acquisition process.

Maintenance of Traffic: Maintaining traffic flow through this busy intersection will be a top priority during the detailed design phase. The COEC design team comprises subject matter experts who will prepare detailed maintenance of traffic plans to ensure that access to each business remains unhindered during construction.

Qualifications: Beyond the numerous prequalifications, COEC is extremely familiar with this intersection and has been involved in the redevelopment plans from day one. With our knowledge of the site and understanding of City standards and processes, we are confident that we can provide excellent service to the City of Piqua's crucial redevelopment project.

Scope of Services

Project Snapshot

Choice One intends to provide construction plans to reconstruct the intersection north of Scott Drive and US 36 in the City of Piqua, Miami County, Ohio.

Project Details

- A redevelopment of the old Red Roof Inn site is currently in progress. There is concern for the Scott Drive & US 36 intersection's ability to safely handle the projected increase of traffic.
- The City would like to investigate alternative "tee" intersection layouts and ultimately reconstruct the intersection based on the investigation results.
- The project will be split into two phases:
 - Phase 1: Topographic Survey, Traffic Analysis, and Preliminary Engineering
 - Phase 2: Right-of-Way Plans and Construction Plans
- A traffic analysis will be conducted for three different scenarios as part of Phase 1:
 - Scenario #1: No-build.
 - Scenario #2: Tee intersection with stop control.
 - Scenario #3: Tee intersection with signalized control.
- If additional scenarios/alternatives are discussed and determined to be analyzed, a new scope and fee will be provided to analyze these additional scenario(s)/alternative(s).
- Choice One will use existing topo of the area collected for previous projects to supplement the survey performed as part of Phase 1 of this proposal.
- Choice One will design the intersection based on the results of the traffic analysis and City input. It is anticipated that the intersection will be shifted to the north, away from US 36.
- Minor utility relocation work, including storm sewer, sanitary sewer, and water main, is anticipated.
- It is anticipated that some minor traffic signal work at the Ash Street & Scott Drive intersection will be needed as part of the improvements. Included within this scope are minor signal timing adjustments. If it is determined that further additional work is needed, a separate scope and fee will be provided.
- This proposal does not include any signalization of the tee intersection. If necessary, a separate scope and fee will be provided.
- Sidewalks will be installed following the new intersection and tie into the existing curb ramps at US 36.
- Truck turns within AutoCAD will be performed to ensure access to Speedway remains uninhibited.
- Maintenance of traffic will be covered by general notes and details. It is anticipated that traffic will be maintained and access to the businesses will remain open during construction.
- Choice One will coordinate any utility relocations with the appropriate utility owners.
- Materials and construction standards will be covered by general notes.
- Plans will be designed to City of Piqua and Ohio Department of Transportation (ODOT) standards and specifications.
- We do not anticipate any participation by ODOT. If it is determined after Phase 1 that ODOT will need to be involved due to work within the LA right-of-way, an additional scope and fee will be provided.
- No soil borings are included. If it is determined by the City that borings are required, a separate scope and fee will be provided.
- It is anticipated that at a minimum one permanent and one temporary take will be needed from Speedway as part of this project. All communications with Speedway will be completed by the City. Choice One will prepare the necessary right-of-way plans. If it is determined that additional parcels are needed, a new scope and fee will be provided.

Project Services

PHASE I

1. Topographic Survey

- a. Contact Ohio Utilities Protection Service (OUPS) for underground utility locations.
- b. Perform necessary deed and plat research.
- c. Establish horizontal and vertical survey control for the project area based on State Plane coordinates and NAVD 88.
- d. Field reconnaissance and traverse of existing monumentation.
- e. Identify visible features from 10' beyond right-of-way for both sides including utilities and drainage.
- f. Provide roadway cross-sections every 50', at driveways, and other critical areas.
- g. Inventory manholes and catch basins including type of construction, depth, pipe size, and condition.
- h. Locate underground utilities as marked by the appropriate utility companies.
- i. The location of existing right-of-way lines is anticipated to be a factor for the project design. Boundary resolution of the properties along the route will be completed to show location of existing right-of-way lines and adjacent property lines based on existing monumentation, plats, deeds, and other readily-available information.
- j. Provide one foot contour intervals.
- k. Completed topographic survey shall be provided in AutoCAD format.

2. Traffic Analysis

- a. Study Guidelines
 - i. The study will be based on guidelines established in the Ohio Department of Transportation (ODOT) State Highway Access Management Manual (SHAMM) and the Institute of Transportation Engineers (ITE) Transportation Impact Analyses for Site Development.
- b. Study Area
 - i. Ash Street (US 36) & Scott Drive.
- c. Traffic Counts
 - i. Peak period turning movement counts will be collected on a typical weekday (Tuesday, Wednesday, or Thursday) for a total of 13 hours (6:00 AM to 7:00 PM) at the following intersections:
 1. Ash Street (US 36) & Scott Drive.
- d. Traffic Growth Rate
 - i. A linear growth rate will be acquired from ODOT and the Miami Valley Regional Planning Commission's (MVRPC) regional travel demand model.
- e. Alternate Analysis
 - i. Two (2) alternates of the Scott Drive realignment will be evaluated.
- f. Prepare Trip Generation, Distribution, & Assignment
 - i. Prepare trip generation for the proposed development using the Institute of Transportation Engineers Trip Generation Manual, 11th edition.
 - ii. Peak hour directional distributions to/from the site shall be based upon the existing counts at the adjacent intersection(s). The assignment of traffic to the proposed access roadways shall consider the planned footprint of the development. Based on the directional distribution, the generated traffic volumes shall be assigned to the adjacent street network.
- g. Perform Turn Lane Analysis
 - i. Turn lane warrant analysis shall be performed for all studied intersections and driveways. The need for turn lanes at signalized intersections is determined by capacity analysis. Turn lane length determination shall be based on the ODOT L&D Manual methodology.

- h. Perform Capacity Analysis
 - i. Capacity analyses shall be performed for the AM and PM Peak Hours of the studied intersections for the following scenarios:
 - 1. 2025 Opening Year No Build
 - 2. 2025 Opening Year Build
 - 3. 2035 Design Year No Build
 - 4. 2035 Design Year Build
 - ii. Intersection capacity analysis will be performed using Synchro software and will follow ODOT's OATS Manual.
- i. Report
 - i. Provide brief traffic memo describing the recommendations for potential roadway improvements based on the analysis.
- j. Traffic Analysis Submittal
 - i. Submit the traffic memo to the City of Piqua for review and approval.

3. Preliminary Layout

- i. Provide preliminary schematic layout of proposed improvements.

PHASE 2

4. Final Engineering

- a. Design construction plans to include:
 - i. Title Sheet
 - ii. Schematic Plan
 - iii. Typical Sections
 - iv. General Notes and Details
 - v. Intersection Details
 - vi. Quantity Summary and Engineer's Estimate
 - vii. Plan and Profile (scale 1" = 20' horizontal, 1" = 5' vertical)
 - viii. Cross-Sections (scale 1" = 5' horizontal, 1" = 5' vertical)
 - ix. Maintenance of Traffic Notes and Details
 - x. Pavement Markings and Signage Plan
 - xi. Traffic Control Notes, Details, and Plans

5. Right-of-Way Plans

- a. Prepare a set of right-of-way plans to conform to the requirements of Miami County. Fees for preparation are based on acquisition by the City of up to one (1) permanent take and one (1) temporary take. The set of right-of-way plans will include the following:
 - i. Property Map (Showing Total Tract)
 - ii. Summary of Parcels
 - iii. Right-of-Way Detail Sheets (scale 1" = 20')
 - iv. Legal Descriptions

6. Construction Administration Services, upon request

- a. *Construction Administration services listed below will be provided upon request on an hourly basis according to our current Standard Hourly Rate Schedule.*
 - i. Produce additional plans for successful contractor and Client.
 - ii. Attend preconstruction meeting and provide minutes to attendees.
 - iii. Respond to Contractor's questions.
 - iv. Administrate plan interpretation for contractor and Client during construction, as required.
 - v. Attend meetings at the request of the Client with contractor.
 - vi. Review and approve pay requests.

- vii. Process necessary change orders.
- viii. Conduct final inspection and provide a punch list.
- ix. Review site/civil shop drawings.

Attend final walkthrough with Client and contractor.

Additional Services

We have the skill, experience, and knowledge to provide additional services as listed below. Additional services will be approved by the Client prior to commencement and will be performed on an hourly basis according to our current Standard Hourly Rate Schedule or a mutually negotiated lump sum fee.

1. Construction Layout Staking
2. Construction Bidding Procedures
3. Record Drawings
4. Construction Observation
5. Ohio Environmental Protection Agency (OEPA) Permits and Submittals

Client Responsibilities

- Provide benchmark data, traverse data, and related notes, if available.
- Provide property and/or right-of-way information, if available.
- Provide any available existing plans.
- Perform subsurface investigation, if necessary.
- Execute necessary Work Agreements and Easements.
- Provide timely decisions to keep design work on schedule.
- Provide property access and owner notification along the project route.
- Assist in utility company coordination.

Compensation & Schedule

Compensation

Lump Sum Fee Schedule	
Topographic Survey	\$4,800.00
Traffic Analysis	\$12,600.00
Preliminary Layout	\$11,500.00
Phase I Total	\$28,900.00
Final Engineering	\$36,000.00
Right-of-Way Plans	\$5,000.00
Phase II Total	\$41,100.00
Grand Total (Phase I + Phase II)	\$69,900.00
Construction Administration Services	Hourly Upon Request

Schedule

Choice One will have Phase 1 completed within ninety (90) days after receipt of an executed Agreement. Phase 2 completion will be determined after meeting with the City on Phase 1.

This agreement is valid for 60 days prior to being executed by the Client. After 60 days, Choice One reserves the right to modify the fee and schedule, as necessary.

APPENDIX: Key Team Member Resumes

Matthew J. Hoying, PE

Roadway QA/QC | Univ. of Dayton, 2007 BS in Civil Engineering
Northwestern Univ. Center for Public Safety, 2008

Bio: Matt is a skilled project manager, transportation engineer, and quality control/assurance manager of roadway, utility, site development, and traffic projects at COEC. As a project manager, Matt has led and participated in numerous past City of Piqua projects including Lock 9 Park and other downtown improvement initiatives. With formal education at the Northwestern University Center for Public Safety, Matt has developed skills in transportation engineering that include adeptness with traffic signals, roadway, pavement composition, maintenance of traffic, safety, pedestrian movement, and roadway-related utility design, especially as it relates to ODOT-Let and Local-Let projects. Over the course of his career, Matt has developed plans and specifications for new and replacement traffic signals and signal systems, as well as pedestrian and intersection safety. With this experience in mind, Matt has a critical eye for accuracy, practicality, and constructability as it relates to quality control and quality assurance, as he is able to review plans thoroughly and proficiently.

Craig C. Eley, PE

QA/QC – Traffic | Wright State Univ., 1995, BS in Electrical Engineering

Bio: In 1989, Craig began his career at ODOT District 7; during this time, he earned a degree in Electrical Engineering. Craig was promoted to a Transportation Engineer and worked as a Project Inspector/Engineer on several large traffic signal and transportation projects. He then moved into the ODOT District 7 Planning Department as District Traffic and Safety Engineer, functioning as the District Traffic Engineer and Safety Review Team Chairman. Craig retired from ODOT in 2014. In 2015, Craig joined COEC where he works primarily on ODOT and local traffic, roadway, pedestrian, and signal projects. Craig brings very specific experience and familiarity to City of Piqua projects where, as an ODOT employee, he worked with the City to install the existing signal at Ash Street & Scott Street.

Dane M. Sommer, PE

Roadway Design | Univ. of Dayton, 2010, BS in Civil Engineering

Bio: Dane is a design engineer with extensive complex roadway design, bridge, roundabout, and pavement design experience. Prior to working at COEC, Dane designed roundabouts, bridges, and roadways for various projects under EP Ferris & Associates, Columbus, Ohio. While at EP Ferris, Dane was heavily involved in the design of projects that ranged from interstate bridge replacement and reconstruction to multi-lane roundabouts. Dane began his career as a Transportation Engineer with ODOT District 5 (Jacksonstown), designing bridges and learning ODOT Standards and processes. Specifically, Dane has experience in ODOT pavement design, drainage design, ODOT design manuals, the ODOT design and review process, and ODOT construction estimating.

Wesley J. Wolters, PE

Roadway Design | The Ohio State Univ., 2016, BS in Civil Engineering

Bio: Wes is a confident project manager and engineer who has experience with roadway reconstruction, sidewalk, utility reconstruction, construction estimating, ODOT design standards, and storm water design. His experience includes various roadway reconstructions in southwest Ohio including those in Symmes Township, Lebanon, Mason, and Sycamore Township, and his utility and storm water design experience has been reinforced through work on private sites including mixed-used developments, residential subdivisions, and grading plans. Wes is a versatile engineer who asks good questions, provides sound engineering judgement, and enjoys creating relationships with clients and coworkers. Wes has developed practical experience developing projects including Union Cemetery Road Sidewalk in Symmes Township, Surrey Place

Storm Improvements in Deerfield Township, State Route 125 Water Main Replacement for Clermont County, Mason-Lebanon Bike Path Connector in Mason, and Gay Street Reconstruction in Williamsburg.

Michael K. Goettemoeller, PE, PTOE

Traffic Engineering | Univ. of Dayton, 2013, BS in Civil Engineering

Bio: Michael is a project manager focused on traffic engineering, traffic studies, safety, and roadway design. Mike's duties are completed with a positive attitude and enjoyable engagement with clients, agencies, and contractors alike. His understanding of transportation engineering and safety (and how to improve them) is thorough and extensive. Mike also puts his knowledge and experience to work to implement study recommendations and countermeasures with in-depth experience designing ODOT-funded roadway safety improvements. Mike is also adept at Syncho traffic modeling software, creating models that allow our team and the client to understand the existing conditions and how to best enhance safety. Mike works with several developers and municipalities on conducting and reviewing traffic impact studies throughout Ohio.

Tyler J. Thobe, PE, CPESC

Stormwater Design & Compliance | Univ. of Dayton, 2014, BS in Civil Engineering

Bio: Tyler serves as one of COEC's stormwater and drainage experts. As a Certified Professional in Erosion and Sediment Control (CPESC), Tyler has the knowledge and understanding of erosion control, stormwater management, culvert design, and post construction BMPs that helps clients best plan, analyze, and eventually design and construct effective stormwater improvement projects. Tyler is especially proficient in culvert design, bridge design, retention/detention, channel modification, and erosion control. On drainage/stormwater studies, Tyler performs in-depth analysis, develops a clear picture of existing conditions, then develops practical recommendations. For infrastructure design, Tyler works in conjunction with the rest of the design team in order to make sure all required drainage improvements are accounted for up front. This experience also allows Tyler to provide astute, critical reviews of site plans/developments on behalf of municipalities including Greenville, Sidney, and West Jefferson.

Wesley D. Goubeaux, PS

Right-of-Way Plans/Survey | The Ohio State Univ., 2000, BS in Geomatics Engineering

Bio: Wes spent several hands-on years in the field collecting field data and driving construction layout stakes. Wes now executes ODOT Right-of-Way plans and ALTA/NSPS Survey documents for over 20 years. In addition, he develops easements, plats, and performs courthouse research. Wes's organization and confidence offer clients peace of mind; his self-assured, non-stress attitude offers clients a trusted partner in the development process. All together these traits make his leadership of the survey department result in the operation of an efficient, accurate team.

Exhibit B

Hollow Park
Entrance

Approximate
Project Limits

Scott Drive

E. Ash Street (US-36)

E. Ash Street (US-36)



City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.2.

MEETING DATE	October 15, 2024
REPORT TITLE	<u>Resolution No. R-116-24</u> A resolution authorizing a purchase order for one marked police side-by-side and upfitting costs
SUBMITTED BY	Rick Byron, Police Chief Police
AGENDA CLASSIFICATION	Resolution
BACKGROUND	As part of the ongoing strategic fleet replacement plan, the Police Department intends to purchase one new side-by-side for use as an all-terrain utility vehicle. The new marked side-by-side will replace the two ATVs currently in use by the department. The City of Piqua currently has more than 11 miles of bike path that the police department is responsible for patrolling. The purchase of the side-by-side will allow for increased patrol by officers while providing them with more security and ability than the current ATVs. The side-by-side will allow for multiple officers to respond to an incident together or allow a team of officers to patrol areas of the path for drug and criminal activity, providing additional safety for our officers. Officers will be able to covertly patrol areas of concern more easily, allowing for detection and apprehension of criminal offenses including drug abuse violations. Officers assigned to patrolling the bike path will also be able to use the side-by-side to respond to calls for services if needed. In addition to patrolling the path, officers in the side-by-side will have the ability to collect larger items of evidence that they would not be capable of transporting with the ATVs. The Honda Pioneer SXS10M5DR meets the needs of the Piqua Police Department. Honda Powersports of Troy currently has the model in stock and can equip it with a winch and plow blade, which will allow officers to clear the cruiser lot of snow accumulation during the nights and weekends, making the lot easily accessible for them. The price for the side-by-side with the installed winch and plow is \$26,054.00. An additional amount of \$1,070.00 and \$2,729.44 will be needed to wrap and decal the unit and equip it with emergency equipment. The total budgeted amount for this program will be

	\$29,853.44. Approval of this resolution would allow the City to purchase 1 new marked police utility vehicle. PCO 34.19 Publication of Bids; Exceptions (B) In unforeseen emergencies, delay would result in the interruption of or detriment to the delivery of public services, as determined by the City Manager. (C) The purchase consists of supplies or a replacement or supplemental part or parts for a product or equipment owned or leased by the city and the only source of supply is limited to a single supplier. (E) In the sound judgment of the Purchasing Agent, subject to approval of the City Manager, advertisement for bids for any specific purchase would not be of any material benefit to the city.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$29,853.44
	Expenditure \$:	\$29,853.44
	Source of Funds:	Fund 609 LETF
	Narrative:	
ATTACHMENTS	1. Res. No. R-116-24 2. Honda Quote 3. Honda side by side_1 4. Danco Quote 5. Est_2441712_from_K._E._Rose_Company_8648	

RESOLUTION NO.

RESOLUTION NO. R-116-24

**A RESOLUTION AUTHORIZING A PURCHASE ORDER FOR ONE MARKED POLICE SIDE-BY-SIDE
AND UPFITTING COSTS**

WHEREAS, the City of Piqua Police Department requires the purchase of specialized police vehicles to fulfill their duties to the citizens of the City of Piqua, and;

WHEREAS, the City of Piqua has budgeted for the replacement of two Police ATVs.

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: A purchase order is hereby authorized to Honda Powersports of Troy, Ohio, for a 2024 Honda Pioneer SXS10M5DR side-by-side utility vehicle not to exceed \$26,054.00. The remaining \$3,799.44 will be authorized to various vendors for unfitting the vehicle. The total budget for this project is not to exceed \$29,853.44.
- SEC. 2: The Finance Director certifies funds are available and is hereby authorized to draw his warrant on the appropriate account of the City treasury in payment for said equipment purchase.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 10.15.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm. Hohman, seconded by Comm. Vetter, and on roll call the following vote ensued:

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah
Yah

RETAIL BUYERS ORDER



HONDA POWERSPORTS OF TROY

1640 W. Main St. Troy, OH 45373
937-332-3440 • Fax 937-332-3460

W/S#

INVOICE NO. _____

CONTROL NO. _____

STOCK NO. 4R800451
DATE 07/10/2024
SALESPERSON BLAKE A STRADLING



PURCHASER'S NAME _____

CITY OF PIQUA

STREET ADDRESS 201 WEST WATER STREET

PHONE 937-778-2027

CITY PIQUA

COUNTY MIAMI

STATE OH

ZIP 45356

ENTER MY ORDER FOR ONE ☒ NEW ☐ USED ☐ DEMONSTRATOR AS FOLLOWS: EMAIL: RBYRON@PIQUAOH.GOV

YEAR 2024	MAKE HONDA	MODEL SXS10M5DR	TYPE UV	COLOR GREEN
VIN 1HFVE0421R4800451		TO BE DELIVERED ON OR ABOUT		
REMARKS:		CASH PRICE OF VEHICLE		\$ 20,399.00
Months		Freight		1,290.00
Months		Prep/Setup		0.00
Months		Parts and Accessories		0.00
OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS		RCOF/WINDSCREEN WINCH/PLCY INSTALLED		4,100.00
☐ IF MARKED, PLEASE SEE ATTACHED DELIVERY CONFIRMATION		Gap Insurance		0.00
☐ IF MARKED, PLEASE SEE ATTACHED SPOT DELIVERY AGREEMENT-LIMITED RIGHT TO CANCEL		Service Contract		0.00
☐ DEPOSIT/ ☐ PARTIAL PAYMENT: The sum of \$ _____ was received from you as a Deposit/Partial Payment. It is not refundable, except as set forth in this Agreement in the case of a Deposit, we will refrain from selling the vehicle for _____ days.		NEGATIVE EQUITY: You agree that if the Balance Owed on your Trade In/Lease Turn-In Vehicle (2) exceeds the Trade-In Allowance (1), the Net Trade-In Allowance will be a negative amount and the difference ("Net Trade-In Payoff") will be added to the Total Due.		
X _____		X _____		
TRADE-IN AND OTHER CREDITS		25,789.00		← SELLING PRICE → 25,789.00
TRADE-IN ALLOWANCE	0.00	0.00		X 0 % = SALES TAX 0.00
BALANCE OWED ON TRADE	0.00	TAXABLE TOTAL 25,789.00		COUNTY MIAMI
BALANCE OWED TO:		ODOMETER MILEAGE STATEMENT		DOCUMENT FEES → 250.00
NET EQUITY	0.00	THE ODOMETER OF THE ABOVE DESCRIBED VEHICLE NOW READS _____ MILES/KILOMETERS.		TITLE FILING 15.00
DEPOSIT	0.00	AND IS ACCURATE UNLESS CHECKED BELOW		Temp Tag 0.00
CASH ON DELIVERY	0.00	☐ ODOMETER MILEAGE IS NOT ACCURATE		VSI 0.00
OTHER BONUS BUCKS	0.00	REFER TO THE FEDERAL MILEAGE STATEMENT FOR FULL DISCLOSURE.		TOTAL 26,054.00
TOTAL CREDIT	0.00			TOTAL CREDIT 0.00
TRADE-IN STOCK NO.	YEAR	MAKE	MOD.	BALANCE DUE 26,054.00
	BODY TYPE	VIN	MILEAGE	

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express or implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. SPANISH TRANSLATION: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

I have read and accept the terms and conditions of this Agreement, including the terms and conditions that appear on the reverse side, and hereby acknowledge that this Agreement is complete and accurately reflects the Agreements between the Dealership and myself. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until accepted by an Authorized Dealership Representative.

Purchaser _____

Accepted by Authorized Dealership Representative

Purchaser _____

To Reorder Login into easysource.culglobal.com or Call 1-800-237-2372 Item # 8973015-22440 (Rev. 10/06)

\$500-1000 Trade-In on 2005



4700 Springfield St.
Dayton, Ohio 45431

DATE	ESTIMATE NO.
9/30/2024	4539

NAME / ADDRESS
City of Piqua Police Department 100 N Wayne St Piqua, OH 45356

PROJECT

[illegible]

TOTAL	\$1,070.00
--------------	------------

Phone #
937-965-7186

E-mail
jodi@dancolettering.com



4595 Chambersburg Rd
Huber Heights, OH 45424

PH: (937) 236-9702
FAX: (937) 236-9783

Serving All Of Your Upfitting Needs.

Estimate

Name / Address
Piqua Police Dept 201 W Water St Piqua, Ohio 45356

Date	Estimate #
9/30/2024	24-41712

Cust P.O.#	Sales Rep	Project	Truck/Liscence #	Contact & Phone #
	GFB			

Description	Qty	Cost	Total
Honda Pioneer 1000-5			
Federal Signal HL10PC-RB Highlighter Elite Red/Blue LED Mini-Lightbar Permanent Mount	1	170.85	170.85T
Whelen VTX9* Vertex Hideaway Duo Color (Possibly mount in headlights, does not appear taillights will have room, but surface mount below taillights)	4	91.625	366.50T
Whelen WSSPA30 30w Siren, Speaker, & PA Combination Weatherproof	1	269.59	269.59T
Whelen WSSMSW3 Motorcycle Switch, Siren, Airhorn, & Lighting	1	77.50	77.50T
Shop Supplies - fuses, wire, connectors, loom, misc.	1	85.00	85.00T
Shop labor to: install above listed items	16	110.00	1,760.00T
		Sales Tax (0.0%)	\$0.00
All invoices over \$500.00 paid by CREDIT CARD are subject to a 3% CREDIT CARD FEE.		Total	\$2,729.44

If estimate is accepted, please circle any option which is needed but not shown in estimate total. A new estimate will be provided. Insert P.O. # in block provided. Please sign and date and return by fax at your convenience

Signature _____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.3.

MEETING DATE	October 15, 2024	
REPORT TITLE	Resolution No. R-117-24 A resolution amending a purchase order to Barrett Paving Materials Inc. as the Primary Supplier, and Valley Asphalt Corp. as the Secondary Supplier, of 402 & 404 Asphalt for the 2024 Street and Alley Maintenance Program	
SUBMITTED BY	Brian Brookhart, Director Public Works	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	We are requesting an additional \$60,000 for Asphalt purchases for 2024. We have been able to resurface a few additional alleys that were not planned for this year, and we are planning to update a public parking area between Ash Street and Greene Street, which will allow for some additional downtown parking. The Finance Department certified that we have funding available to add the additional \$60,000 for asphalt purchases through the end of the year. Some of the funding will also go towards additional street and alley repairs.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	186,000
		186,000
	Source of Funds:	Fund 101
	Narrative:	
ATTACHMENTS	1. Res. No. R-117-24 2. Res. No. R-34-24	

RESOLUTION NO. R-117-24

RESOLUTION NO. R-117-24

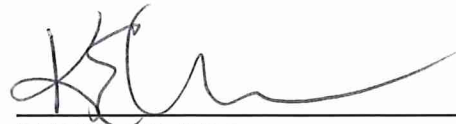
A RESOLUTION AMENDING A PURCHASE ORDER TO BARRETT PAVING MATERIALS INC. AS THE PRIMARY SUPPLIER, AND VALLEY ASPHALT CORP. AS THE SECONDARY SUPPLIER, OF 402 & 404 ASPHALT FOR THE 2024 STREET AND ALLEY MAINTENANCE PROGRAM

WHEREAS, on February 20, 2024, this Commission approved Resolution R-34-24 as shown on the attachment; and

WHEREAS, after many street and alley projects have been completed this year, we are requesting more funds for this purpose. Our Public Works Department has been able to save the City money by completing some of these small projects in house vs. hiring an outside contractor to do this work.

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: A purchase order is hereby authorized to Barrett Paving Materials Inc. as the primary supplier of 402 & 404 asphalt pursuant to the bid specifications;
- SEC. 2: A purchase order is hereby authorized to Valley Asphalt Corp. as the secondary supplier of 402 & 404 asphalt pursuant to the bid specifications should the primary supplier not be able to meet the demands of the City of Piqua;
- SEC 3: The Finance Director certified that funds are available or anticipated to come into the City treasury and is hereby authorized to draw his warrant from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$186,000 between both the primary and the secondary supplier;
- SEC. 4: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 10.15.2024

ATTEST: Melissa Kinney

CLERK OF COMMISSION

Comm. Hohman *Comm. DeBrosse*

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

Yah
Yah
Yah
Yah
Yah

RESOLUTION NO. R-34-24

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO
BARRETT PAVING MATERIALS INC. AS THE PRIMARY SUPPLIER, AND VALLEY
ASPHALT CORP. AS THE SECONDARY SUPPLIER, OF 402 & 404 ASPHALT FOR THE
2024 STREET AND ALLEY MAINTENANCE PROGRAM**

WHEREAS, on October 11, 2023, the Contract & Purchasing Manager publicly advertised for bids for Hot 402 & 404 Asphalt; and

WHEREAS, after proper advertisement, bids were opened on November 14, 2023, resulting in the tabulation of bids as listed in Exhibit "A" attached hereto;

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: A purchase order is hereby authorized to Barrett Paving Materials Inc. as the primary supplier of 402 & 404 asphalt pursuant to the bid specifications;
- SEC. 2: A purchase order is hereby authorized to Valley Asphalt Corp. as the secondary supplier of 402 & 404 asphalt pursuant to the bid specifications should the primary supplier not be able to meet the demands of the City of Piqua;
- SEC. 3: The Finance Director certified that funds are available or anticipated to come into the City treasury and is hereby authorized to draw his warrant from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$126,000 between both the primary and the secondary supplier;
- SEC. 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 2.20.2024

ATTEST: Melissa Kinney
MELISSA KINNEY
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm. Hohman,
seconded by Comm. DeBrosse, and on roll call the following vote ensued:

Mayor Kris Lee	<u>Yah</u>
Commissioner Thomas Hohman	<u>Yah</u>
Commissioner James Vetter	<u>Yah</u>
Commissioner Frank DeBrosse	<u>Yah</u>
Commissioner Paul Simmons	<u>Yah</u>

CITY OF PIQUA, OHIO

Exhibit A

Bid Tabulation for IFB 2333
Opened 11-14-23 at 2:00 p.m.

402 & 404 Asphalt & Cold Patch

	Barrett Paving Materials Inc. Franklin, OH	Valley Asphalt Corp. Cincinnati, OH	Hei-Way LLC Sarver, PA
<u>All prices are per ton</u>			
402 Asphalt	\$ 76.00	\$ 80.00	NB
404 Asphalt	\$ 78.00	\$ 84.00	NB
Cold Patch	\$ 162.50	\$ 155.00	\$ 143.00
		Pick up prices Call for delivery prices	Includes delivery with a 25 ton min. order
	Moraine Plant Only for cold patch 2701 W. Dorothy Lane, Moraine	Cold Patch 1901 Dryden Rd, Dayton	

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.4.

MEETING DATE	October 15, 2024
REPORT TITLE	<u>Resolution No. R-118-24</u> A resolution to consider a preliminary replat of parcels N44-076518 and N44-077518
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Resolution
BACKGROUND	The applicant has requested to create a development that includes a mix of single-family residences (201 total) and townhomes (132), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. 15.49 acres of open space has been provided which includes potential amenities and ponds. This proposal aligns with Objective H3 from the 2007 Plan It Piqua Comprehensive Plan, which aims to "Provide a variety of housing choices." As demographic shifts and changes in family structures occur, it becomes increasingly important for communities to offer housing options that accommodate diverse household sizes and types. Housing choices should be available across a range of locations, styles, and price points to ensure that all residents can find suitable living arrangements. The proposed mix of housing types – paired with the open space and thoughtful layout – demonstrates a commitment to diversifying the local housing stock, which complements the evolving demographic trends in the Piqua community. By offering both traditional homes and townhome options, this development will cater to a broad spectrum of residents, from growing families to empty-nesters and individuals seeking more compact living. If this resolution is approved, the Developer will be required to bring back each Phase for Final Development/Plat, which will have all of the required details provided and show how they meet all of the City of Piqua standards specifically. This preliminary plat is intended to reflect the general concept and goals for the development, including the number of single family and townhome lots, the general road

	alignment, pond location, and buffer locations. The Planning Commission met on October 8, 2024 and voted 5-0 to recommend approval of the requested preliminary plat - PC 23-24. Piqua Staff did note at the Planning Commission meeting some concerns regarding the proposed plan including potential improvements to Piqua-Clayton Road that would be necessary, parking shown in the ROW, utility locations, and protection near ponds. Staff also discussed the cul-de-sacs that are shown near Eagle's Nest. These more detailed concerns will be addressed as the final plat comes back for approval. At the public hearing of the Planning Commission there were numerous comments about the plan, including concerns about traffic/speeding, school overcrowding, maintenance, home values, and construction traffic among others.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$0
	Expenditure \$:	\$0
	Source of Funds:	\$0
	Narrative:	N/A
ATTACHMENTS	1. PC 23-24 - PACKET	

RESOLUTION NO. R-118-24

RESOLUTION NO. R-118-24

A RESOLUTION TO CONSIDER A PRELIMINARY REPLAT OF PARCELS N44-076518 AND N44-077518

WHEREAS, pursuant to the City of Piqua Code of Ordinances Title XV: Development Code, the City Commission has final authority to review and decide on applications for preliminary plans / plats; and

WHEREAS, the Planning Commission met on October 8, 2024 in a public forum and heard PC 23-24, reviewed submitted materials, took public comment on the case, and rendered a recommendation; and

WHEREAS, the Planning Commission voted 5-0 to recommend approval of PC 23-24, a resolution to consider a preliminary replant of parcels N44-076518 and N44-077518.

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: This Commission hereby take the action necessary to authorize and approve the preliminary plat of parcels N44-076518 and N44-077518, as shown in Exhibit A attached hereto.
- SEC. 2: The City Manager shall cause the preliminary plat and all appropriate and necessary legal instruments supporting such actions to be properly recorded.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Commissioner Vetter, seconded by Commissioner Hohman, 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 23-24

WHEREAS, D.R. Horton, has submitted a request for a recommendation of approval for a replat of parcels N44-076518 and N44-077518; and,

WHEREAS, the City of Piqua Code of Ordinances section 151.34 provides the procedure for approving a Final Plat; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Final Plat:

- ☐ Will conform with the stated intent of the Complete Streets Policy.
- ☐ Will not threaten the general health, safety, and welfare of the properties affected.
- ☐ Is compatible with the general economic development policies of the City.
- ☐ Conforms to all other applicable plans, policies, codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member **Mr. Underwood** hereby moves to **APPROVE** the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member **Mr. Harvey** 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	☒	☐	☐	☐

STAFF REPORT

Planning Commission

Date: October 8, 2024
Re: PC 23-24 – Preliminary Replat – N44-076518 & N44-077518
PC 24-24 – Zoning Designation – N44-076518 & N44-077518

Applicant: D.R. Horton, Rob Smith
Owner: Craycon Homes Inc.

Address: Piqua Clayton Road / Spotted Doe TL
Parcel #: N44-076518 & N44-077518

Zoning: RE-10 – Residential Estate 10,000 SF

Request: The applicant is seeking a preliminary replat of two parcels — one measuring 60.94 acres and the other 22.72 acres — along with a zoning designation change from RE-10 to RE-6 (Residential Estate 6,000 SF) for single-family homes, as well as S-RM (Suburban Residential Multi-Unit) for multi-unit living.

Staff Comments and Recommendations:

Staff recommends conditional approval of the preliminary replat and zoning designation change, with the following considerations:

The proposed development includes a mix of single-family residences (201 total) and multi-unit living (132 townhome lots), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. Additionally, 15.49 acres of open space will enhance the community's character, and the proposed density of 3.98 units per acre is appropriate for the area.

The proposed lot sizes for both single-family homes and townhomes are well within reasonable ranges for this type of development. Typical single-family lots will be 7,020 square feet, providing ample space for homeowners while maintaining an efficient use of land. The townhome lots, at 2,000 square feet each, will offer a more compact, low-maintenance living option, which could appeal to a broader demographic, including young professionals, downsizers, and smaller families. The inclusion of multi-unit living near an existing development also ensures a gradual transition between different housing types, enhancing neighborhood cohesion and providing housing diversity. The 15.49 acres of dedicated open space will further enhance the overall livability of the development, creating recreational and aesthetic value for future residents.

STAFF REPORT

This proposal aligns with **Objective H3** from the 2007 *Plan It Piqua* Comprehensive Plan, which aims to "Provide a variety of housing choices." As demographic shifts and changes in family structures occur, it becomes increasingly important for communities to offer housing options that accommodate diverse household sizes and types. The variety of single-family homes and townhomes proposed in this development reflects a thoughtful approach to meeting these needs. Housing choices should be available across a range of locations, styles, and price points to ensure that all residents can find suitable living arrangements. The proposed mix of housing types – paired with the open space and thoughtful layout – demonstrates a commitment to diversifying the local housing stock, which complements the evolving demographic trends in the Piqua community. By offering both traditional homes and multi-unit living options, this development will cater to a broad spectrum of residents, from growing families to empty-nesters and individuals seeking more compact living.

While the proposal has many positive elements, there are a few areas that require further attention to ensure the development meets city standards and aligns with long-term planning goals. Particularly, staff cannot support the current road configuration at the north end, where Eagles Lake Drive is not connected. This design creates unnecessary maintenance challenges and promotes inefficient circulation, offering no tangible benefit to the City. Staff recommends revising the road layout to ensure a proper connection.

Additional staff comments have identified several improvements and adjustments that should be incorporated into the final design, and may not be limited to:

- **Improvements on Piqua-Clayton Road:** Necessary upgrades, including potential right-of-way (R/W) acquisition, should be addressed in coordination with the City.
- **R/W parking spots:** Further discussions will be required regarding their location, specifications, and any potential modifications.
- **Utilities:** Final construction plans will need to be refined to ensure utilities comply with City standards. For example, utility mains should not run between houses, although stormwater lines may be permitted with proper easement or HOA space.
- **Stormwater management:** Protective measures, such as guardrails, should be installed within the R/W where stormwater basins are directly adjacent to ensure public safety.

With these revisions and conditions in place, staff believes the project will align with City standards and enhance the community's residential offerings. Therefore, staff recommends approval, contingent upon addressing the outlined issues.

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

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

SUBMITTAL REQUIREMENT CHECKLIST

☒ Application	☒ Lot Plan (Show existing and proposed zoning)	☒ \$100 Fee (Cash or Check)
--	--	---

APPLICANT INFORMATION		☒ Primary Contact	☐ Billing Contact
First Last Name: D.R Horton			
Contact Person First Last Name: Rob Smith			
Mailing Address: 4705 Duke Drive, Suite 250, Mason, OH 45040			
Phone Number:		Email:	
Type of legal interest held by applicant: Option on land being requested for rezone			
OWNER INFORMATION			
First Last Name: Craycon Homes Inc.			
Mailing Address: PO Box 1499, Piqua, OH 45356			
Phone Number:		Email:	



Zoning Designation Request
Application

LOCATION DETAILS	
Street Address: Piqua-Clayton Rd., Piqua, OH 45346 and Spotted Doe Trail, Piqua, OH 45346	Parcel ID Number: N44-07618 and N44-077518
Existing Zoning District: RE-10	Proposed Zoning District: RE-6 and S-RM

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: Rezoning request is to allow for a new residential development with a mix of product types, both single family homes and also townhomes parceled into fee simple lots.

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Rob Smith	9/20/24
Applicant Name	Date
	Land Acquisition Manager
Applicant Signature	Title



DATE: September 20, 2024

NAME: Kyle Hinkelman, AICP

PLACE: City of Piqua
201 W. Water St.

ADDRESS: Piqua, OH 45356

PROJECT NUMBER: MIA-PIQ-2403

PROJECT NAME: Deerfield Subdivision Preliminary Plat and Rezoning

SENT VIA: ☐ MAIL ☒ HAND DELIVERED ☐ UPS

DESCRIPTION:

1 application

1 \$100 check

3 – 11x17 copies of preliminary plan

3 – 11x17 copies of building renderings

1 – 24x36 copy of preliminary plan

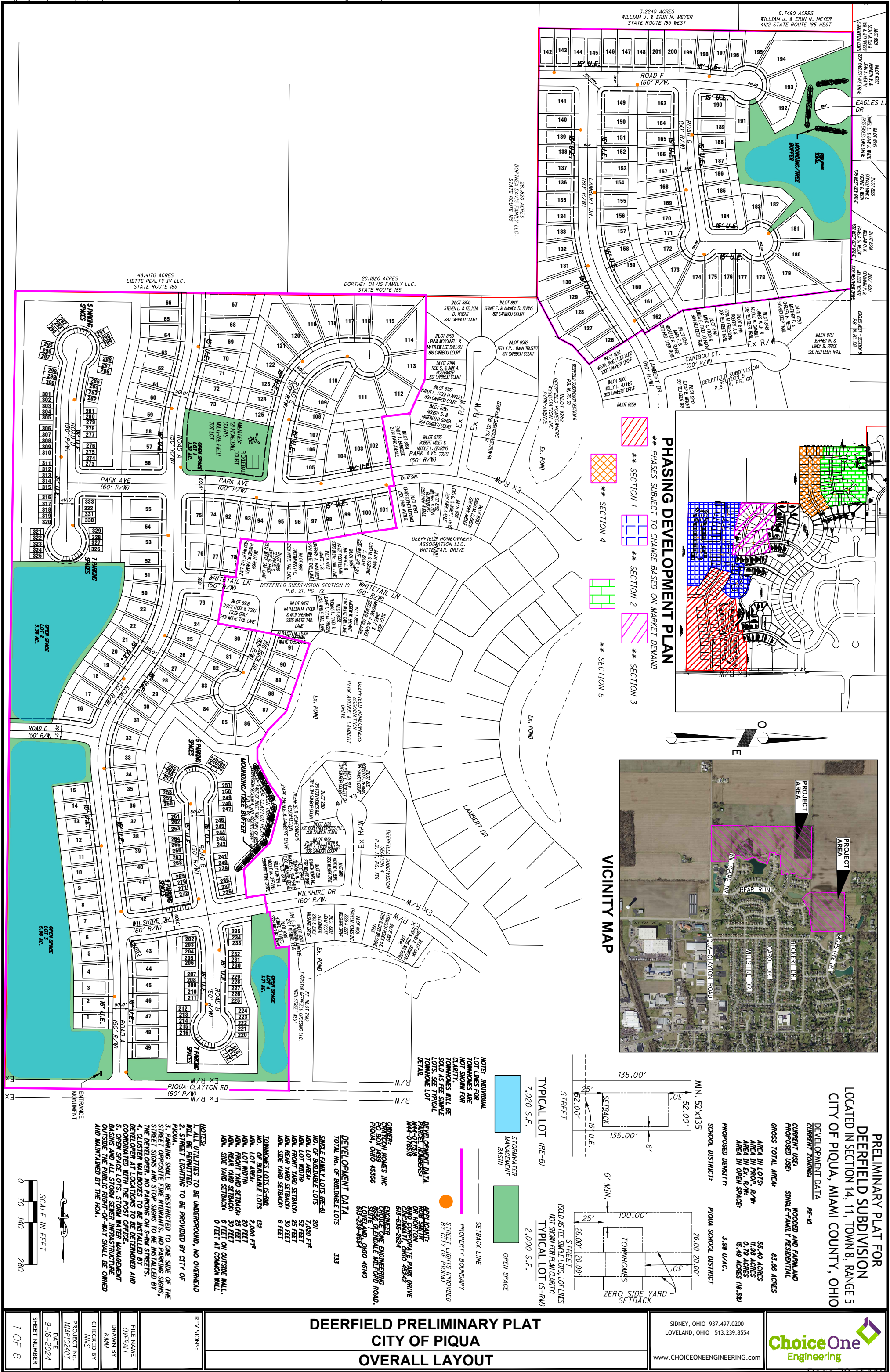
If you have any questions, please feel free to contact our office.

Signed: Nicholas J. Selhorst, P.E.

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

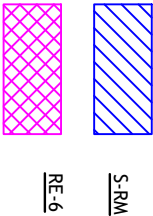




PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CH BEARING
C1	335.00'	78.85'	13°29'10"	N07°26'06"E
C2	665.00'	157.32'	13°33'16"	S07°24'03"W

PROPOSED ZONING LEGEND



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
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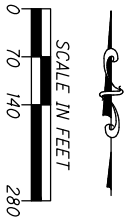
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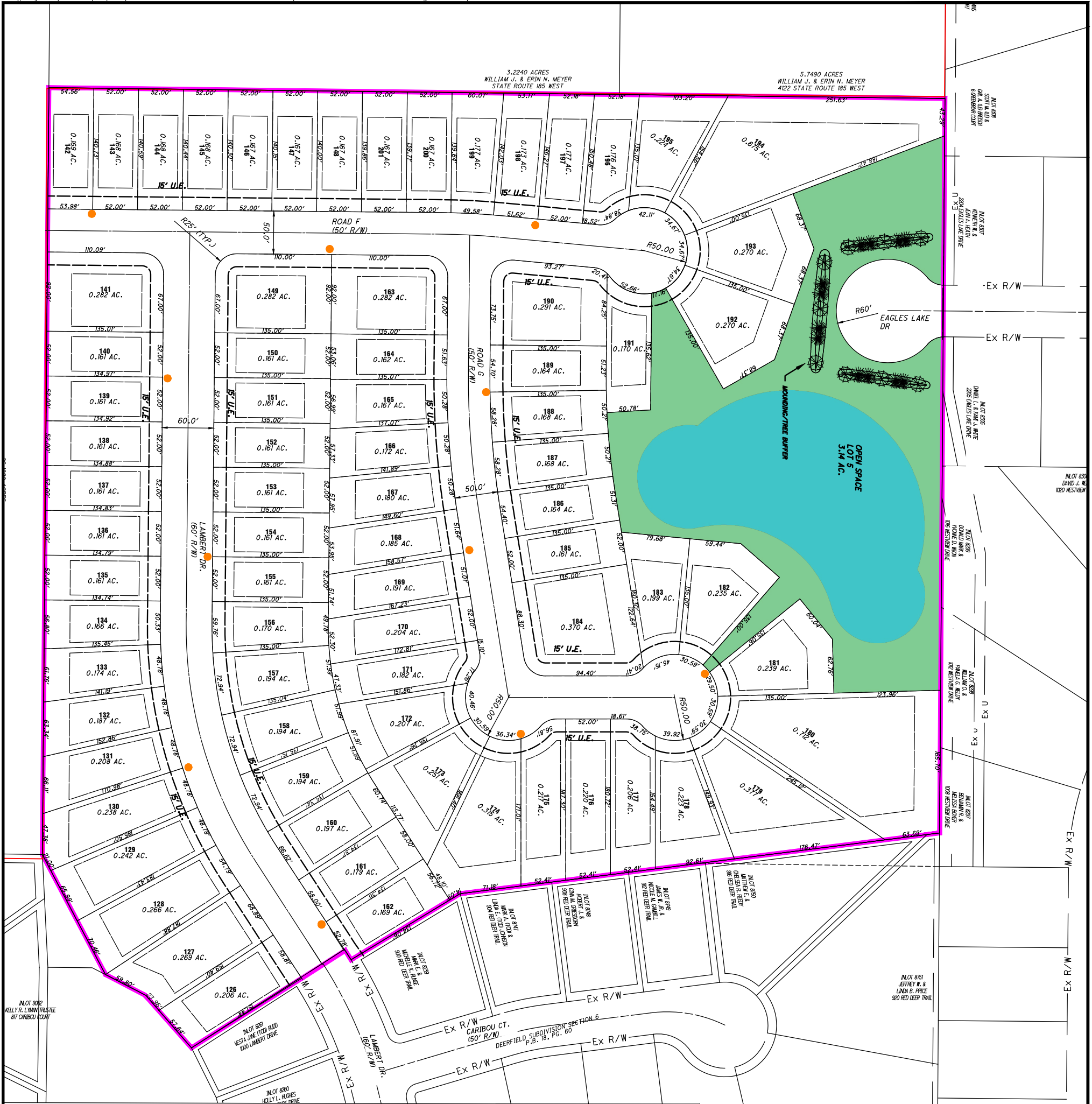
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**DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
PROPOSED ZONING PLAN**

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

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~~Page 71 of 113~~REVISIONS:



PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

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Page 73 of 113

**DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
LOT LAYOUT-NORTHEAST SIDE**

REVISIONS:

FILE NAME
LAYOUT

DRAWN BY
KMM

CHECKED BY
MNS

PROJECT No.
WAD103407

DATE _____

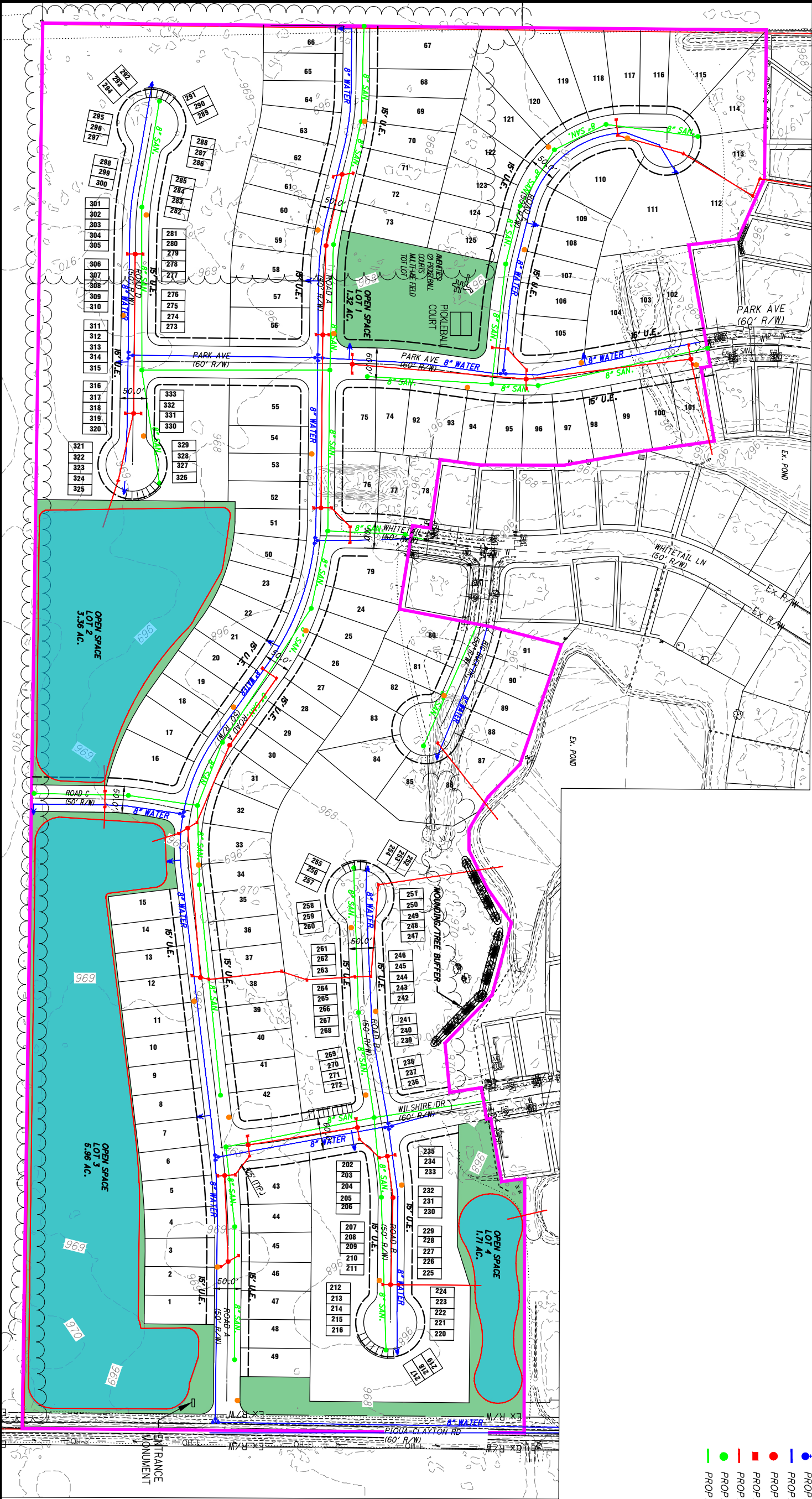
9-16-2024

SHEET NUMBER

4 OF 6

SCALE IN FEET

Age Group	Percentage
0	100
30	100
60	100
120	100



0

50

100

200

SCALE IN FEET

REVISIONS:

FILE NAME
UTILITY
DRAWN BY
KMM
CHECKED BY
MNS
DATE
9-16-2024
PROJECT NO.
MIAP102403
SHEET NUMBER
5 OF 6

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
STREET AND UTILITY PLAN

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LOVELAND, OHIO 513.239.8554
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PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

STORMWATER
MANAGEMENT BASIN

OPEN SPACE

PROPERTY BOUNDARY
SETBACK LINE

STREET LIGHTS (PROVIDED BY
CITY OF PIQUA)

PROP. FIRE HYDRANT

PROP. WATER VALVE

PROP. WATER MAIN

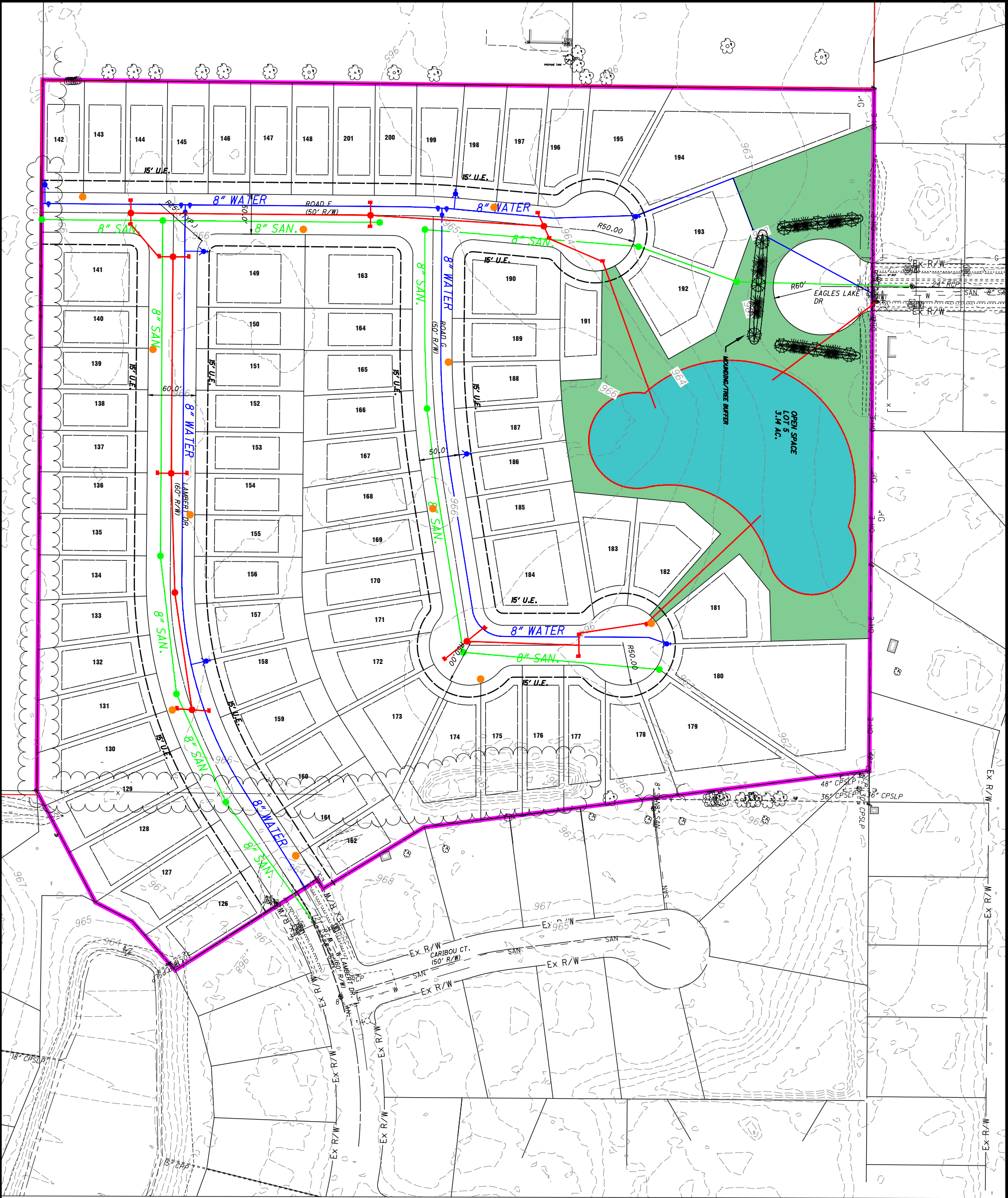
PROP. STORM MANHOLE

PROP. CATCH BASIN

PROP. STORM SEWER

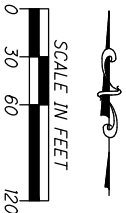
PROP. SANITARY MANHOLE

PROP. GRAVITY SANITARY SEWER

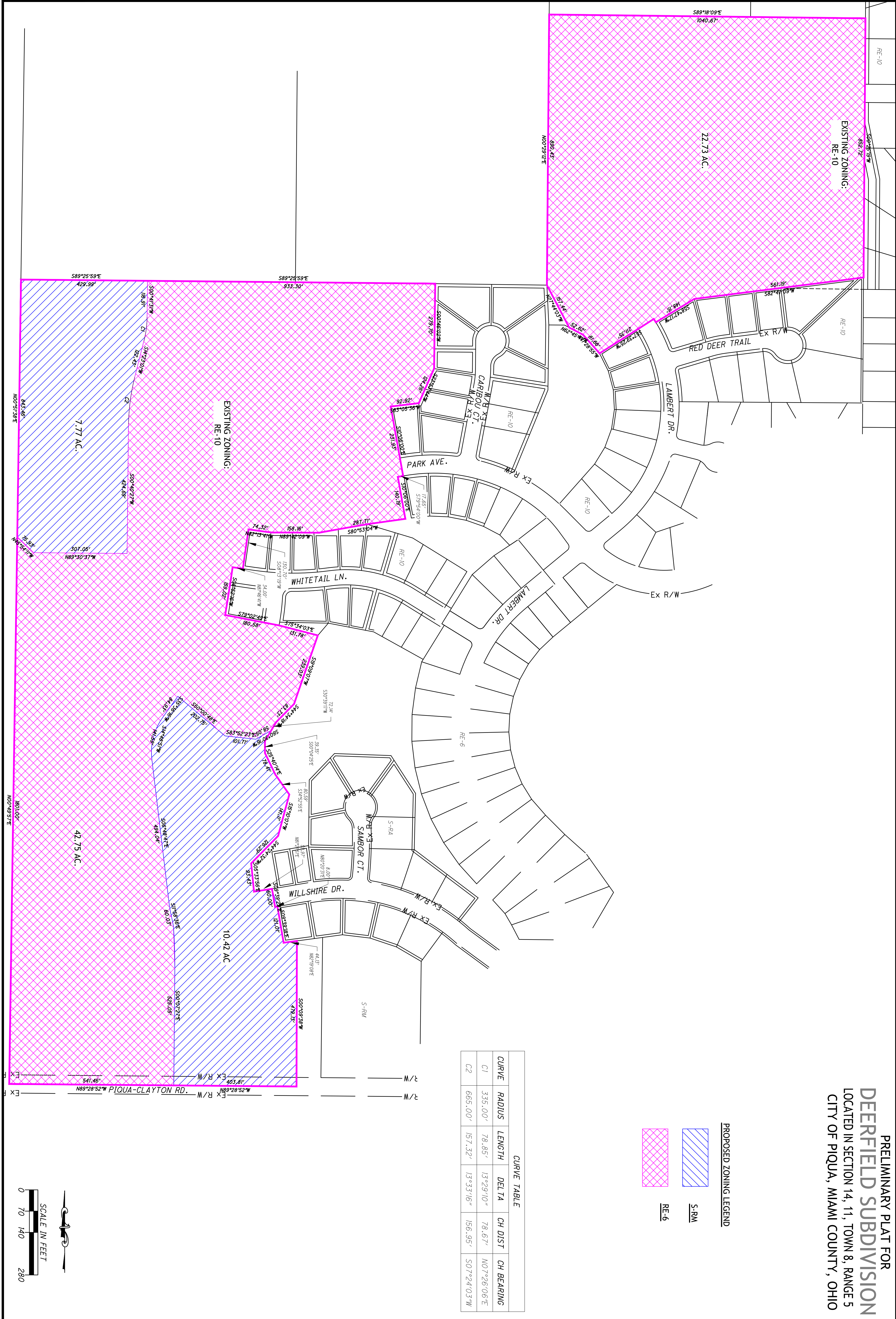


PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER



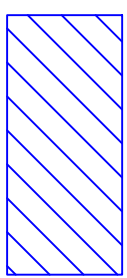




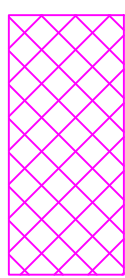
PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, '11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	335.00'	78.85'	13°29'10"	78.67'	N01°26'06"E
C2	665.00'	157.32'	13°33'16"	156.95'	S01°24'03"W

PROPOSED ZONING LEGEND



S-RM



RE-6

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LOVELAND, OHIO 513.239.8554

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**DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
PROPOSED ZONING PLAN**

REVISIONS:

FILE NAME
ZONINGDRAWN BY
6444

CHECKED BY

CA/IN

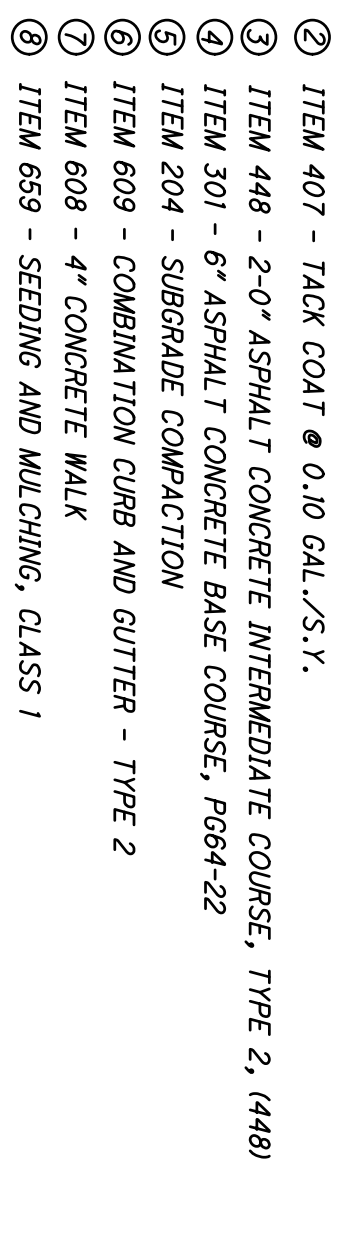
MIAP102403

DATE _____

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1000

250



ROAD NAME	RIGHT-OF-WAY	B/B CURB	SIDEWALK WIDTH	CURB LAWN
ROAD A	50'	30'	5'	5'
WATKINS BL. BO. BOX DR. ROAD 5' ROAD C, ROAD 1, ROAD 6	50'	28'	5'	6'
ROAD B, ROAD 2	50'	24'	5'	8'
WILSON DR. PARK AVE. LAWSON DR.	60'	28'	5'	11'

NOTE: INDIVIDUAL LOT LINES FOR TOWNHOMES ARE NOT SHOWN FOR CLARITY. TOWNHOMES WILL BE SOLD AS FEE SIMPLE LOTS. SEE TYPICAL TOWNHOME LOT DETAIL

Diagram illustrating the layout of a stormwater management basin and its relationship to the property boundary:

- STORMWATER MANAGEMENT BASIN**: The area containing the stormwater management structure (represented by a blue rectangle).
- OPEN SPACE**: The area between the stormwater management basin and the setback line (represented by a green rectangle).
- SETBACK LINE**: The line separating the open space from the property boundary.
- PROPERTY BOUNDARY**: The line defining the edge of the property.

STREET LIGHTS
(PROVIDED BY CITY OF
PIQUA)



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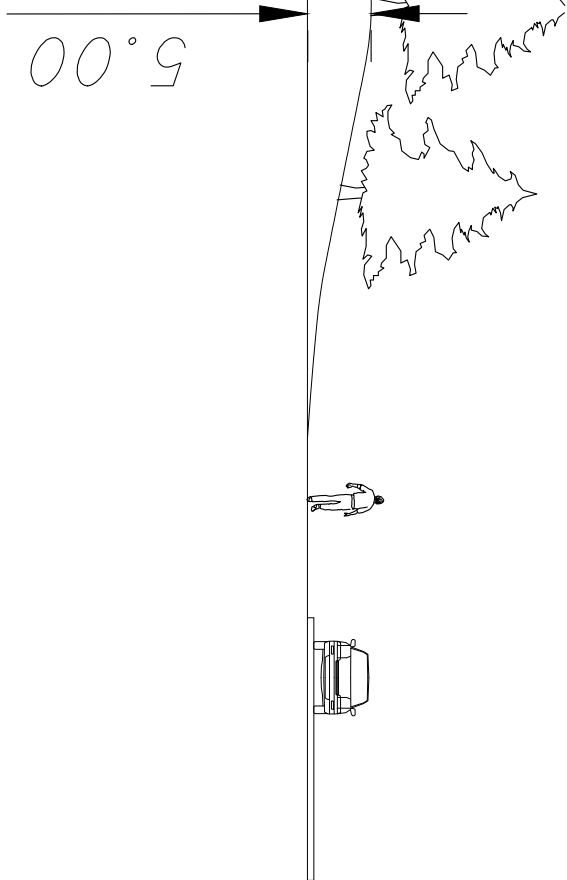
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**DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
LOT LAYOUT-WEST SIDE**

11

FILE NAME	LAYOUT	DRAWN BY	CHECKED BY	PROJECT No.
		KMM	NNS	MIAP102403

9-20-2024
SHEET NUMBER
3 OF 6



PROPERTY BOUNDARY

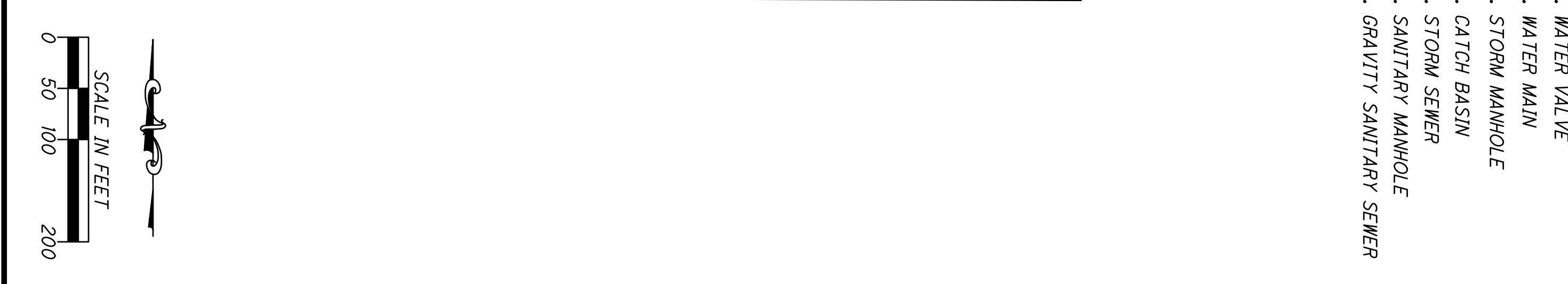
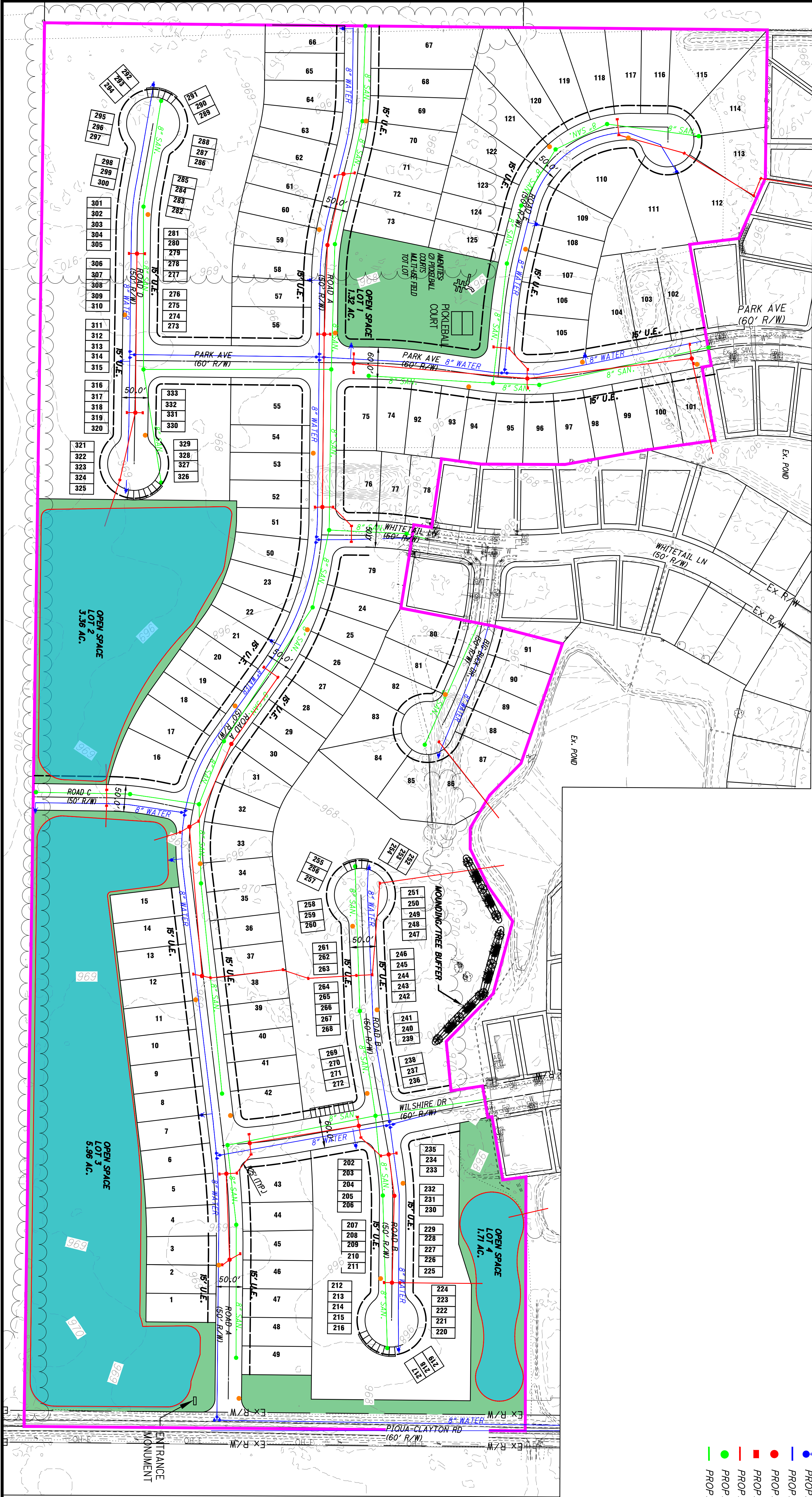
—SETBACK LINE

OPEN SPACE

STORMWATER MANAGEMENT BASIN

PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

REVISIONS: 	DEERFIELD PRELIMINARY PLAT CITY OF PIQUA	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	
	LOT LAYOUT-NORTHEAST SIDE	www.CHOICEONEENGINEERING.com	
FILE NAME LAYOUT			
DRAWN BY KMM			
CHECKED BY MNS			
DATE 9-20-2024			
PROJECT NO. MMP102403			
SHEET NUMBER 4 OF 6			



REVISIONS:	FILE NAME UTILITY
	DRAWN BY KMM
	CHECKED BY NMS
	PROJECT NO. MIAPIQ2403
	DATE 9-20-2024
	SHEET NUMBER 5 OF 6

**PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION**
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

**DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
STREET AND UTILITY PLAN**

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

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Engineering

**STORMWATER
MANAGEMENT BASIN**

OPEN SPACE

PROPERTY BOUNDARY

**STREET LIGHTS (PROVIDED BY
CITY OF PIQUA)**

PROP. FIRE HYDRANT

PROP. WATER VALVE

PROP. WATER MAIN

PROP. STORM MANHOLE

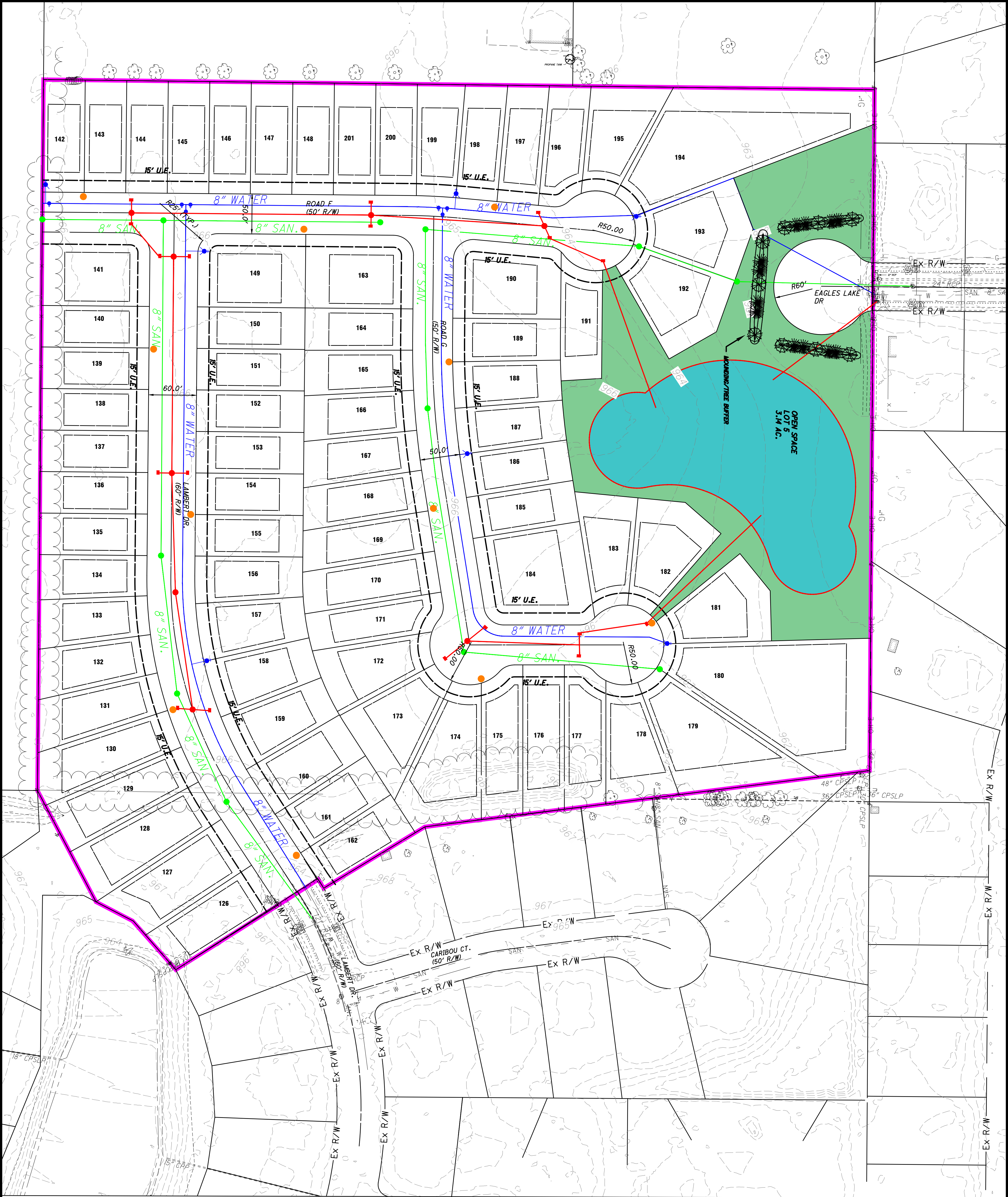
PROP. CATCH BASIN

PROP. STORM SEWER

PROP. SANITARY MANHOLE

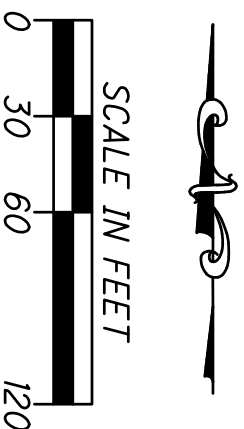
PROP. GRAVITY SANITARY SEWER

SETBACK LINE



PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER



DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
STREET AND UTILITY PLAN-NORTHEAST SIDE

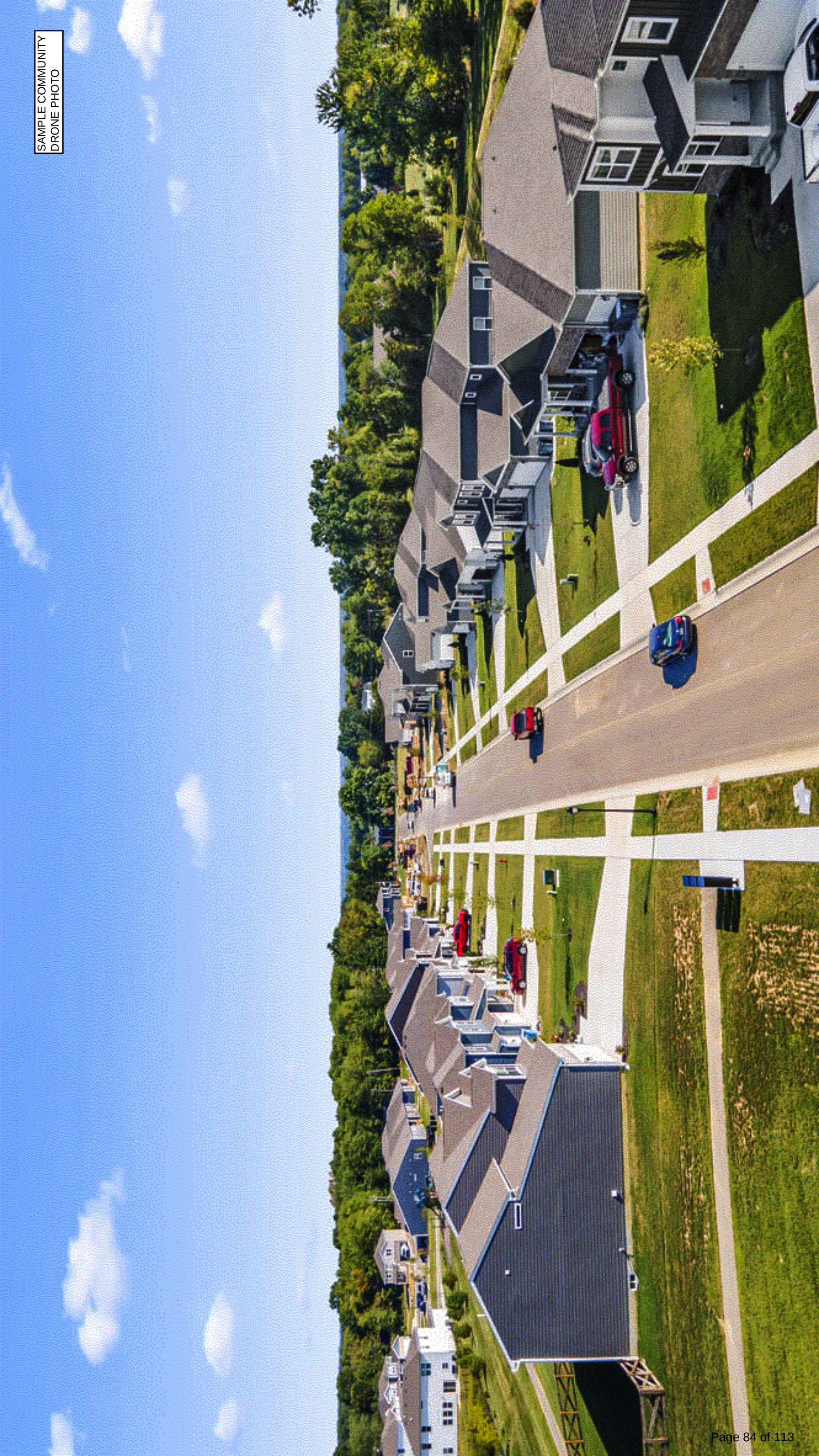
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

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SINGLE-FAMILY
RENDERING







SINGLE-FAMILY
RENDERING





PC-21-24	N44-003300	BERTKE JOHN F (TOD)	P O BOX 1115	PIQUA	OH	45356
PC-21-24	N44-003170	HAMILTON BRIAN T	P.O. BOX 25	PIQUA	OH	45356
PC-21-24	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
PC-21-24	N44-003130	VSF INVESTMENTS LTD	MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003270	LANGE FRANK N	MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002990	HERRON ROBERT E	10780 N BRADFORD BLVD	COVINGTON	OH	45318
PC-21-24	N44-003320	RAFFEL NATHAN A & JONNA	115 117 NORTH ST W	PIQUA	OH	45356
PC-21-24	N44-002900	TKS BBQ N FIXINS INC	116 GREENE STE	PIQUA	OH	45356
PC-21-24	N44-002960	DSK PORTFOLIO 15 LLC	121 21. NORTH STE	PIQUA	OH	45356
PC-21-24	N44-002950	ZHU BO JIN & XIU JUAN WU	123 NORTH STE	PIQUA	OH	45356
PC-21-24	N44-002930	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
PC-21-24	N44-003110	VSF INVESTMENTS LTD	1268 E ASH ST SUITE 108	PIQUA	OH	45356
PC-21-24	N44-002900	TKS BBQ N FIXINS INC	1324 RIDGEWAY AVE	PIQUA	OH	45356
PC-21-24	N44-003230	BLAIR JEREMY S & TANYA J	17579 KIRKWOOD RD	SIDNEY	OH	45365
PC-21-24	N44-002950	ZHU BO JIN & XIU JUAN WU	2652 SHADY TREE DR	TROY	OH	45373
PC-21-24	N44-003350	NORTH SHELL INC	2970 PARKWOOD DR	TROY	OH	45373
PC-21-24	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINC	4 CENTER COURT	EAST HANOVER	NJ	7936
PC-21-24	N44-003260	LANGE FRANK N	500 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003230	BLAIR JEREMY S & TANYA J	505 507 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002920	THOBE ALOYSIUS J & LINDA K	508 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
PC-21-24	N44-003270	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
PC-21-24	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINC	513 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002910	SCHMIDLAPP STEVEN C	514 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-002930	SCHMIDLAPP STEVEN C	516 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003180	TRANSITION PROPERTIES LTD	517 N MAIN ST	PIQUA	OH	45356
PC-21-24	N44-003300	BERTKE JOHN F (TOD)	520 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003190	KATIE HUBER CORP	523 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003160	STYLE & POLISH SALON LLC	525 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003150	PSALM 8318 UN LTD	527 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002970	TILLMAN BARBARA J	528 SPRING ST	PIQUA	OH	45356

PC-21-24	N44-003140	HAMILTON BRIAN T	529 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	530 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003170	HAMILTON BRIAN T	531 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003160	STYLE & POLISH SALON LLC	561 E SNODGRASS RD	PIQUA	OH	45356
PC-21-24	N44-003350	NORTH SHELL INC	600 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002980	LIETTE REALTY II LLC	600 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003150	PSALM 8318 UN LTD	603 E STAUNTON RD	TROY	OH	45373
PC-21-24	N44-002990	HERRON ROBERT E	604 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003010	CULP CLARENCE W	606 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003110	VSF INVESTMENTS LTD	611 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002960	DSK PORTFOLIO 15 LLC	650 S MAIN ST	PIQUA	OH	45356
PC-21-24	N44-003320	RAFFEL NATHAN A & JONNA	704 W ASH ST	PIQUA	OH	45356
PC-21-24	N44-002980	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
PC-21-24	N44-003190	KATIE HUBER CORP	9400 HETZLER RD	PIQUA	OH	45356
PC-22-24	N44-251080	STATE OF OHIO	HARDIN RD RW	PIQUA	OH	45356
PC-22-24	N44-250007	STATE OF OHIO	SAFETY BUILDING	TROY	OH	45373
PC-22-24	M40-250094	STATE OF OHIO	1982 VELMA AVE	COLUMBUS	OH	43211
PC-22-24	N44-078780	STEPHENS GREGORY K (TR)	4008 W DEMMING RD	PIQUA	OH	45356
PC-22-24	N44-250007	STATE OF OHIO	9839 HARDIN RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076511	DEERFIELD HOMEOWNERS ASSOCIATION	P.O. BOX 1124	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076518	CRAYCON HOMES INC	PO BOX 1499	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100700	M-D INVESTMENTS INC	PO BOX 561	SAINT PARIS	OH	43072
PC-23-24 and PC 24-24	N44-076522	EVERSTAR DEERFIELD CROSSING LLC	HIGH ST W	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077840	DEERFIELD HOMEOWNERS ASSOCIATION	PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100700	M-D INVESTMENTS INC	PIQUA CLAY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100740	ALLENBAUGH BRENDA K (TOD)	PIQUA CLAY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076518	CRAYCON HOMES INC	PIQUA CLAYTON RD	PIQL PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078593	CRAYCON HOMES INC	RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077518	CRAYCON HOMES INC	SPOTTED DOE TL	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-024900	LIETTE REALTY IV LLC	SR 185	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-025800	DORTHEA DAVIS FAMILY LLC	SR 185	PIQUA	OH	45356

PC-23-24 and PC 24-24	M40-025900	MEYER WILLIAM J & ERIN N	SR 185 W	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078760	DEERFIELD HOMEOWNERS ASSOCIA	WHITE TAIL DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076513	SHERMAN KATHLEEN M (TOD) & @	(3) WHITE TALE LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077930	EVANS SHAWN & SHERRY	10 GREENBRIAR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077838	RUDD VESTA JANE (TOD)	1000 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077838	RUDD VESTA JANE (TOD)	1000 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076342	WHEELER JANICE SUE	1000 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077462	ALEXANDER JOHN SCOTT	1001 N SUNSET DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076304	YOUNG ROGER D & CHRISTINE L	1004 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077906	BOYER BENJAMIN R & MELISSA	1008 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077908	WELDY WILLIAM O & PAMELA G	1012 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077910	WION DONALD MARK & YVONNE D	1016 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077912	WEBB DAVID J	1020 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077920	MORGAN RONNIE (TOD) & CAROLYN	1029 ELEANOR AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-025800	DORTHEA DAVIS FAMILY LLC	2006 PIQUA CLAYTON RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077924	THOMPSON DWAYNE A & MERRIANN	2200 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077920	MORGAN RONNIE (TOD) & CAROLYN	2201 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077926	HEATH KENNETH W & JEAN A	2204 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077922	WHITE DANIEL L & KAMI J	2205 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078656	CLAWSON SARAH M	2213 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078658	DAVIS LOYD G & JANET L	2217 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077460	CRAYCON HOMES INC	2225 227 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077630	EVERSTAR DEERFIELD CROSSING LL	2240 DEERFIELD CRO DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077594	EVERSTAR DEERFIELD CROSSING LL	2260- 2271 DEERFIELD C	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077500	BEARD RICHELLE A	2300 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078660	BLANKENBURG MICHAEL & NINA	2301 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100750	SILLMAN JOHN S & CHERYL L	2301 PIQUA-CLAYTON RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077462	ALEXANDER JOHN SCOTT	2301 303 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078660	BLANKENBURG MICHAEL & NINA	2301 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100750	SILLMAN JOHN S & CHERYL L	2301 PIQUA CLAY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077501	CRAYCON HOMES INC	2302 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078664	BURNSIDE EMILY A	2304 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078758	BROWN DUSTIN ROBERT & AMANDA	2304 WHITE TAIL LN	PIQUA	OH	45356

PC-23-24 and PC 24-24	N44-078662	MONIACI CHRISTOPHER	2305 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077499	HAMPSHIRE DOROTHY M & THOMAS	2306 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077463	WILLIS CARL E & VIRGINIA J	2307 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078756	ITTER MARK A & ASKLEY M	2308 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077498	CARTER BILLY & NICOLE M BREVING	2308 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078756	ITTER MARK A & ASKLEY M	2308 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077464	OAKES HOWARD D	2309 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078754	PEARSON RONALD E JR & JANIE M BF	2312 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078732	ALTENSEE JAMES F & MARIANNE J	2313 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078752	BAUGH CHAD M & SUZANNE S	2316 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078734	BRYANT ANDREW W	2317 WHITETAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078750	POEPEL MAN MATTHEW J & KATIE	2320 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078736	RINGER THOMAS L (TOD) & JEANNE I	2321 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078748	VANLUVEN JAMES F & BARBARA A	2324 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078738	SHERMAN KATHLEEN M (TOD) & @ (3	2325 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078746	ENCOMPASS LLC	2328 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078744	PRICE ELISHA B & JOSIE R	2332 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078742	PALMER EDWARD W	2400 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078740	GRAY TRACY (TOD) & TODD (TOD)	2401 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-027500	RED APPLE ACRES LLC	2502 PIQUA CLAY RD W	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100740	ALLENBAUGH BRENDA K (TOD)	2709 PIQUA CLAYTON RE	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-027500	RED APPLE ACRES LLC	2810 E KENSINGTON PLA	COLUMBUS	OH	43202
PC-23-24 and PC 24-24	N44-077503	HALLER PATRICIA L (TOD) & GARY A (	306 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077502	JOE BOB PROPERTIES PLL	308 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077504	CRAYCON HOMES INC	312 314 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077506	NEBLETT VICTORIA D	321 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-250060	OHIO CONFERENCE ASSO OF SEVEN	4020 ST RT 185	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-059320	MEYER WILLIAM J & ERIN N	4122 W ST RT 185	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077906	BOYER BENJAMIN R & MELISSA	6 GREENBRIAR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077928	BREISCH SCOTT M (LE) & GAIL A (LE)	6 GREENBRIAR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078670	BLANKLEY RANDY L (TOD)	6250 N PIQUA TROY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077506	NEBLETT VICTORIA D	7 HARBERT PKY	JACKSON	TN	38301
PC-23-24 and PC 24-24	N44-077628	EVERSTAR DEERFIELD CROSSING LL	706 W XENIA DR	FAIRBORN	OH	45324

PC-23-24 and PC 24-24	N44-077502	JOE BOB PROPERTIES PLL	7910 N MCMACKEN RD	COVINGTON	OH	45318
PC-23-24 and PC 24-24	N44-078666	GEARING ROBERT MILES & NICOLE L	800 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078668	GARZA ROBERT D & MAGDALENA	804 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078670	BLANKLEY RANDY L (TOD)	808 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078684	SMITH DANIELLE E & CLIFFORD	809 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078672	WOEHRMYER ROB S & AMY A	812 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078682	MIKOLAJEWSKI AMANDA & SHAUN	813 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078680	LYMAN KELLI R TRUSTEE	817 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078676	WRIGHT STEVEN L & FELICIA D	820 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078678	BURNS SHANE E & AMANDA D	821 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-059343	KIRK MATTHEW S & JENNIFER M	8225 N LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077832	SWEETMAN ERIC M (TOD) & JENNIFER K	900 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077794	RUNGE MARK E & MICHELLE K	900 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077796	WRIGHT EDGAR B	901 RED DEER TRAIL	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077834	SOEHNER JENNIFER R	904 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078576	JOHNSON MARK A (TOD) & LINDA E	(904 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078592	GORMAN MICHAEL F & KRISTINE	905 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078578	GRIESDORN ROBERT J & GINA M	908 RED DEER TRAIL	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077836	DAVISON DAVID A (TOD) & HOLLY L	(908 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078590	MILLER SHAWN A & VANESSA	909 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078580	GAMBILL JAMES W JR & NICOLE M	912 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078588	BACHMAN JUSTIN J & CHASITY N BEF	913 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078582	REEDY MATTHEW E & CHELSEA R	916 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078584	PRICE JEFFREY W & LINDA B	920 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078746	ENCOMPASS LLC	9385 HOLLY ST NW	COON RAPIDS	MN	55433

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.5.

MEETING DATE	October 15, 2024	
REPORT TITLE	Resolution No. R-119-24 A resolution authorizing an amendment to the Zoning Map to change the Zoning Designation of Parcels N44-076518 and N44-077518 from RE-10 Residential Estate to RE-6 Residential Estate and S-RM Suburban Residential Multi-Unit	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The applicant has requested to create a development that includes a mix of single-family residences (201 total) and townhomes (132), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. 15.49 acres of open space has been provided which includes potential amenities and ponds. Their request involves Zoning Map Amendments for the development parcels as shown in Exhibit A. The Zoning Map Amendment would change the designation from R-10 Residential Estate to R-6 Residential Estate and S-RM Suburban Residential Multi-Unit. The Planning Commission met on October 8, 2024 and voted 5-0 to recommend approval of the requested Zoning Map Amendment - PC 24-24. At the public hearing of the Planning Commission there were numerous comments about the plan, including concerns about traffic/speeding, school overcrowding, maintenance, home values, and construction traffic among others.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$0
	Expenditure \$:	\$0
	Source of Funds:	\$0
	Narrative:	N/A

ATTACHMENTS	1. PC 24-24 - PACKET
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RESOLUTION NO. R-119-24

RESOLUTION NO. R-119-24

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF PARCELS N44-076518 AND N44-077518 FROM RE-10 RESIDENTIAL ESTATE TO RE-6 RESIDENTIAL ESTATE AND S-RM SUBURBAN RESIDENTIAL MULTI-UNIT

WHEREAS, the Planning Commission has studied the proposed amendment to the Zoning Map to change the zoning designation of parcels N44-076518 and N44-077518 from R-10 Residential Estate to R-6 Residential Estate and S-RM Suburban Residential Multi-Unit; and

WHEREAS, the Planning Commission has conducted a public hearing and provided a resolution for consideration by the Piqua City Commission; and

WHEREAS, the Planning Commission voted 5-0 in recommending approval of PC 24-24, a Zoning Map Amendment; and

WHEREAS, the City of Piqua Code of Ordinances Title XV - Development Code requires the Commission to take action on zoning amendment recommendations received from the Planning Commission at their next regularly scheduled meeting.

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

- SEC. 1: The Zoning Map Amendment reflected in Exhibit A, which includes parcels N44-076518 and N44-077518 is hereby approved.
- SEC. 2: The City Planner shall reflect the changes in Exhibit A in the Official City of Piqua Zoning Map.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Commissioner DeBrosse, seconded by Commissioner Hohman, 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 24-24

WHEREAS, D.R. Horton, is requesting a recommendation of a zoning designation for parcels N44-076518 and N44-077518 from the Planning Commission; and,

WHEREAS, Section 7.1.4A of the Code Piqua provides the procedure for zoning map amendments; and

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation is suitable considering:

- ☐ The proposal's compatibility with existing land use plans and policies
- ☐ Traffic impacts and changes
- ☐ Environmental impacts or improvements
- ☐ Potential impacts to historic assets
- ☐ Changes or impacts to the enjoyment of property by neighbors
- ☐ The ability of the City to serve the proposed development with water, sanitary sewer, stormwater, electric and other utility infrastructure; and
- ☐ The City's ability to meet the public health and safety needs of the development

NOW THEREFORE BE IT RESOLVED, board member **Mr. Seas** hereby moves to **APPROVE** the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member **Mr. Bubp** 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	☒	☐	☐	☐

STAFF REPORT

Planning Commission

Date: October 8, 2024
Re: PC 23-24 – Preliminary Replat – N44-076518 & N44-077518
PC 24-24 – Zoning Designation – N44-076518 & N44-077518

Applicant: D.R. Horton, Rob Smith
Owner: Craycon Homes Inc.

Address: Piqua Clayton Road / Spotted Doe TL
Parcel #: N44-076518 & N44-077518

Zoning: RE-10 – Residential Estate 10,000 SF

Request: The applicant is seeking a preliminary replat of two parcels — one measuring 60.94 acres and the other 22.72 acres — along with a zoning designation change from RE-10 to RE-6 (Residential Estate 6,000 SF) for single-family homes, as well as S-RM (Suburban Residential Multi-Unit) for multi-unit living.

Staff Comments and Recommendations:

Staff recommends conditional approval of the preliminary replat and zoning designation change, with the following considerations:

The proposed development includes a mix of single-family residences (201 total) and multi-unit living (132 townhome lots), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. Additionally, 15.49 acres of open space will enhance the community's character, and the proposed density of 3.98 units per acre is appropriate for the area.

The proposed lot sizes for both single-family homes and townhomes are well within reasonable ranges for this type of development. Typical single-family lots will be 7,020 square feet, providing ample space for homeowners while maintaining an efficient use of land. The townhome lots, at 2,000 square feet each, will offer a more compact, low-maintenance living option, which could appeal to a broader demographic, including young professionals, downsizers, and smaller families. The inclusion of multi-unit living near an existing development also ensures a gradual transition between different housing types, enhancing neighborhood cohesion and providing housing diversity. The 15.49 acres of dedicated open space will further enhance the overall livability of the development, creating recreational and aesthetic value for future residents.

STAFF REPORT

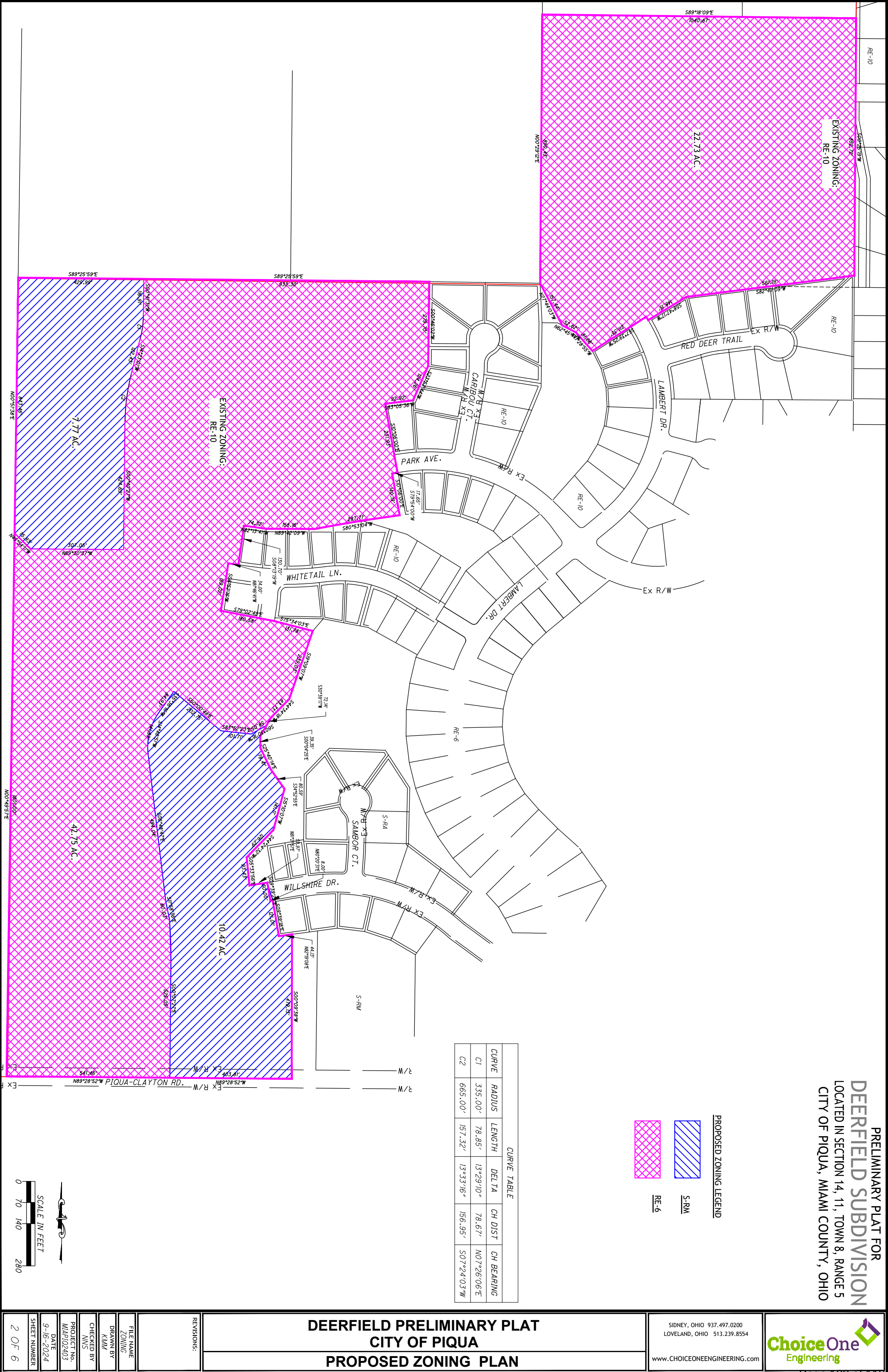
This proposal aligns with **Objective H3** from the 2007 *Plan It Piqua* Comprehensive Plan, which aims to "Provide a variety of housing choices." As demographic shifts and changes in family structures occur, it becomes increasingly important for communities to offer housing options that accommodate diverse household sizes and types. The variety of single-family homes and townhomes proposed in this development reflects a thoughtful approach to meeting these needs. Housing choices should be available across a range of locations, styles, and price points to ensure that all residents can find suitable living arrangements. The proposed mix of housing types – paired with the open space and thoughtful layout – demonstrates a commitment to diversifying the local housing stock, which complements the evolving demographic trends in the Piqua community. By offering both traditional homes and multi-unit living options, this development will cater to a broad spectrum of residents, from growing families to empty-nesters and individuals seeking more compact living.

While the proposal has many positive elements, there are a few areas that require further attention to ensure the development meets city standards and aligns with long-term planning goals. Particularly, staff cannot support the current road configuration at the north end, where Eagles Lake Drive is not connected. This design creates unnecessary maintenance challenges and promotes inefficient circulation, offering no tangible benefit to the City. Staff recommends revising the road layout to ensure a proper connection.

Additional staff comments have identified several improvements and adjustments that should be incorporated into the final design, and may not be limited to:

- **Improvements on Piqua-Clayton Road:** Necessary upgrades, including potential right-of-way (R/W) acquisition, should be addressed in coordination with the City.
- **R/W parking spots:** Further discussions will be required regarding their location, specifications, and any potential modifications.
- **Utilities:** Final construction plans will need to be refined to ensure utilities comply with City standards. For example, utility mains should not run between houses, although stormwater lines may be permitted with proper easement or HOA space.
- **Stormwater management:** Protective measures, such as guardrails, should be installed within the R/W where stormwater basins are directly adjacent to ensure public safety.

With these revisions and conditions in place, staff believes the project will align with City standards and enhance the community's residential offerings. Therefore, staff recommends approval, contingent upon addressing the outlined issues.



PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

PROPOSED ZONING LEGEND

- S-RM
- RE-6

CURVE TABLE				
CURVE	RADIUS	LENGTH	DEL TA	CH DIST
C1	335.00'	78.85'	13°29'10"	78.67'
C2	666.00'	157.32'	13°33'16"	156.95'

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
PROPOSED ZONING PLAN

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com



REVISIONS:	
FILE NAME	ZONING
DRAWN BY	KMM
CHECKED BY	MMS
PROJECT NO.	MAPIQ2403
DATE	9-16-2024
SHEET NUMBER	2 OF 6

City of PIQUA COMMISSION AGENDA STAFF REPORT

K.6.

MEETING DATE	October 15, 2024	
REPORT TITLE	Resolution No. R-120-24 A resolution authorizing the City Manager to enter into an agreement with Fishbeck for the Engineering Services of the I-75 Exit 78 Development Area Master Plan Project - Phase I	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The I-75 Exit 78 Development Area Master Plan Project looks at planning and designing infrastructure needs to develop land in and around the southern city limits. This work will examine, review and design all aspects of infrastructure in the area: water, sewer, stormwater, and transportation. These efforts will be strategically scheduled to meet the needs of development as they occur. A Request for Proposals was sent to selected firms on August 16th with submissions due on September 10th. The proposals were reviewed, and Fishbeck received the highest score. Fishbeck's Technical Proposal can be seen in Exhibit A. This project was included in the 2025-2029 Capital Improvement Plan.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$0
	Expenditure \$:	\$1,985,000
	Source of Funds:	Water 403, Sewer 404, Street 103
	Narrative:	This area has increased interest from developers and the need to plan on these additions/improvements has become expedited.
ATTACHMENTS	1. Res. No. R-120-24 2. Exhibit A - Technical Proposal	

RESOLUTION NO. R-120-24

RESOLUTION NO. R-120-24

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

WHEREAS, on December 12, 2023, this Commission passed Resolution No. R-140-23 authorizing the City Purchasing Analyst to advertise for all bids, according to law, which includes the I-75 Exit 78 Development Area Master Plan Project – Phase I; and

WHEREAS, after solicitation of Statement of Qualifications and Request for Proposals, Fishbeck was determined to be the most qualified provider of these services.

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

- SEC. 1: An agreement is hereby approved with Fishbeck for the Engineering Design Services for the I-75 Exit 78 Development Area Master Plan Project – Phase I.
- SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$1,985,000.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 10.15.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Holman Comm. Vetter

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

Yah

Yah

Excused

Yah

Yah

October 9, 2024

Kenton Kiser
Engineering Manager
City of Piqua
201 W. Water Street
Piqua, OH 45356

Proposal for Engineering Services

I-75 Exit 78 Development Area Master Planning & Engineering Services Proposal Update

Fishbeck is pleased to provide this update to the *Master Plan for I-75 Exit 78 Development Area* proposal dated September 10, 2024. This revised scope of services description and fee is broken down into two phases and is based on our understanding of the City's request. The phases approach includes the following tasks:

- Phase I – Preliminary and Engineering Design Services
 - Washington Road Water Main Extension (Immediate Need)
 - Drake Road Water Main Extension
 - Washington Road Water Booster Pumping Station
 - Drake Road & Washington Road Sanitary Sewer Extension
 - Phase I Surveying, Planning, and Preliminary Engineering for the Master Plan Area
- Phase II – Engineering Design Services
 - Construction Plans, Engineer's Estimate, ROW, and Meetings

Scope of Services

Below is a description of the planned scope of services for each of the tasks.

Phase I – Preliminary and Engineering Design Services

Washington Road Water Main Extension – Immediate Need, Construction Completed by Q4 2025

The Washington Road 16-inch water main extension will provide initial water service to the proposed development area. The project will extend from the existing 12-inch watermain near the Arrowhead development approximately 4,600 linear feet to the south on Washington Road. This water main extension will provide the development area initial access to the City's Western Pressure Zone. Water main sizing for this extension will be confirmed through initial master planning efforts and hydraulic modeling to ensure proper size for any present and future water system demands. The Washington Road Water Main extension is seen as an immediate need to provide water service to the proposed development area before the fourth quarter (Q4) of 2025.

Drake Road Water Main Extension – Construction Completed by Q1 2027

The relative proximity of the Fox Elevated Storage Tank to the master planning area allows for a significant amount of water to serve the development area. A 4,600 linear foot, 16-inch water main extension along Drake Road connecting the Fox Elevated Storage Tank and immediate need Washington Road water main extension is necessary to provide this additional water volume to the proposed development area. Since the Fox Elevated Storage Tank is connected to the City's Central Pressure Zone, which is a lower pressure than that of the Western Pressure Zone, a water booster pumping station will be necessary to make the connection to the Washington Road water main extension.

Washington Road Water Booster Pumping Station

A booster pumping station will be constructed to boost water system pressure from the Central Pressure Zone to the Western Pressure Zone. The booster pumping station will have firm capacity to supply the development area maximum day demands. It is anticipated that the pumping station will be a single-story building with a masonry façade and sloped roof. Per Ten States Standards, the station will include a generator for standby power. The booster pumping station will be constructed with at least two pumps, with space for a future pump(s) to accommodate future increases in water demand. Site improvements will include a paved access driveway, adequate parking, and security fence with a motorized access gate. Chemical feed system(s) and a lavatory may be included in the design if deemed necessary.

Hydraulic modeling for the development area is currently underway and will be completed by the end of the year. Daily and seasonal peaking factors will be determined with input from the City. Results from the hydraulic modeling will be used to determine pump sizing, total number of pumps required, and chemical feed demand.

Drake Road & Washington Road Sanitary Sewer Extension

A 30-inch trunk sanitary sewer running east-west along Hemm Road is a main collector for the City's sanitary utility on the southwest side of the City. Fishbeck's latest sewer flow modeling has indicated significant capacity in this sewer to serve the proposed development area. To intercept this trunk sewer, a connection will be necessary at the intersection of Drake Road and Hemm Road. A proposed 24-inch sanitary sewer will extend south on Drake Road and ultimately run south on Washington Road to serve initial development and have a total approximate length of 7,900 linear feet.

Planning & Preliminary Engineering – Water Main, Sanitary Sewer, and Roadway Improvements

The master planning effort will include planning and preliminary engineering for approximately 34,500 linear feet of water main; 10,600 linear feet of sanitary sewer; and 3.85 miles of roadway improvements. Due to the modified approach to provide water and sewer service for the near term, the proposed pipe lengths vary from the original estimate.

Phase II – Engineering Design Services

Engineering Design

Due to the immediate need and Phase I timeline requirements, much of the master planning efforts will need to be completed in conjunction with the design efforts. We have made adjustments to the master planning scope listed in our September 10, 2024 proposal. Engineering services consisting of construction plans, Engineer's Estimate, Right of Way and meetings will be included with the design of 34,500 linear feet of water main; 10,600 linear feet of sanitary sewer; and 3.85 miles of roadway improvements will be included in this phase.

Engineering Fees

We propose to complete the Phase I and Phase II tasks as outlined in the Scope of Services for a not-to-exceed fee of Two Million Four Hundred Seventy-Two Thousand Dollars (\$2,472,000), including expenses, which will be divided as follows:

Phase	Engineering Fee
Phase I Preliminary and Engineering Design Services	
<i>Washington Road Water Main Extension: Immediate Need</i>	\$137,000
<i>Drake Road Water Main Extension</i>	\$126,000
<i>Washington Road Water Booster Pumping Station</i>	\$426,000
<i>Drake Road & Washington Road Sanitary Sewer Extension</i>	\$360,000
<i>Planning, and Preliminary Engineering for the Master Plan Area</i>	\$936,000
Subtotal (Phase I Engineering Fees)	\$1,985,000
Phase II Engineering Design Services	
<i>Engineering Design Services</i>	\$487,000
Subtotal (Phase II Engineering Fees)	\$487,000
Total (Phase I and Phase II Engineering Fees)	\$2,472,000

These services will be provided as needed and will be invoiced only to the extent that time and expenses are incurred in relation to the Scope of Services section described herein. Invoices will be submitted every four weeks. The budget will not be exceeded without prior authorization from the City of Piqua.

Authorization

Attached is our Professional Services Agreement. If you concur with our scope of services, please sign in the space provided and return the executed contract to the attention of Dawn M. Smith (dmsmith@fishbeck.com). This proposal is made subject to the attached Terms and Conditions for Professional Services.

Closing

If you have any questions or require additional information as you review this revised proposal, please contact me at 513.247.8576 or ajaspacher@fishbeck.com.

Sincerely,



Allen J. Aspacher, PE

Vice President/Senior Project Manager

Attachments
By Email

Professional Services Agreement

PROJECT NAME Master Plan for I-75 Exit 78 Development Area
FISHBECK CONTACT Allen J. Aspacher, PE
CLIENT CONTACT Kenton Kiser
CLIENT City of Piqua, 201 W. Water Street, Piqua, OH 45356

Client hereby requests and authorizes Fishbeck to perform the following:

SCOPE OF SERVICES: In accordance with Fishbeck proposal dated October 9, 2024.

AGREEMENT. The Agreement consists of this page and the documents that are checked:

- ☒ Terms and Conditions for Professional Services
- ☒ Proposal Dated: October 9, 2024
- ☐ Other:

METHOD OF COMPENSATION:

- ☐ Lump Sum for Defined Scope of Services
- ☒ Hourly Billing Rates Plus Reimbursable Expenses
- ☐ Other:

Budget for Above Scope of Services:

Phase	Engineering Fee	Authorized
Phase I – Preliminary and Engineering Design Services		
Washington Road Water Main Extension: Immediate Need	\$137,000	☐
Drake Road Water Main Extension	\$126,000	☐
Washington Road Water Booster Pumping Station	\$426,000	☐
Drake Road & Washington Road Sanitary Sewer Extension	\$360,000	☐
Planning, and Preliminary Engineering for the Master Plan Area	\$936,000	☐
Subtotal (Phase I Engineering Fees)	\$1,985,000	☐
Phase II – Engineering Design Services		
Engineering Design Services	\$487,000	☐
Subtotal (Phase II Engineering Fees)	\$487,000	☐
Total (Phase I and Phase II Engineering Fees)	\$2,472,000	☐

ADDITIONAL PROVISIONS (IF ANY): N/A

APPROVED FOR:

SIGNATURE: _____

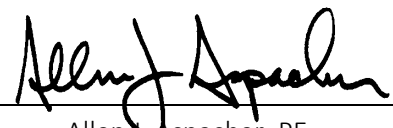
NAME: _____

TITLE: _____

DATE: _____

ACCEPTED FOR:

Fishbeck

SIGNATURE:  _____

NAME: Allen J. Aspacher, PE

TITLE: Vice President

DATE: October 9, 2024

1. **METHOD OF AUTHORIZATION.** Client may authorize Fishbeck to proceed with work either by signing a Professional Services Agreement or by issuance of an acknowledgment, confirmation, purchase order, or other communication. Regardless of the method of authorization, these Terms and Conditions shall prevail as the basis of Client's Agreement with Fishbeck. Any Client document or communication in addition to or in conflict with these Terms and Conditions is rejected.
2. **CLIENT RESPONSIBILITIES.** Client shall provide all requirements, criteria, data, and information for the Project and designate in writing a person with authority to act on Client's behalf on all matters concerning the Project. If Fishbeck's services under this Agreement do not include construction observation or review of Contractor's performance, Client shall assume responsibility for interpretation of contract documents and for construction observation, and shall waive all claims against Fishbeck that may be in any way connected thereto.
3. **HOURLY BILLING RATES.** Unless stipulated otherwise, Client shall compensate Fishbeck at hourly billing rates in effect when services are provided by Fishbeck employees of various classifications.
4. **REIMBURSABLE EXPENSES.** Client shall reimburse Fishbeck for costs incurred on or directly for Client's Project. Reimbursements shall be at Fishbeck's current rate for mileage for vehicles and automobiles, special equipment, and copying, printing, and binding. Reimbursement for commercial transportation, meals, lodging, special fees, licenses, permits, insurances, etc., and outside technical or professional services shall be on the basis of actual charges plus 10 percent.
5. **OPINIONS OF COST.** Any opinions or estimates provided by Fishbeck as to probable construction costs or total project costs will be based on Fishbeck's experience, judgment, qualifications, and general familiarity with the construction industry. Because Fishbeck has no control over market conditions or bidding procedures, Fishbeck does not warrant that actual bids, construction costs, or total project costs will not vary from Fishbeck's opinions or estimates.
6. **PROFESSIONAL STANDARDS.** The standard of care for services performed or furnished by Fishbeck will be the care and skill ordinarily used by members of the subject professional discipline practicing under similar circumstances at the same time and in the same locality. Fishbeck may use or rely upon design elements and information customarily provided by others. Fishbeck makes no warranties, express or implied, under this Agreement or otherwise, in connection with Fishbeck's services.
7. **TERMINATION.** Either Client or Fishbeck may terminate this Agreement by giving ten days' written notice to the other party. In such event, Client shall pay Fishbeck in full for all work performed prior to the effective date of termination, plus (at the discretion of Fishbeck) a reasonable termination charge for services and costs attributable to termination and costs necessary to bring ongoing work to a logical conclusion. Such charge shall not exceed 30 percent of all charges previously incurred. Upon receipt of such payment, Fishbeck will return to Client all documents and information which are the property of Client.
8. **SUBCONTRACTORS.** Fishbeck may engage subcontractors on behalf of Client to perform any portion of the services to be provided by Fishbeck hereunder.
9. **PAYMENT TO FISHBECK.** Invoices will be issued every 4 weeks, and will be due and payable upon receipt, unless otherwise agreed. Amounts not paid within 28 days from date of invoice shall accrue interest at a rate of 1 percent per 4-week period. Payments made thereafter will be applied first to accrued interest, and then to unpaid principal. Any attorney's fees or other costs incurred in collecting any delinquent amount shall be paid by Client.

Client agrees to pay on a current basis, in addition to any proposal or contract fee understandings, all taxes including, but not limited to, sales taxes on services or related expenses which may be imposed on Fishbeck by any governmental entity.

If Client directs Fishbeck to invoice another, Fishbeck will do so, but Client agrees to be ultimately responsible for Fishbeck's compensation until Client provides Fishbeck with that third party's written acceptance of all terms of this Agreement and until Fishbeck agrees to the substitution.

In addition to any other remedies Fishbeck may have, Fishbeck shall have the absolute right to cease performing any basic or additional services in the event payment has not been made on a current basis.

10. **HAZARDOUS WASTE.** Fishbeck has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or condition at any site, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposure to such substances or conditions. Fishbeck shall not be responsible for any alleged contamination, whether such contamination occurred in the past, is occurring presently, or will occur in the future, and the performance of services hereunder does not imply risk-sharing on the part of Fishbeck.
11. **LIMITATION OF LIABILITY.** To the fullest extent permitted by law, Fishbeck's total liability to Client for any cause or combination of causes, which arise out of claims based upon professional liability errors or omissions, whether based upon contract, warranty, negligence, strict liability, or otherwise is, in the aggregate, limited to the greater of \$250,000 or the amount of the fee earned under this Agreement.

To the fullest extent permitted by law, Fishbeck's total liability to Client for any cause or combination of causes, which arise out of claims for which Fishbeck is covered by insurance other than professional liability errors and omissions, whether based upon contract, warranty, negligence, strict liability, or otherwise is, in the aggregate, limited to the total insurance proceeds paid on behalf of or to Fishbeck by Fishbeck's insurers in settlement or satisfaction of Client's claims under the terms and conditions of Fishbeck's insurance policies applicable thereto.

Higher limits of liability may be considered upon Client's written request, prior to commencement of services, and agreement to pay an additional fee.

12. **DELEGATED DESIGN.** Client recognizes and holds Fishbeck harmless for the performance of certain components of the Project which are traditionally specified to be designed by the Contractor.
13. **INSURANCE.** Client shall cause Fishbeck and Fishbeck's consultants, employees, and agents to be listed as additional insureds on all commercial general liability and property insurance policies carried by Client which are applicable to the Project. Client shall also provide workers' compensation insurance for Client's employees. Client agrees to have their insurers endorse these insurance policies to reflect that, in the event of payment of any loss or damages, subrogation rights under this Agreement are hereby waived by the insurer with respect to claims against Fishbeck.

Upon request, Client and Fishbeck shall each deliver to the other certificates of insurance evidencing their coverages.

Client shall require Contractor to purchase and maintain commercial general liability and other insurance as specified in the contract documents and to cause Fishbeck and Fishbeck's consultants, employees, and agents to be listed as additional insureds with respect to such liability and other insurance purchased and maintained by Contractor for the Project. Contractor must agree to have their insurers endorse these insurance policies to reflect that, in the event of payment of any loss or damages, subrogation rights under this Agreement are hereby waived by the insurer with respect to claims against Fishbeck.

14. **INDEMNIFICATION.** Fishbeck will indemnify and hold Client harmless from any third party claim, damage, or liability for injury or loss sustained by any third party, for which Client is legally obligated to pay, to the extent caused by Fishbeck's negligence. Client will defend, indemnify, and hold Fishbeck harmless from any claim, damage, liability, or defense cost arising from this Agreement for injury or loss sustained by any third party except to the extent caused by the negligence of Fishbeck. These indemnities are subject to specific limitations provided for in this Agreement.
15. **CONSEQUENTIAL DAMAGES.** To the fullest extent permitted by law, Client and Fishbeck waive special, incidental, indirect, and consequential damages for claims arising out of, resulting from, or in any way relating to this Agreement or the Project, including, but not limited to, loss of business, use, income, profit, financing, productivity, and reputation.
16. **LEGAL EXPENSES.** If either Client or Fishbeck makes a claim against the other as to issues arising out of the performance of this Agreement, the prevailing party will be entitled to recover its reasonable expenses of litigation, including reasonable attorney's fees. If Fishbeck brings a lawsuit against Client to collect invoiced fees and expenses, Client agrees to pay Fishbeck's reasonable collection expenses including attorney's fees.

17. OWNERSHIP OF WORK PRODUCT. Fishbeck shall remain the owner of all drawings, reports, and other material provided to Client, whether in hard copy or electronic media form. Client shall be authorized to use the copies provided by Fishbeck only in connection with the Project. Any other use or reuse by Client or others for any purpose whatsoever shall be at Client's risk and full legal responsibility, without liability to Fishbeck, and Client shall defend, indemnify, and hold Fishbeck harmless from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom.
18. ELECTRONIC MEDIA. Data, reports, drawings, specifications, and other material and deliverables will be transmitted to Client in either hard copy, digital, or both formats. If a discrepancy or conflict with the transmitted version occurs, the version of the material or document residing on Fishbeck's computer network shall govern. Fishbeck cannot guarantee the longevity of any material transmitted electronically nor can Fishbeck guarantee the ability of the Client to open and use the digital versions of the documents in the future.
19. GENERAL CONSIDERATIONS. Client and Fishbeck each are hereby bound, and the partners, successors, executors, administrators, and legal representatives of Client and Fishbeck are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

Neither Client nor Fishbeck may assign this Agreement without the written consent of the other.

Neither Client nor Fishbeck will have any liability for nonperformance caused in whole or in part by causes beyond Fishbeck's reasonable control. Such causes include, but are not limited to, Acts of God, civil unrest and war, labor unrest and strikes, acts of authorities, and events that could not be reasonably anticipated.

This Agreement shall be governed exclusively by the laws of the State of Michigan, and any action arising out of or in connection with Agreement shall occur in the state or federal courts located in Grand Rapids, Michigan.

This Agreement constitutes the entire agreement between Client and Fishbeck and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

End of Terms and Conditions for Professional Services