



**PIQUA CITY COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 10, 2024
5:00 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.

ADJOURNMENT FROM EXECUTIVE SESSION

PRESENTATION

- 1) Sanitation Services - Public Works Director Brian Brookhart

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 December 3, 2024, Regular City Commission Meeting

- 2) **Resolution No. R-143-24**

A resolution appointing a member to the Board of Zoning Appeals

OLD BUSINESS

- 1) **Ordinance No. O-21-24 (3rd Reading)**

An ordinance authorizing the issuance of not to exceed Three Million Eight Hundred Thousand Dollars (\$3,800,000) of Bonds for the purpose of paying the costs of the acquisition, construction, renovation, equipping, and installation of Capital Improvements at the City Administration Building and the Fort Piqua Plaza or other city facilities, including but not limited to Heating and Cooling Systems and Controls, Boilers, Lighting,

and all other related improvements and appurtenances relating thereto, approving related matters in connection with the Issuance of the Bonds, paying the related costs of issuance thereof

2) Ordinance No. O-22-24 (3rd Reading)

An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

3) Ordinance No. O-23-24 (3rd Reading)

An ordinance repealing Schedule A-1 of Chapter 33 of the Piqua Code and adopting a new Schedule A-1 of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

4) Ordinance No. O-24-24 (3rd Reading)

An ordinance authorizing the redemption of a portion of the City's \$2,365,000 special obligation non-tax revenue bonds, series 2023 (federally taxable) and authorizing related notices and all documents and all other actions related thereto

5) Ordinance No. O-25-24 (3rd Reading)

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

6) Ordinance No. O-26-24 (3rd Reading)

An ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025

NEW BUSINESS

1) Resolution No. R-135-24

A resolution establishing the Piqua City Commission Calendar of Meetings for 2025

2) Resolution No. R-136-24

A resolution approving the Special Events Support List for 2025

3) Resolution No. R-137-24

A resolution awarding a contract to Veregy for the change out of chillers, boilers, controls, and LED lighting for the Fort Piqua Plaza and the Municipal Government Complex

4) Resolution No. R-138-24

A resolution authorizing a purchase order to Miami County Public Health for Public Health Services for the year 2025

5) Resolution No. R-139-24

A resolution authorizing the city's Purchasing Department to advertise for bids to make certain purchases during the 2025 year

6) Resolution No. R-140-24

A resolution authorizing transfers of cash from the General Fund to the other funds for the Fiscal Year 2025

7) Resolution No. R-141-24

A resolution authorizing Temporary Loan of Cash from the General Fund to the other funds for the Fiscal Year 2025

8) Resolution No. R-142-24

A resolution to approve the Administration Office Renovation

9) Resolution No. R-144-24

A resolution to authorize an Economic Development loan to The Piqua Improvement Corporation

10) Resolution No. R-146-24

A resolution to amend the City Facility Honorary Naming Policy

11) Resolution No. R-147-24

A resolution to authorize the naming of a City facility

12) Resolution No. R-148-24

A resolution to authorize the naming of a City facility

13) Resolution No. R-149-24

A resolution authorizing the City Manager to enter into a contract with IGM Technology Corp. for a software solution for financial reporting

14) Resolution No. R-150-24

A resolution authorizing transfers of cash from the Scott Dr Redevelopment Fund to the Nontax Revenue Bonds '23 Debt Service Fund for the Fiscal Year 2024

COMMISSIONERS COMMENTS

ADJOURNMENT

NON-AGENDA PUBLIC COMMENT

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



Sanitation Services

Timeline

	SANITATION SERVICES EXPLORATION
July 2024	Budget prep; Capital item quotes; Notice of cost increases - Challenges
August 2024	Prep of white paper; First discussions with City Commissioners
September 17, 2024	Executive Session with City Commissioners
September 18, 2024	Notice to bargain with AFSCME, Meeting with employees
October/November 2024	Negotiations with AFSCME – 10/28, 11/8, 11/12
November 2024	Request for Proposal – Due 11/12
November 19, 2024	Public Work Session
December 10, 2024	Presentation to City Commission

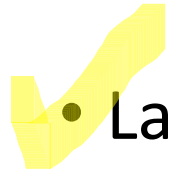
Challenges

1. Staffing
2. Vehicles & Equipment
3. Competitive Rate structure
4. Liability & Safety
5. Other Operational Costs

Options to deal with Challenges:

- Rate Adjustments
- Service Model reductions
- Update staffing model
- Explore contracted services

Follow-up steps



- Labor / Management – AFSCME Union negotiations



- RFP for services

- Further exploration of staffing model, service model
- Communications Plan

Request for Proposal

- One response received: Rumpke of Ohio
- Competitive Rate Structure
- Potential timeframe: Begin service April 1, 2025
- Communication Plan during transition
- Similar service, routes, carts, etc.

*Details would be explored during the contract negotiations. Commission would need to authorize the City Manager to enter into the contract.

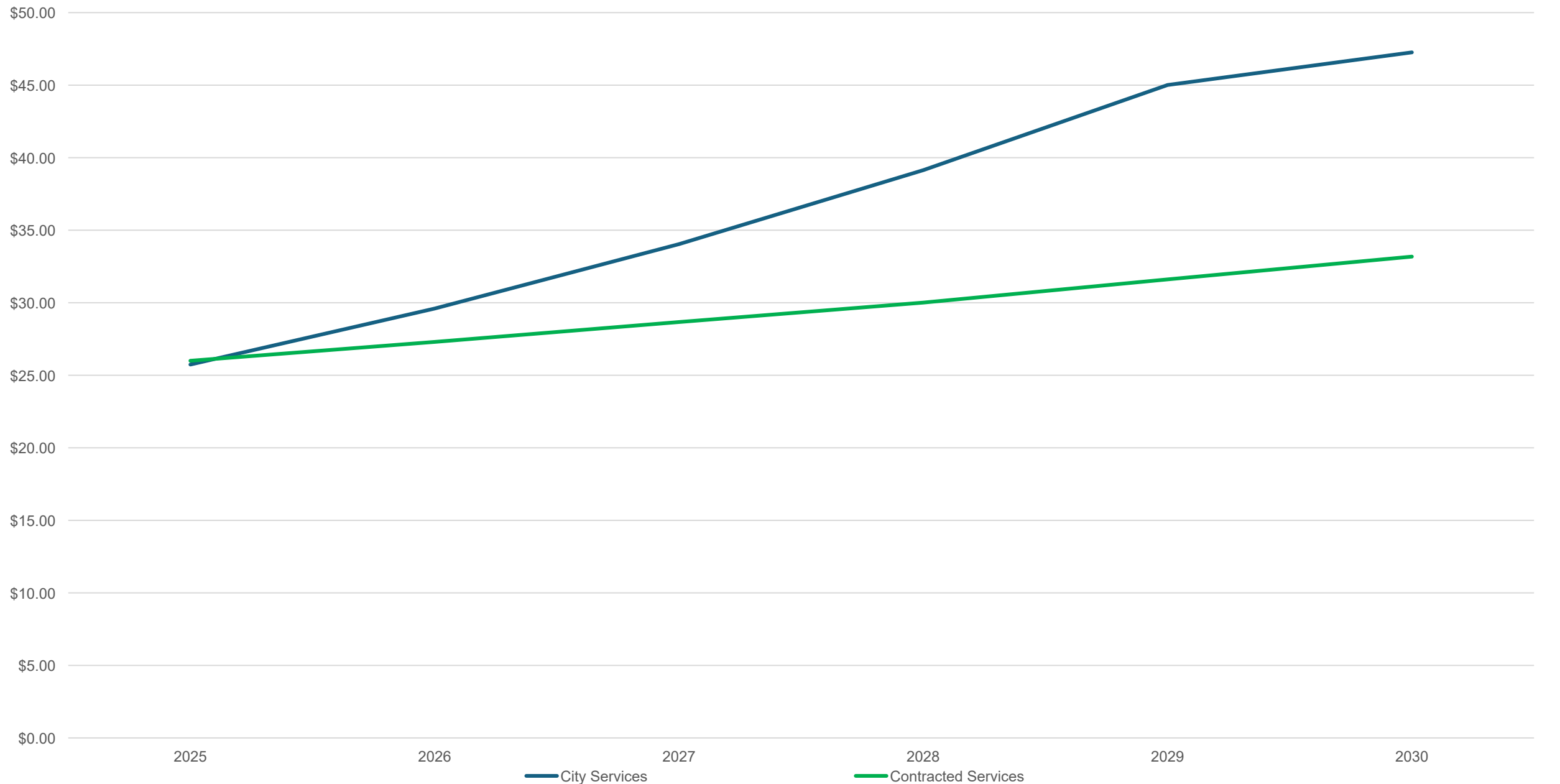
Rate Comparison – Standard Service

(One 96-gal trash cart, One 64-gal recycling cart)

Proposed Monthly Rates	City Services	Contracted Services
2025	\$25.74	\$26.00
2026	\$29.60	\$27.30
2027	\$34.04	\$28.67
2028	\$39.14	\$30.01
2029	\$45.01	\$31.61
2030	\$47.26	\$33.18

	City Services	Contracted Services
Monthly Increase (at year 5)	\$21.52 increase/month	\$7.18 increase/ month
Yearly Increase (at year 5)	\$258.24 Increase / year	\$86.16 Increase / year

Rate Comparison- Standard Service



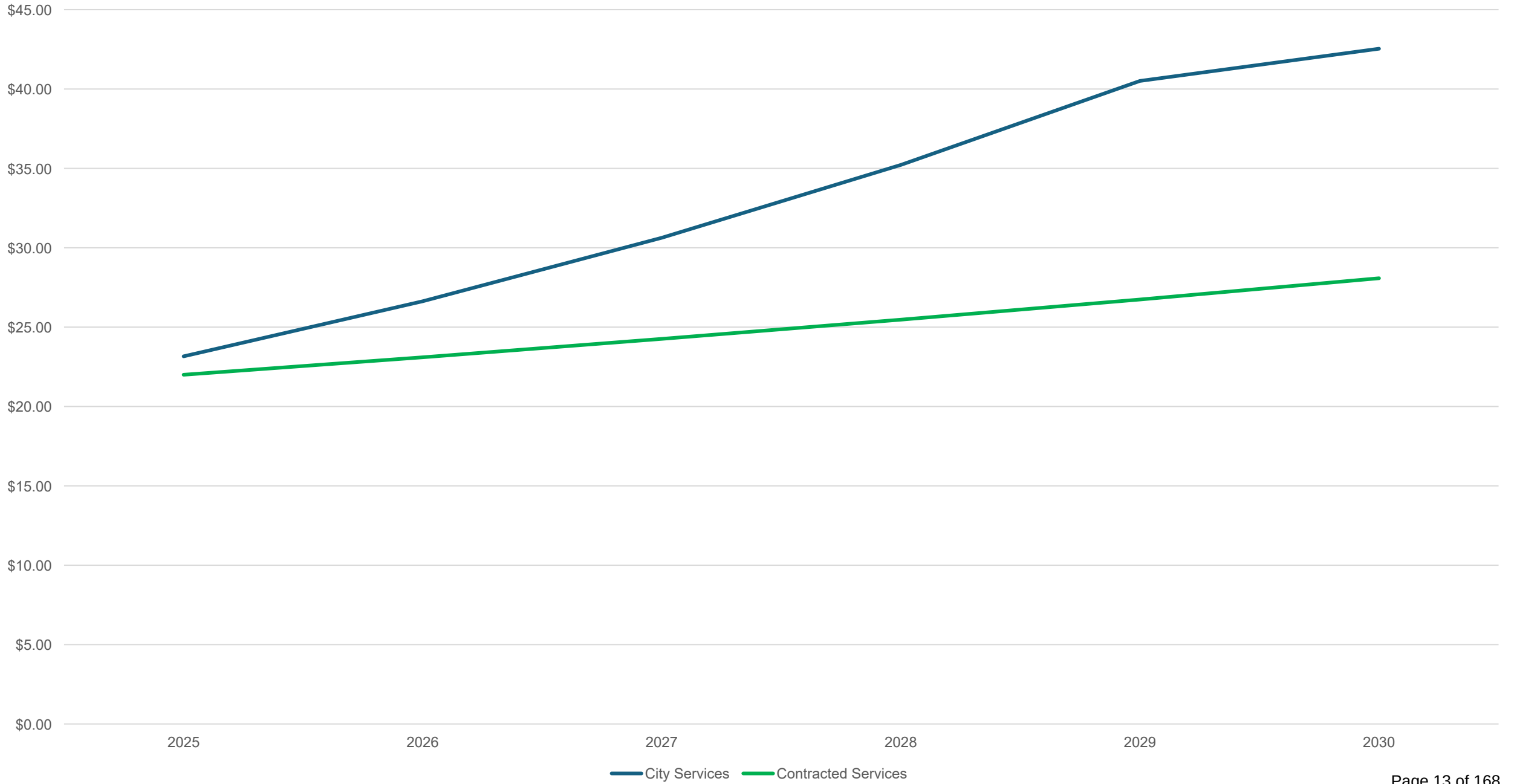
Rate Comparison – Small Quantity

(Small Carts for Trash & Recycling – 32 gal.)

Proposed Monthly Rates	City Services	Contracted Services
2025	\$23.16	\$22.00
2026	\$26.63	\$23.10
2027	\$30.63	\$24.26
2028	\$35.22	\$25.47
2029	\$40.51	\$26.74
2030	\$42.54	\$28.08

	City Services	Contracted Services
Monthly Increase (at year 5)	\$19.38 Increase/ month	\$6.08 Increase / month
Yearly Increase (at year 5)	\$232.56 Increase / year	\$72.96 Increase / year

Rate Comparison- Small Quantity



Annual Cost Comparison

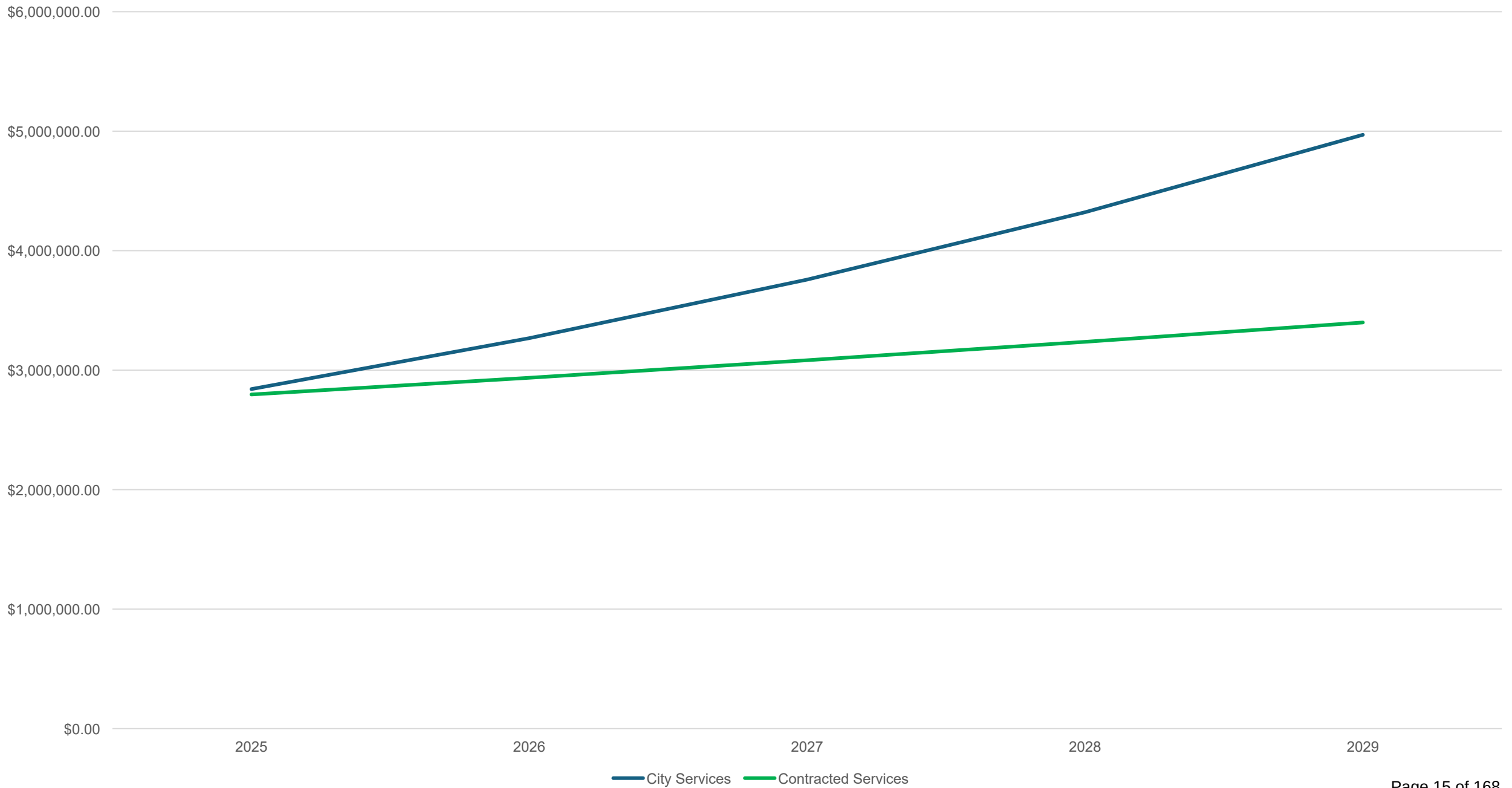
Estimated Annual Costs	City Services *	Contracted Services **
2025	\$2,841,507	\$2,796,312
2026	\$3,267,733	\$2,936,127
2027	\$3,757,893	\$3,082,934
2028	\$4,321,577	\$3,237,081
2029	\$4,969,813	\$3,398,935
Total 5-year cost	\$19,158,523	\$15,451,389

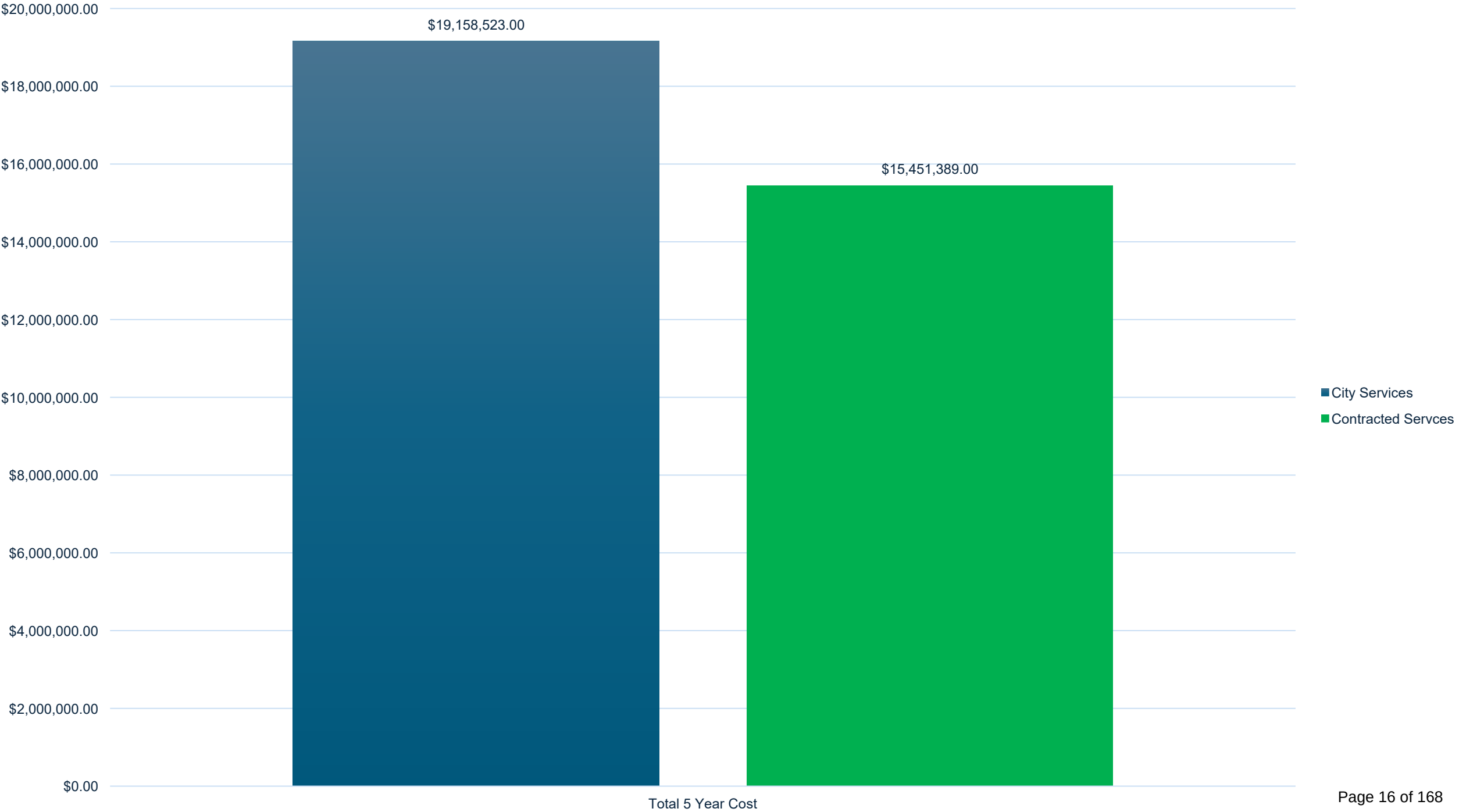
*Revenue collected from customers

** Cost to be paid to contractor

*****5 YEAR COST DIFFERENCE- IT WILL COST \$3,707,134.00 MORE FOR THE CITY TO CONTINUE RUNNING THIS SERVICE COMPARED TO RUMPKE*****

Annual Cost Comparison





MVRMA—Miami Valley Risk Management Association has 21 member cities in Southwest Ohio. MVRMA addresses risk management for property and casualty exposures. Below is a list of the 21 member cities that provide sanitation services in-house or through an outside service.

Cities Providing Sanitation Services	Cities Outsourcing Sanitation Services
Piqua	Englewood <i>(Rumpke)</i>
Troy	Fairfield <i>(Rumpke)</i>
West Carrollton	Bellbrook <i>(Rumpke)</i>
Wilmington	Blue Ash <i>(Rumpke)</i>
Indian Hill	Kettering <i>(Rumpke)</i>
Centerville	Mason <i>(Rumpke)</i>
	Miamisburg <i>(Rumpke)</i>
	Montgomery <i>(Rumpke)</i>
	Springdale <i>(Rumpke)</i>
	Vandalia <i>(Rumpke)</i>
	Wyoming <i>(Rumpke)</i>
	Tipp City <i>(Republic)</i>
	Maderia <i>(Republic)</i>
	Sidney <i>(Republic)</i>
	Beavercreek <i>(Citizen option – Republic, Waste Management, Rumpke)</i>

Maintain City Services vs. Contracted Services

City Services		Contracted Services	
PRO	CON	PRO	CON
Managerial oversight of Employees	Recruitment & Retention Challenges	Eliminate Recruitment & Retention challenge	Level of customer service (unknown)
Premium level of customer service	Safety & liability challenges	Transfer of Risk: safety, liability	Less managerial oversight of employees and practices
Control over rates (subject to increased costs)	Need to increase staffing level (increased cost)	Eliminate challenge of vehicle replacement & repair of fleet	
	Cost increase of Fleet	Eliminate challenge of operations cost	
	Operational cost increases	Known rate structure for 5-10 years	
	Large rate increases over 5-7 years		

Discussion of future direction

Next Steps:

- Maintain City Services
 - Rate Increase (City Commission Approval)
 - Budget Reappropriation Ordinance
- Contracted Services
 - Contract Negotiations
 - 2-3 Month Implementation
 - City Commission Approve Contract

Questions?

- Additional information needed?
- Additional Questions?

PROCEDURAL RULES AND RULES OF CONDUCT FOR CITY COMMISSION MEETINGS

BUSINESS AGENDA

1. Commission meetings shall be called to order by the mayor or presiding officer of the meeting. The clerk shall call the roll of the Commissioners.
2. The mayor or presiding officer shall thereafter lead the Commission in the Pledge of Allegiance.
3. Upon roll call being completed, the Business Meeting of the Commission shall commence.
4. The Commission shall, if necessary, add or remove items to the Business Agenda and approve the agenda once it is established.
5. After approval of the agenda, the Commission shall vote on approval of the minutes of prior meetings.
6. After the establishment of the agenda, the Commission shall permit public comment by the citizens of Piqua as required by Section 4 of the Piqua Charter on any approved agenda item. Any person providing public comment shall provide his or her name and street address prior to making any comments.
7. Any non-citizen may also participate in public comment if an ordinance or resolution made part of the agenda affects his or her business located within the city of Piqua or utility service they receive within the city of Piqua. Any non-citizen shall state his or her name and either what business he or she operates that is being affected by an ordinance or resolution, or what property address inside the city limits that he or she is receiving utility service.
8. Any person providing public comment may speak once for up to a total of five minutes on each resolution and ordinance made part of the agenda. No person shall be permitted to comment twice on an agenda item.
9. Once public comment is completed, the Commission shall immediately begin debate and deliberate on each agenda item. No public comments from the public shall be permitted during the debate and/or deliberation of ordinances and resolutions by the commission.

10. After deliberation on ordinances and resolutions, votes on ordinances shall be recorded by roll call and votes on resolutions may be recorded by voice vote; if a commissioner wishes to have a roll call vote on a resolution, any commissioner may request the clerk to call the roll to record the vote. The Clerk of Commission shall record the vote tally for each ordinance and resolution.
11. During the Business Agenda, only city employees including department heads and guests of department heads to discuss matters affecting the city, the Piqua Chamber Director, the Main Street Piqua Director, may make presentations during the Business Agenda part of the meeting.
12. At the completion of the Business Agenda, the mayor may or may not permit commissioners to address the community for the good of the city. Afterwards, the commissioners shall call the business meeting of the commission to a close and city staff may be excused.

NON-AGENDA PUBLIC COMMENT

13. Non-agenda public comment sessions may, upon the discretion of the Commission, commence after the regular business meeting of the commission adjourns.
14. Any non-agenda public comment shall not begin after 9 p.m. and shall not continue after 9 p.m.
15. Comments by the public shall be addressed to the Commission and mayor and shall be limited to a seven-minute period per person. Under no circumstances should the Commission or mayor interrupt any person's seven-minute time period unless the individual violates the Rules of Conduct or the individual commenting requests interactive dialogue. If a Commission member or the mayor comment during an individual's allotted time, the time taken for any comment by Commission members or the mayor shall not be deducted from the individual's allotted seven minutes so that they receive their full allotted time to speak. No person may speak more than one time during any non-agenda public comment session.
16. All comments shall be related to city business or activities.
17. The Clerk of Commission shall not be under any obligation to keep minutes of the non-agenda public comment session.

18. Public comment time shall be only afforded to persons who live within the City of Piqua city limits, Springcreek Township, Washington Township and/or Miami County or own property within the city or own a business within the city limits.
19. Any person providing public comment shall provide his or her name and street address prior to making any comments.
20. Any individual attending the Non-Agenda Public Comment period of the City Commission meeting may have signs that do not exceed 8 ½ x 11 in size. Such signs shall not be displayed in a way that obstructs the view of any other individual attending the meeting or any camera recording the meeting.

RULES OF CONDUCT

Recognizing that the city has a compelling and significant interest in conducting its meetings in an efficient manner, the following Rules of Conduct shall be enforced during the Commission Business Meeting and the Non-Agenda Public Comment session:

1. Obscene comments, physically threatening remarks, and disruptive conduct are prohibited;
2. Profanity that is disruptive is prohibited;
3. Racist and hate-filled epithets are prohibited;
4. Loud and boisterous conduct or comments are prohibited;
5. Cheering, jeering or clapping, unless for ceremonial purposes as determined by the mayor, are prohibited;
6. Noisemakers are prohibited;
7. All persons shall remain seated during commission meetings unless they are leaving the Commission Chambers or are addressing the Commission from the podium;
8. Any person desiring to make a public comment shall complete a public comment request card provided by the Clerk of Commission and shall deposit the card in the public comment request box. The box will be monitored throughout public comment

sessions and cards will be given to the mayor or presiding officer by the commission's designee during public comment sessions;

9. The mayor shall call the persons requesting to make public comment during the appropriate public comment periods;
10. When called by the mayor to address the Commission, the individual called shall address the Commission from the commission podium unless the person so called has a medical condition that prevents the individual from doing so; in such case, the mayor will make every attempt to accommodate the individual so his or her comments are heard by the public;
11. If during the non-agenda public comment session, the public comment cards have not all been called prior to the end of the meeting, the individuals not called will be placed at the top of the list for presenting comments at the next scheduled meeting;
12. If during the non-agenda public comment session, the public comment cards have been exhausted and the meeting has not been concluded, individuals who have not spoken may request to do so until the conclusion of the meeting.

Any individual violating a commission rule shall be warned by the mayor or presiding officer of the violation, and if such individual does not cease the activity so warned, he or she shall be asked to leave city hall. If an individual refuses to comply with the mayor or presiding officer's directive to leave city hall, the individual may be charged criminally for his or her conduct.

**PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, DECEMBER 3, 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 Simmons, and Commissioner Vetter were present.

ADJOURNMENT TO EXECUTIVE SESSION

A motion was made by Commissioner Vetter 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, Commissioner Simmons, and Commissioner Vetter were present.

EXECUTIVE SESSION

- 1) 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 Simmons to adjourn from Executive Session, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

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

MOTION TO APPROVE BUSINESS AGENDA

Mayor Lee noted that the Rules of Conduct for the City Commission Meetings were in the agenda packet and on the back table.

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

1) Rules of Conduct for City Commission Meetings

PRESENTATION

Annual Golf Report - Patrick Kirkland

Patrick Kirkland gave a slide presentation with the goals that he had set for the golf course, the improvements to the course, and the events that took place. Mr. Kirland said he has tried to create a fun vibe, and it has been a great year with a lot of accomplishments. Patrick Kirland talked about two new hires he made. Patrick said the Echo Hills Golf Course is open for holiday hours and he encouraged everyone to please shop locally.

Patrick Kirkland said we need to start thinking towards the future to take this great asset to the next step. Mr. Kirkland introduced a program called TopTracer Range, which he said would bring people from all over Ohio. He said it would take the course to the next level. Patrick also mentioned several other upgrades that needed to be done, including improvements to the maintenance building and the irrigation system.

Commissioner Vetter asked if the improvements could be taken out of the money the course has earned. Patrick said they could not use that money for improvements, but would work with Jerry O'Brien to come up with a detailed plan. Commissioner Hohman asked if the funds would come from the general fund. Mayor Lee asked if Patrick would do a market study to see if the Top Tracer would be profitable in this area. Commissioner Hohman said the hole that you dug the golf course out of is a pretty good projectory, and he is proud of the direction the course has gone. Commissioner Vetter asked if the golf course is buying water from the city. Commissioner Simmons said it would be nice if they could draw from a cistren. Patrick said that you cannot have a well and city water. Commissioner Vetter asked how the Parks Department is involved with the Echo Hills Golf Course. Paul Oberdorfer said the Parks Department and the golf course are currently both under Amy Welker. Commissioner Simmons asked Patrick to explain the senior membership.

Patrick Kirkland stated that in February, Hampton Golf started managing the Banquet Center at the Plaza. A full-time banquet coordinator was hired and she is doing a great job. The 2025 calendar is full, and the 2026 calendar is starting to fill up. There are some fun events planned for the future, once the liquor license is in place. Patrick Kirkland said that Jamie Mills and the other staff are doing a fantastic job. Mr. Kirkland encouraged everyone to take a tour of the Banquet Center. He said he appreciates the opportunity to manage both facilities. Patrick acknowledged an Echo Hills Golf Course member in the audience that came to support him, and the way the course was being

managed. Mayor Lee said Patrick is doing a good job and to keep it up. Commissioner Vetter asked how the plaza did on reservations for the year. Commissioner Vetter said, if he remembered correctly, we had 13 reservations, and we were hoping we could meet 100. Paul Oberdorfer said he would get the number of reservations we ended up with for the year. It was mentioned that Jamie Mills has a great relationship with the library, and the feedback on the reviews are really good too.

CONSENT AGENDA

Mayor Lee read a letter that he received from the Commissioners' Committee on the Fire Training Facility. Mayor Lee asked that the letter be included in the minutes. The committee's next meeting is December 19, 2024.

Commissioner Hohman made a motion that the letter from the Commissioners' Committee on the Fire Training Facility be added to the minutes of this meeting, and Commissioner Simmons seconded the motion. All were in favor and the motion passed unanimously.

Commissioner Vetter made a motion to approve the Consent Agenda, and Commissioner Hohman seconded the motion. All were in favor and the motion passed unanimously.

1) Approval of Minutes

Approval of the Minutes from the November 19, 2024, Regular City Commission Meeting and the November 21, 2024, Special City Commission Meeting.

OLD BUSINESS

1) Ordinance No. O-20-24 (3rd Reading)

An ordinance authorizing the establishment of the Fire Department Ladder Truck Capital Projects Fund

Introduction: Jerald O'Brien said this ordinance establishes a capital project fund. Mr. O'Brien said that money will be transferred each year from the safety fund to build up a reserve to purchase a new ladder truck. There have been no changes to this ordinance since the last reading.

Commissioner Comments: Commissioner Hohman said that he loves this idea, as long as the fund is as safe as possible so that a future Commission cannot use the fund for any other use than to purchase a truck. Mr. O'Brien said the money would have to go back into the safety fund if a truck was not purchased.

Commissioner Simmons said he likes that the ordinance specifically says ladder truck.

Public Comments: None

A motion was made by Commissioner Hohman to approve Ordinance number O-20-24, and

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

2) Ordinance No. O-21-24 (2nd Reading)

An ordinance to approve the issuance of bonds for an Energy Improvement Project at the Fort Piqua Plaza and the Piqua Municipal Government Complex

Introduction: Jerry O'Brien said this ordinance is to install new chillers, and update the HVAC system at the Fort Piqua Plaza and Municipal Government Complex. Mr. O'Brien said that we would be issuing bonds in the amount of \$3.2 million. We are getting a \$600,000 grant, and this will put the debt issuance at \$3.2 million. Jerry said he will have updated numbers in the next reading. Mr. O'Brien said that an energy audit was done on the building, and the first-year savings are estimated to be \$190,000. This will pay for about two-thirds of the debt.

Commissioner's comments: None

Public comments: None

Mayor Lee said this will serve as a 2nd reading. Mayor Lee said the Commission will look forward to updated numbers at the next meeting.

3) Ordinance No. O-22-24 (2nd Reading)

An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

Introduction: Catherine Bogan explained that Schedule A covers the salaries of our full-time non-union employees. There are six steps in each classification, and each step will be modified with a 3% cost of living adjustment.

Commissioners Comments: None

Public Comments: None

Mayor Lee said that this would serve as a 2nd reading.

4) Ordinance No. O-23-24 (2nd Reading)

An ordinance repealing Schedule A-1 of Chapter 33 of the Piqua Code and adopting a new Schedule A-1 of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

Introduction: Catherine Bogan said that this Schedule is representative of our part-time, temporary, and seasonal employees. The wages on this schedule have been modified to reflect the Ohio state minimum wage increase that has increased to \$10.70 an hour effective January 1, 2025. Cost of living adjustments for certain part-time employees on this schedule have also been made.

Commissioner Comments: None

Public Comments: None

Mayor Lee said that this will serve as a second reading.

5) Ordinance No. O-24-24 (2nd Reading)

An ordinance authorizing the redemption of a portion of the City's \$2,365,000 special obligation non-tax revenue bonds, series 2023 (federally taxable) and authorizing related notices and all documents and all other actions related thereto

Introduction: Jerry O'Brien said this ordinance is part of the Scott Drive project. As part of that project, the city issued bonds to buy the property. The port authority recently sold those bonds to buy that property from us. As part of that deal, we will get the proceeds, which we will use to pay down \$1,695,000 of debt from last year.

Commissioner's Comments: None

Public Comments: None

Mayor Lee said that this would serve as a second reading.

6) Ordinance No. O-25-24 - Amended (2nd Reading)

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

Introduction: Jerry O'Brien said this ordinance is to amend appropriations for this year. Since the last reading there have been changes to the appropriations for 2024. Mayor Lee asked if there were any major changes. Mr. O'Brien said the biggest change was to Section 38 to cover a feasibility study done by Stantec.

Commissioner's Comments: Commissioner DeBrosse confirmed that this was for the hydraulic canal. Commissioner Hohman asked how much the study would cost, and where those funds would come from. Jerry said the amount would be \$550,500, and the funds would come from the water fund. Commissioner Hohman asked if the Water Department was expecting this expense, and Jerry said yes. Mr. O'Brien said the project was approved, but the appropriations had not been approved.

Public Comments: None

Mayor Lee said that this will serve as a 2nd reading.

7) Ordinance No. O-26-24 (2nd Reading)

An ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025

Introduction: Jerry O'Brien said this ordinance is for the new budget year 2025, and there have been no changes.

Commissioner's Comments: Commissioner Vetter appreciated the amount of work that went into the document provided at the Budget Work Session. Commissioner Vetter thought it was a good presentation. Commissioner DeBrosse commented that based off of the information from the work session and the capital improvement plan, he is somewhat concerned that we have a specific

need for vehicles in the Fire Department. Commissioner DeBrosse asked the City Manager and the Chiefs to work with us to stay on top of this capital need. He pointed out that even if we order a vehicle today, it could take three years to show up.

Public Comments: None

Mayor Lee said this will serve as a 2nd reading.

NEW BUSINESS

1) Resolution No. R-130-24 (Amended)

A resolution regarding the applied for liquor permit for Olive Garden Holdings LLC., 904 Scott Drive, Piqua, OH 45356

Introduction: Frank Patrizio said that this resolution is for approval of a liquor permit for the Olive Garden, and he does not believe anyone from the city has any objections.

Commissioner's Comments: Commissioner Vetter asked if the resolution should say Scott Drive instead of Scott Street. Mayor Lee agreed and asked if the resolution could be amended from Scott St. to Scott Dr. Commissioner Hohman also asked that the staff report reflect Scott Drive.

A motion was made by Commissioner Hohman to amend resolution R-130-24 to read Scott Drive, and Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

Public Comment: None

A motion was made by Commissioner Hohman to approve R-130-24 as amended, and Commissioner Hohman seconded the motion. All were in favor, and the motion was carried unanimously.

2) Resolution No. R-131-24

A resolution authorizing a Zoning Map Amendment to the City of Piqua Zoning Map to change the zoning designation of Parcel N44-076549 from Commercial Mixed Use (CX) to Suburban Residential Multi-Unit (S-RM) zoning.

Introduction: Kyle Hinkelman said this is a request to rezone a portion of parcel number N44-076549 to Suburban Residential Multi-Unit (S-RM). This is to create six-1 bedroom duplexes or twelve units over the next four years. Currently, the property is zoned CX, which does not allow for residential space. The case was heard by our Planning Commission on November 18th, and they recommended approval of the case. The location is on Almeda Court, which is behind Sandlewood Place, and is currently an undeveloped grass space. The staff recommends the approval on this rezoning based on the need in our community for smaller-sized senior apartments. The applicant is proposing that these would be primarily used for an older demographic, even though it is not possible to guarantee that.

Commissioner's Comments: Commissioner Hohman thinks it is great and feels there is a demand for residential areas targeting that demographic. Mayor Lee said he has heard from the Community that there is a demand for this type of housing.

Public Comment: Alisha Routson came to the podium and offered to answer any questions on behalf of her father, Mike Routson, who owns the land being discussed.
A motion was made by Commissioner Hohman to approve Resolution number R-131-24, and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously.

3) Resolution No. R-132-24

A resolution authorizing a Zoning Map Amendment to the City of Piqua Zoning Map to designate parcel N44-101485 with a CX - Corridor Mixed-Use classification

Introduction: Kyle Hinkelman said that this is a resolution authorizing a zoning map amendment for a commercial piece of property along Looney Road. Mr. Hinkelman said that in 2023, the Zoning Code and the entire zoning map were amended. When the amendment happened, this piece of property was not given a formal designation. The request is consistent with the surrounding area, and the Planning Commission did recommend the zoning designation.

Commissioner's Comments: None

Public Comment: None

A motion was made by Commissioner Hohman to approve Resolution number R-132-24, and Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

4) Resolution No. R-133-24

A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of insurance

Introduction: Catherine Bogan said that the city partners with Miami Valley Risk Management Association for the purpose of participating in a risk management pool for our property and liability insurance. This resolution will continue our contract for the 2025 plan year.

Commissioner Comments: Commissioner Vetter asked if this policy covers the hydraulic canal or other bodies of water. Catherine responded that it did not. Commissioner Simmons asked if there was an increase in the premium. Catherine said it was \$59,000. Commissioner Simmons asked if they gave a reason for the increase, and Catherine Bogan said yes, it was based on our claims experience.

A motion was made by Commissioner Hohman to approve R-133-24, and Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

5) Resolution No. R-134-24

A Resolution authorizing the city manager to enter into a contract with the city's accounting system provider Springbrook for an upgrade

Introduction: Jerry O'Brien said this resolution gives the City Manager approval to sign a contract. Mr. O'Brien said the city has not had a major upgrade in the accounting software since 2012. Approving this contract will take us to the cloud version. He said this is a much-needed upgrade.

Commissioner Comments: Mayor Lee acknowledged that we need the upgrade, but asked if we are moving away from Springbrook. Mr. O'Brien said that he does not see that happening for a few years. In the meantime, we need an upgrade. The server is at the end of its life and is somewhat at risk. Mayor Lee asked if we had a backup. Paul Oberdorfer explained that if the server crashes, we have the data, but not a system to restore the data to.

A motion was made by Mayor Lee to approve Resolution number R-134-24, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

COMMISSIONERS COMMENTS

City Manager Comment: Paul Oberdorfer reminded citizens that the weather is changing, and basketball hoops in the right-of-way need to be removed. This will allow for snow plows to clear the streets.

Commissioner Comments:

Commissioner Simmons stated that he hoped that everyone had a wonderful Thanksgiving.

Commissioner Vetter said he enjoys getting together with Jerry to talk about the budget. Jerry does a good job. Commissioner Vetter said he inquired about the budget for spay and neutering cats, and has learned that we've reached 75% of our goal, or 100 cats. Commissioner Vetter said he was happy to hear that the city had been awarded the Brownfield Grant. This grant is largely targeted at asbestos removal at the Power Plant, which dates back to 1931. He also encouraged citizens to contact him about their views on allowing chickens in the city limits. He said he had great concerns. Lastly, Commissioner Vetter said he would like to have an open discussion about uses for the Mote Park building. He is hoping people will come up with ideas to turn a 70-year-old building into something great. Commissioner Simmons and Commissioner Vetter will be attending the Habitat for Humanity project.

Commissioner Hohman did not have any comment.

Commissioner DeBrosse acknowledged the City Manager, and the team, for bringing Hampton Golf to us. He said he saw the benefit early on of having a third party manage the golf course. He also encouraged citizens to reach out to him about their feelings about keeping sanitation in-house, or having another company manage this service. He said he has heard from two people so far and would love to receive more feedback.

Mayor Lee said that legislation would be coming back before the Commission soon, and he asked citizens to contact him about their views on allowing backyard chickens. He commented on a post he saw on Facebook where Officer May gave a stranded couple a ride to the airport. He asked the Police Chief to elaborate, and Chief Byron said the group of people had been struck by a deer and there were no rentals available. They felt like they had no other option than to contact the Police

Department. Officer May gave them a ride to the airport. Mayor Lee was happy to see that he did this and is very proud of the Police Department.

ADJOURNMENT

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

The meeting was adjourned at 7:05 p.m.

NON-AGENDA PUBLIC COMMENT

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

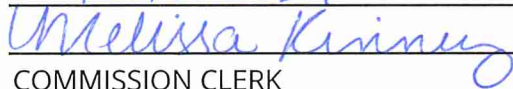


KRIS LEE, MAYOR

PASSED:

12.10.2024

ATTEST:


COMMISSION CLERK

Commissioners' Committee on the Fire Training Facility
David Roth, Chair
Joe Thompson, Vice Chair
Jim Roth
Jerica Drapp

December 03, 2024

City of Piqua Commissioners
Piqua City Hall
201 W. Water Street
Piqua, OH 45356

Subject: Committee Progress Report – November, 2024

Dear City of Piqua Commissioners,

This letter serves as a written progress report from the Commissioners' Committee on the Fire Training Facility, summarizing the Committee's activities since our last update to the City Commission on November 12, 2024.

The Committee continues its efforts to analyze all the information it has obtained so far and draft a final report. We have split into groups of two and are working on a rough draft of the report in sections. Our goal is to have a draft of the report completed by year-end, while spending time in the first quarter of 2025 adding additional information as needed to fill in the gaps our report will likely have. At that time, we will assess what other information we need for the report, and seek out individuals for interviews or make additional document requests.

There is still much to be written and reviewed, but we believe it is important that we emphasize quality and accuracy over speed. The Committee had its last meeting on October 30th to discuss progress and get input from the community. We are trying to balance the workload with our duty to be transparent to the public, who care deeply about this project. The Committee is planning to have its next meeting on December 19th.

Sincerely,

David Roth, Chair
Joe Thompson, Vice Chair
Jim Roth
Jerica Drapp

Commissioners Committee on Fire Training Center

UNAPPROVED MINUTES

Oct. 30, 2024

Meeting called to order by David Roth @ 17:30 hours.

Roll call

Jim Roth – here

David Roth – here

Jerica Drapp – here

Joe Thompson – Here

Chris Conard – Legal council

It was moved to approve the minutes of the September 25th meeting by Joe Thompson, second by Jerica Drapp, ALL AYE

David asks committee members on any update to reports.

Chris updated us that paperwork can be uploaded and downloaded to all committee members.

All legal papers that are open to request and that a link will be set up to review and access the final report.

David informed the committee that a progress report will be handed to the commission by their November 12, 2024, meeting.

The meeting was opened for public comment or questions by David.

Nancy Roof questioned legal concerns that may face the committee.

This question and any additional questions were answered by Chris Conard and covered how it may be handled.

Motion to adjourn by Jim Roth

Second by Joe Thompson

All ayes.

Resolution No. R-143-24

A resolution appointing a member to the Board of Zoning Appeals

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: William Walker is hereby appointed as a member of the Board of Zoning Appeals for a term of two (2) years to expire on March 1, 2027, or until his successor is confirmed and qualified;

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



KRIS LEE, MAYOR

PASSED:

12.10.2024

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

Yah

Commissioner Jim Vetter

Yah

Commissioner Paul Simmons

Yah

Commissioner Thomas Hohman

Yah

Commissioner Frank DeBrosse

Yah

Form Name:	Board/Committee Application (Newest)
Submission Time:	September 9, 2024 6:58 pm
Browser:	Chrome Mobile 128.0.0.0 / Android
IP Address:	76.35.111.146
Unique ID:	1263747365
Location:	40.1523, -84.2502

Board and Committee Application

Name:	James Sheats
Address:	729 s Downing Piqua, OH 45356
Home Phone:	(937) 541-8205
Email:	jim56753@gmail.com
Board or Committee Applying for: (Please apply for one board only)	Board of Zoning Appeals
Length of Residence in City of Piqua-City Limits:	42years
Registered Voter:	Yes
Have you ever been convicted of a felony?	No
Education Background:	Graduate Troy Highschool
Civic and Professional Activities:	A member of the diversity committee work with the Salvation army
Are you a City of Piqua Government Academy Graduate?	No
Background, Experience and Interest relative to the appointment to a City Board/Committee:	Interested in city government
I certify that I am a U.S. citizen, permanent resident, or a foreign national with authorization to work in the United States:	Yes
How did you find out about this position?	City Website
Upload your Resume:	https://www.formstack.com/admin/download/file/16887737805
Additional Information	I want to be a part of making this city great

James Sheats

729 Downing St
Piqua Ohio 45356
937-541-8205
Jim56753@gmail.com

OBJECTIVE:

An interesting position with a growing company

EXPERIENCE:

Accedo MRO

Shipping Clerk / Crane Operator
• Forklift Operator

Anna, Ohio

04/2019 to Present

Spinnaker

Forklift Driver
Licensed Forklift Operator

Troy, Ohio

02/2017 to 04/2019

Arc Abrasives

Machine Operator

- Operated robotic welding machine
- Licensed forklift operator
- Shipping – packing products for delivery

Troy, Ohio

10/2015 – 02/2017

KTH Parts

Machine Operator

- Operated robotic welding machine
- Licensed forklift operator

St. Paris, Ohio

06/18/12 – 10/2015

Industry Products

Machine Operator

- Operated laminator machine
- Drive forklift safely

Piqua, Ohio

04/28/04 – 06/17/12

Home Depot

Freight Associate

- Stock shelves
- Drive order picker, reach truck and sit-down forklift

Piqua, Ohio

10/30/08 to 07/11

Evenflo

Group Leader

- Worked in shipping dock
- Supervised up to thirty people
- Ensured trucks were loaded safely & properly
- Inventory control in warehouse

Piqua, Ohio

03/11/1994 to 04/28/04

EDUCATION: **Troy High school**
 Diploma

Troy, Ohio

Upper Valley J.V.S.
Diesel Mechanic Certificate

Piqua, Ohio

Form Name:	Board/Committee Application (Newest)
Submission Time:	September 9, 2024 6:53 pm
Browser:	Chrome 128.0.0.0 / Windows
IP Address:	217.180.208.240
Unique ID:	1263745787
Location:	40.1523, -84.2502

Board and Committee Application

Name:	Rhett Dziech
Address:	1250 Camaro Ct Piqua, OH 45356
Home Phone:	9376385577
Email:	rhett@bookwalterchevy.com
Board or Committee Applying for: (Please apply for one board only)	Board of Zoning Appeals
Length of Residence in City of Piqua-City Limits:	30+
Registered Voter:	Yes
Have you ever been convicted of a felony?	No
Education Background:	See Resume
Civic and Professional Activities:	See Resume
Are you a City of Piqua Government Academy Graduate?	no
Background, Experience and Interest relative to the appointment to a City Board/Committee:	Serving utility board
I certify that I am a U.S. citizen, permanent resident, or a foreign national with authorization to work in the United States:	Yes
How did you find out about this position?	City Website
Upload your Resume:	https://www.formstack.com/admin/download/file/16887716049

Rhett J. Dziech
1250 Camaro Ct. Piqua, Ohio 45356
(937) 638-5577 *rhett@bookwalterchevy.com*

Summary and Highlights:

Experienced Technology support person who provides customer focused support.

- CompTIA A+ Certification
- Windows computer hardware and software support
- Chromebook repair and management
- Windows server and Active Directory
- Budget and project management
- Provided staff development
- Automotive Infotainment Systems
- Microsoft Office (2000 – O365)
- DMS Systems (Dealertrack & CDK)
- Cox vAuto & VinSOLUTIONS, Stack CRM
- Cisco and other brands of Network equipment
- Owner of local computer store for 12 years.
- HP, Dell, Lenovo, Acer and Asus desktop, notebook and Chromebook repairs
- Google Workspace Administration

Education:

Piqua High School

- Graduated Class of 2004. Studied the Cisco CCNA curriculum

Upper Valley JVS / Upper Valley Career center

- Graduated Class of 2004, Studied Computer Information Technology

Edison Community College

- CompTIA A+ Certification
- CompTIA Network+
- Cisco CCNA
- Cisco Computer Hardware
- Microsoft Office

Achievements:

- 2013 Friend of PROD Award
- RPC Computers voted Readers' Choice in Miami County 2011, 2012 and 2013

Technology support experience:

Ingersoll Rand (Gardner Denver) April 2023 – May 2024

211 E. Russell Rd. Sidney, OH 45365

Title: IT Technician / Manager

Overseeing plant IT needs, O365, Active Directory, iOS, Android, Windows 10, End user support, Imaging PCs, ServiceNOW Ticketing System.

Bookwalter Chevrolet March 2023 - Current

335 S. Sheridan Rd. Stanton, MI 48888

Phone: (989) 546-4156

Title: Administration / Technology Coordinator / CIO

maintain all working systems of the dealership, Google Workspace, Stack CRM, SQL Database management, Raise-a-Ticket Helpdesk System.

SVG Motors Auto Group June 2020 – Oct 2021

400 Shoup Mill Rd. Dayton, OH 45415

Title: Director of Information Technology

Overseeing I.T. needs for over 250 employees, System maintenance, Managing SQL servers, End user support on PCs, Macs, iPads, iPhones, Androids, and various other technology including automotive entertainment systems and electronics.

SUPPORT.COM November 2017 - 2018

Roles: Comcast Tier 2 support Tech, debt collection

Lanicom LLC April 2017 – November 2017

28 Weston Rd. Troy, OH 45373

Title: Helpdesk Tech

PC Support, Handling a ticket system, Hardware repair & replacement, virus & malware removals, OS installs on PCs & Macs, on-site PC service, Phone & Remote support, Active Directory & Exchange.

RPC Computers June 2005 – April 2017

419 N. Main St. Piqua, OH 45356

Owner / Manager

Repair, Upgrade, and Support Desktop & Laptop PCs, Virus Removals, OS Installs, Hardware Replacements, New PC Builds, On-Site and In-Shop

Other Technology skills and experience:

- Own and Operate a Highly Successful Part-Time Mobile DJ Business
- Running PA Systems for Various Local Bands & Events.
- Operate a Micro Power FM Radio Station Serving Downtown Piqua.
- Licensed HAM Radio Operator & SkyWarn Storm Spotter for Wilmington NWS
- Production of Radio Commercials & Liners for Various Local Businesses & Broadcasters
- Photography

References:

Chris Compton Muzak / Mood Media

175 E Alex Bell Rd

Centerville, OH 45459

Office: (937) 291-1123

Cell: (937) 479-5853

I.T. Advisor, Digital Signage, Sound Systems, CCTV Systems, Low Voltage Wiring, Drive thru Systems, Network Cabling & Basic Network Setup.

Robert McClurkin Bookwalter Chevrolet

Dealer Principal

Cell: (614) 226-5816

Email: robertmcclurkin@outlook.net

Tina & Mike Phillabaum Owner 36 Skate Club

4845 W. SR 36

Piqua, OH 45356

Office: (937) 773-2841

Relationship: Professional Work Relationship (Maintain and service the sound system, and computer equipment at 36 Skate Club)

Michael Grissom Owner SkyNet Internet LLC

406 N. Main St.

Piqua, OH 45356

Office: (937) 773-0998

Cell: (937) 570-8156

Relationship: Downtown Business Associate, Personal Friend.

Form Name:	Board/Committee Application (Newest)
Submission Time:	November 9, 2024 3:12 pm
Browser:	Firefox 131.0 / Windows
IP Address:	172.59.112.128
Unique ID:	1284773645
Location:	37.4928, -77.47

Board and Committee Application

Name:	William (Rick) Walker
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Address:	526 N WAYNE ST PIQUA, OH 45356-2234
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Home Phone:	(757) 816-0167
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Work Phone:	(757) 816-0167
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Email:	rick@elite-etc.com
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Board or Committee Applying for: (Please apply for one board only)	Board of Zoning Appeals
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Length of Residence in City of Piqua-City Limits:	5 year
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Registered Voter:	Yes
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Have you ever been convicted of a felony?	No
--	----

Education Background:	Attended Ohio State University
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Civic and Professional Activities:	Volunteer at a number of events in Piqua.
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Are you a City of Piqua Government Academy Graduate?	No
---	----

Background, Experience and Interest relative to the appointment to a City Board/Committee:	Business owner in the city of Piqua, Owner of a number buildings in Piqua. Family as been the construction business for a number of years.
--	---

I certify that I am a U.S. citizen, permanent resident, or a foreign national with authorization to work in the United States:	Yes
---	-----

How did you find out about this position?	Word of Mouth
--	---------------

Additional Information

You have my Resume, if not just let me know.

Sorry out of town working and the Resume is on my desktop in the shop.

WILLIAM (RICK) WALKER

CONTACT

Address : Piqua , OH 45356

Phone : 757-816-0167

Email : Rick@elite-etc.com

SKILLS

Small business operations

Customer Relations

Policy and procedure implementation

Sales Strategies

Business Development

Construction Management

Workforce Management

OBJECTIVE

To be selected for the open seat on the Piqua Planning Commission. As a local Home, Business, Owner and Landlord. I have a vested interest in the growth of the City of Piqua. I feel that I could bring a lot to zoning board.

PROFESSIONAL SUMMARY

Proven leader in small business operations and customer relations, with a track record of enhancing customer satisfaction and optimizing cash flow at Elite Etc. LLC. Skilled in policy implementation and business development, I excel in driving sales strategies and fostering professional growth. My experience at Ocean Tumblers Gymnastics showcases my ability to develop high-achieving teams through effective coaching and motivational techniques.

ACCOMPLISHMENTS

Produced and Coached a Number of USA National Team Members
Coached a large number of National, Regional and State Champions
Have been a co-owner of Peach State Awards and then Elite Etc for over 30 years.

WORK HISTORY

Co_Owner, 07/2018 to Current

Elite Etc. LLC - Piqua, OH

- Managed day-to-day operations efficiently, ensuring smooth workflow and timely completion of tasks.
- Collaborated with co-owner on strategic planning initiatives for long-term business success.
- Improved customer satisfaction ratings by consistently delivering high-quality products and services.
- Oversaw financial management tasks, including budgeting, forecasting, and cash flow optimization.
- Evaluated suppliers to maintain cost controls and improve operations.
- Negotiated favorable contracts with suppliers, resulting in reduced costs and improved product quality.

Event Manager, 02/1995 to Current

Self-employed

Manage a number of sets of gymnastics equipment used at events.

- Nurtured and built relationships with vendors, venues and industry contacts to obtain best pricing and services for events.
- Managed administrative logistics of events.

Work with a number of large venues for logistics of trailer delivery and pick up.

- Equipment placement, set up and reload for the next event.
- Manage volunteers for the set up and reload of the equipment.

Co-Owner, 09/1985 to 01/2021

Peach State Awards, LLC - Fayetteville GA

- Peach State Awards was re-named to Elite Etc. LLC, when we moved to Piqua.

Head Coach - Women's Gymnastics Program, 10/2001 to 01/2019

Ocean Tumblers Gymnastics - Chesapeake, VA

- Developed athletes skills through personalized coaching, resulting in higher individual achievements.
- Fostered a positive team environment with clear communication and motivational techniques.
- Maintained equipment, facilities and inventory to avoid accidents, mishaps, and damage.
- Improved team performance by implementing effective training programs and strategies.
- Streamlined practice sessions by designing efficient workout schedules and drills, maximizing time on task.
- Promoted good sportsmanship with competing teams on- and off-field.
- Prepared athletes for special competitions.
- Trained and mentored new coaches on fundamentals of coaching to apply best practices and strategies.

Head Coach - Women's Team Program, 07/1999 to 09/2001

Team Central Gymnastics - Maryland Heights, MO

- Developed athletes' skills through personalized coaching, resulting in higher individual achievements.
- Maintained equipment, facilities and inventory to avoid accidents, mishaps, and damage.
- Planned and facilitated team travel to events.
- Maintained strong relationships with athletes, parents, and Board (This is a Non-profit program.)for program support and success.

Co-Owner, 07/1990 to 06/1999

Peach State Sports Center, LLC - Fayetteville GA

- Managed day-to-day operations efficiently, ensuring smooth workflow and timely completion of tasks.
- Oversaw financial management tasks, including budgeting, forecasting, and cash flow optimization.
- Mentored 15 - 20 employees to improve work performance, promoting professional development and growth within the company.

Training Site Manager, 05/1996 to 08/1996

Atlanta Olympic Committee, LLC - Atlanta GA

- Reduced safety incidents by conducting regular site inspections and enforcing strict adherence to safety protocols.
- Resolved issues between coaches on site.
- Worked with a number of National Team Coaches and Gymnast.
- Worked with National Team Directors, Coaches and Gymnasts for all of their needs at the Olympic Training Sites.

Women's Program Director, 04/1986 to 06/1990

Gym South - Fayetteville GA

- Started, set up women's gymnastics program, from the ground up.

Machinist, 02/1987 to 04/1989

Hancor Industries - Findlay, OH

- Inspected completed parts to verify compliance with specifications and quality standards.

Construction Worker, 10/1980 to 08/1988

Walker Enterprises - Findlay, OH

- Family Construction Company
- Starting helping at 12 years old as needed.
- Work on a number of Apartment and Motels Projects on the east coast

EDUCATION

Physical Education And Coaching

Ohio State University - Columbus, OH

High School Diploma, 05/1998

Findlay High School - Findlay, OH

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.1.

MEETING DATE	December 10, 2024	
REPORT TITLE	Ordinance No. O-21-24 (3rd Reading) An ordinance authorizing the issuance of not to exceed Three Million Eight Hundred Thousand Dollars (\$3,800,000) of Bonds for the purpose of paying the costs of the acquisition, construction, renovation, equipping, and installation of Capital Improvements at the City Administration Building and the Fort Piqua Plaza or other city facilities, including but not limited to Heating and Cooling Systems and Controls, Boilers, Lighting, and all other related improvements and appurtenances relating thereto, approving related matters in connection with the Issuance of the Bonds, paying the related costs of issuance thereof	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	City staff have identified the need for renovations to the heating and cooling systems at the Municipal Building and the Fort Piqua Plaza building. The costs of the renovations are estimated at \$3.8 million. This ordinance authorizes the issuance of up to \$3.8 million in bonds to pay for the project. Staff secured a grant for the project in the amount of \$600,000, which will lower the bond issuance amount to approximately \$3.2 million. The bonds will be paid back over a period of 20 years with transfers from the General and Fort Piqua Plaza funds. The Commission has received information on this project, and staff will be providing more details as the project progresses. An energy audit was performed, and staff have information on the expected maintenance and operational cost savings of these renovations, which was previously provided to the Commission. Included in the packet is a document showing the preliminary numbers. The debt service payments will be approximately \$250,000 per year. However, taking into consideration the savings estimated in the energy audit to be realized, the net economic impact of the project will be approximately \$60,000 per year in debt service payments.	
BUDGET/FINANCIAL IMPACT	Budget:	Up to \$3.8 million bond issuance
	Source of	General and Fort Piqua Plaza Funds

(Project costs and funding sources)	Funds:	
	Narrative:	We are requesting approval of Ordinance No. O-21-24 to issue bonds for the 2025 Facility improvements.
ATTACHMENTS	1. Ord. O-21-24 2. Piqua - 2025 Bonds Preliminary Numbers (11.26.2024)	

CERTIFICATE OF ESTIMATED LIFE AND MAXIMUM MATURITY

To: The Commission of the
City of Piqua, Ohio

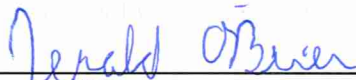
The undersigned Finance Director of the City of Piqua, Ohio (the "City"), as the fiscal officer of the City, hereby certifies to the Commission of the City as follows:

1. The estimated life or period of usefulness of the permanent improvements described as follows (the "Improvements") exceeds five (5) years:

paying the costs acquisition, construction, renovation, equipping and installation of capital improvements at the City Administration Building and the Fort Piqua Plaza or other City facilities, including but not limited to heating and cooling systems and controls, boilers, lighting and all other related improvements and appurtenances relating thereto.

The maximum maturity of the bonds proposed to be issued to pay the cost of the Improvements, calculated in accordance with Ohio Revised Code Section 133.20 is twenty years (20) years.

Dated: December 10, 2024



Finance Director
City of Piqua, Ohio

ORDINANCE NO. O-21-24

An ordinance authorizing the issuance of not to exceed three million eight hundred thousand dollars (\$3,800,000) of bonds for the purpose of paying the costs of the acquisition, construction, renovation, equipping and installation of Capital Improvements at the City Administration Building and the Fort Piqua Plaza or other city facilities, including but not limited to, heating and cooling systems and controls, boilers, lighting, and all other related improvements and appurtenances relating thereto, approving related matters in connection with the issuance of the bonds, paying the related costs of issuance thereof

WHEREAS, the Finance Director of the City has certified to this Commission (the "Commission") that the estimated life of the improvements stated in the title of this ordinance (the "Project") which is to be financed with the proceeds of bonds herein described exceeds 5 years, and the maximum maturity of bonds is twenty (20) years;

WHEREAS, this Commission desires to issue the Bonds (as hereinafter defined) for the purpose as stated hereinabove and in the title of this ordinance and the costs associated with the issuance of the Bonds and the Project and this Commission reasonably anticipates that it will incur certain Original Expenditures (as defined in Treasury Regulations Section 1.150-2(c)) for the Project; and

WHEREAS, the City may advance costs for Original Expenditures for the Project from its appropriate funds and this Commission intends that this ordinance shall constitute an "official intent" for purposes of Section 1.150-2(e) of the Treasury Regulations prescribed under the Internal Revenue Code of 1986, as amended, and declares its intention to use a portion of the proceeds of the Bonds to reimburse the City for expenses of the Project advanced from its appropriate funds; and

WHEREAS, the City intends to reimburse itself, within 18 months from the later of the date of the Original Expenditures or the date the Project is placed in service (but in no event more than three years after the Original Expenditures are paid), for Original Expenditures of not to exceed \$500,000 for the Project from the proceeds of the Bonds; and

WHEREAS, it is now deemed necessary to issue and sell not to exceed \$3,800,000 of such bonds under authority of the general laws of the State of Ohio, including Chapter 133, Ohio Revised Code, for the purpose stated in the title of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF PIQUA, STATE OF OHIO, THAT:

SEC. 1: It is hereby declared necessary to issue bonds (the "Bonds") of the City in the amount of not to exceed the sum of \$3,800,000, or such lesser amount as shall be determined by the Finance Director and certified to this Commission. which bonds shall be designated "City of Piqua, Ohio Capital Improvement Bonds, Series 2025," or as otherwise determined by the Finance Director (the "Bonds"), for the purpose described in the title of this Ordinance. The Bonds may be issued in one or more series.

The proceeds from the sale of the Bonds received by the City (or withheld by the Original Purchaser, as defined hereinbelow, on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are hereby appropriated and shall be used for the purpose for which the Bonds are being issued, including without limitation but only to the extent not paid by others, the payment of the costs of issuing and servicing the Bonds, printing and delivery of the Bonds,

legal services including obtaining the approving legal opinion of bond counsel, fees and expenses of any municipal advisor, paying agent and rating agency, any fees or premiums relating to municipal bond insurance or other security arrangements determined necessary by the Finance Director, and all other financing costs ("Financing Costs"), as provided in Chapter 133 of the Ohio Revised Code, or other costs incurred incidental to those purposes. The Certificate of Award may authorize the Original Purchaser, as defined hereinbelow, to withhold certain proceeds from the purchase price of the Bonds to provide for the payment of Financing Costs related to the Bonds on behalf of the City. Any portion of those proceeds received by the City representing premium (after payment of any Financing Costs identified in the Certificate of Award and/or the Registrar Agreement) or accrued interest shall be paid into the City's bond retirement fund.

SEC. 2: The Bonds shall be issued as fully registered bonds in book-entry form only, in such denominations as shall be determined by the Finance Director, but not exceeding the principal amount of the Bonds on any one date; shall be numbered consecutively from R-1 upward, as determined by the Finance Director; shall be dated the date determined by the Finance Director and set forth in the Certificate of Award provided for herein below; and shall bear interest, payable semiannually on such dates as shall be determined by the Finance Director and set forth in the Certificate of Award, until the principal sum is paid or provision has been duly made therefor. Interest shall be calculated on the basis of a 360-day year of twelve 30-day months.

SEC. 3: The Finance Director is hereby authorized and directed to execute of behalf of the Commission a Certificate of Award (the "Certificate of Award") setting forth the Original Purchaser, as such term is defined hereinbelow, aggregate principal amount and the final terms of the Bonds, which aggregate principal amount and terms, subject to the limitations set forth in this Ordinance, shall be as determined by the Finance Director. The Certificate of Award shall indicate the dated date for the Bonds, the dates on which interest on the Bonds is to be paid (the "Interest Payment Date"), the purchase price for the Bonds (which shall be not less than 97% of the face value thereof), the maturity schedule for the Bonds, the interest rates for the Bonds (provided that the true interest cost for all Bonds in the aggregate shall not exceed 6.00% per annum), the optional and mandatory redemption provisions, if any, and such other terms not inconsistent with this Ordinance as the Finance Director shall deem appropriate.

SEC. 4: The Bonds shall be subject to optional and mandatory redemption prior to stated maturity, if so designated by the Finance Director, as provided in the Certificate of Award. If optional redemption of the Bonds at a redemption price exceeding 100% is to take place on any date on which a mandatory redemption of the Bonds of the same maturity will take place, the Bonds to be redeemed by optional redemption shall be selected by the Bond Registrar (as defined herein below) prior to the selection of the Bonds to be redeemed at par on the same date.

When partial redemption is authorized, the Bond Registrar shall select Bonds or portions thereof by lot within a maturity in such manner as the Bond Registrar may determine, provided, however, that the portion of any Bond so selected will be in the amount of \$5,000 or any integral multiple thereof (unless otherwise determined by the Finance Director).

The notice of the call for redemption of Bonds shall identify (i) by designation, letters, numbers or other distinguishing marks, the Bonds or portions thereof to be redeemed, (ii) the redemption price to be paid, (iii) the date fixed for redemption, and (iv) the place or places where the amounts due upon redemption are payable. From and after the specified redemption date interest on the Bonds (or portions thereof) called for redemption shall cease to accrue. Such notice shall be sent by first class mail at least 30 days prior to the redemption date to each registered holder of Bonds to be redeemed at the address shown in the Bond Register (as defined herein below) on the 15th day preceding the date of mailing. Failure to receive such

notice of any defect therein shall not affect the validity of the proceedings for the redemption of any Bond.

SEC. 5: The Bonds shall express upon their faces the purpose for which they are issued and that they are issued pursuant to this Ordinance; and shall be executed by the Finance Director and the City Manager of the City (the "City Manager"), in their official capacities, provided that either or both of their signatures may be a facsimile. No Bond shall be valid or become obligatory for any purpose or shall be entitled to any security or benefit under this Ordinance unless and until a certificate of authentication, as printed on the Bond, is signed by the Bond Registrar as authenticating agent. Authentication by the Bond Registrar shall be conclusive evidence that the Bond so authenticated has been duly issued and delivered under this Ordinance and is entitled to the security and benefit of this Ordinance. The certificate of authentication may be signed by any officer or officers of the Bond Registrar or by such other person acting as an agent of the Bond Registrar as shall be approved by the Finance Director on behalf of the City. It shall not be necessary that the same authorized person sign the certificate of authentication on all of the Bonds.

SEC. 6: The principal of and interest on the Bonds shall be payable in lawful money of the United States of America without deduction for the services of the Bond Registrar as paying agent. The principal of the Bonds shall be payable upon presentation and surrender of the Bonds at the principal office of the Bond Registrar. Each Bond shall bear interest from the later of the date thereof, or the most recent Interest Payment Date to which interest has been paid or duly provided for, unless the date of authentication of any Bond is less than 15 days prior to an Interest Payment Date, in which case interest shall accrue from such Interest Payment Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered, at the close of business on the 15th day next preceding that Interest Payment Date (the "Record Date") (unless such date falls on a non-business day, in which case the Record Date shall be the preceding business day), on the Bond Register at the address appearing therein.

Any interest on any Bond which is payable, but is not punctually paid or provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Record Date by virtue of having been such owner and such Defaulted Interest shall be paid to the registered owner in whose name the Bond is registered at the close of business on a date (the "Special Record Date") to be fixed by the Bond Registrar, such Special Record Date to be not more than 15 nor less than 10 days prior to the date of proposed payment. The Bond Registrar shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Bondholder, at such Bondholder's address as it appears in the Bond Register, not less than 10 days prior to such Special Record Date, and may, in its discretion, cause a similar notice to be published once in a newspaper in each place where Bonds are payable, but such publication shall not be a condition precedent to the establishment of such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered by the Bond Registrar upon transfer of or in exchange for or in lieu of any other Bond shall carry the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

SEC. 7: The Finance Director is hereby authorized and directed to serve as authenticating agent, bond registrar, transfer agent, and paying agent for the Bonds (the "Bond Registrar") or to execute on behalf of the Commission a Bond Registrar Agreement with such bank or other appropriate financial institution as shall be acceptable to the Finance Director and the Original Purchaser, pursuant to which such bank or financial institution shall agree to serve as the Bond Registrar for the Bonds. If at any time the Bond Registrar shall be unable or unwilling

to serve as such, or the Finance Director in such officer's discretion shall determine that it would be in the best interest of the City for such functions to be performed by another party, the Finance Director may, and is hereby authorized and directed to enter into an agreement with a national banking association or other appropriate institution experienced in providing such services, to perform the services required of the Bond Registrar hereunder. Each such successor Bond Registrar shall promptly advise all bondholders of the change in identity and new address of the Bond Registrar. So long as any of the Bonds remain outstanding, the City shall cause to be maintained and kept by the Bond Registrar, at the office of the Bond Registrar, all books and records necessary for the registration, exchange and transfer of Bonds as provided in this Section (the "Bond Register"). Subject to the provisions hereinabove, the person in whose name any Bond shall be registered on the Bond Register shall be regarded as the absolute owner thereof for all purposes. Payment of or on account of the principal of and interest on any Bond shall be made only to or upon the order of that person. Neither the City nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as herein provided. All payments shall be valid and effectual to satisfy and discharge the liability upon the Bonds, including the interest thereon, to the extent of the amount or amounts so paid.

Any Bond, upon presentation and surrender at the office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar, may be exchanged for Bonds of the same form and of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

A Bond may be transferred only on the Bond Register upon presentation and surrender thereof at the office of the Bond Registrar, together with an assignment executed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar. Upon that transfer, the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

The City and the Bond Registrar shall not be required to transfer or exchange (i) any Bond during a period beginning at the opening of business 15 days before the day of mailing of a notice of redemption of Bonds, and ending at the close of business on the day of such mailing, or (ii) any Bonds selected for redemption, in whole or in part, following the date of such mailing.

In all cases in which Bonds are exchanged or transferred hereunder, the City shall cause to be executed and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. The exchange or transfer shall be without charge to the owner; except that the City and Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Bond Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer of the Bonds. All Bonds issued upon any transfer or exchange shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Ordinance, as the Bonds surrendered upon that transfer or exchange.

SEC. 8: For purposes of this ordinance, the following terms shall have the following meanings:

"Book-entry form" or "book-entry system" means a form or system under which (i) the beneficial right to payment of principal of and interest on the Bonds may be transferred only

through a book-entry and (ii) physical Bonds in fully registered form are issued only to the Depository or its nominee as registered owner, with the Bonds "immobilized" to the custody of the Depository, and the book-entry is the record that identifies the owners of beneficial interests in those Bonds.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, together with its participants, a book-entry system to record beneficial ownership of Bonds and to effect transfers of Bonds, in book-entry form, and includes The Depository Trust Company (a limited purpose trust company), New York, New York.

All or any portion of the Bonds may be initially issued to a Depository for use in a book-entry system, and the provisions of this Section shall apply, notwithstanding any other provision of this Ordinance; (i) there shall be a single Bond of each maturity, (ii) those Bonds shall be registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository; (iii) the beneficial owners in book-entry form shall have no right to receive Bonds in the form of physical securities or certificates; (iv) ownership of beneficial interests in any Bonds in book-entry form shall be shown by book-entry on the system maintained and operated by the Depository, and transfers of the ownership of beneficial interests shall be made only by the Depository and by book-entry; and (v) the Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City. Bond service charges on Bonds in book-entry form registered in the name of a Depository or its nominee shall be payable in next day funds delivered to the Depository or its authorized representative (i) in the case of interest, on each Interest Payment Date, and (ii) in all other cases, upon presentation and surrender of Bonds as provided in this Ordinance.

The Bond Registrar may, with the approval of the City, enter into an agreement with the beneficial owner or registered owner of any Bond in the custody of a Depository providing for making all payments to that owner of principal and interest on that Bond or any portion thereof (other than any payment of the entire unpaid principal amount thereof) at a place and in a manner (including wire transfer of federal funds) other than as provided above in this Ordinance, without prior presentation or surrender of the Bond, upon any conditions which shall be satisfactory to the Bond Registrar and to the City. That payment in any event shall be made to the person who is the registered owner of that Bond on the date that principal is due, or, with respect to the payment of interest, as of the applicable date agreed upon as the case may be. The Bond Registrar shall furnish a copy of each of those agreements, certified to be correct by the Bond Registrar, to other paying agents for Bonds and to the City. Any payment of principal or interest pursuant to such an agreement shall constitute payment thereof pursuant to, and for all purposes of, this Ordinance.

If requested, the City Manager, City Clerk of the City (the "City Clerk"), Finance Director, or any other officer of this Commission, is authorized and directed to execute, acknowledge and deliver, in the name of and on behalf of the City, a letter agreement among the City, the Bond Registrar and The Depository to be delivered in connection with the issuance of the Bonds to the Depository for use in a book-entry system.

The City may decide to discontinue use of the book-entry system through the Depository. In that event, Bond certificates will be printed and delivered to the Depository.

If any Depository determines not to continue to act as a depository for the Bonds for use in a book-entry system, the City and the Bond Registrar may attempt to establish a securities depository/book-entry relationship with another qualified Depository under this Ordinance. If the

City and the Bond Registrar do not or are unable to do so, the City and the Bond Registrar, after the Bond Registrar has made provision for notification of the beneficial owners by the then Depository, shall permit withdrawal of the Bonds from the Depository and authenticate and deliver bond certificates in fully registered form to the assigns of the Depository or its nominee, all at the cost and expense (including costs of printing definitive Bonds), if the event is not the result of action or inaction by the City or the Bond Registrar, of those persons requesting such issuance.

SEC. 9: There shall be and is hereby levied annually on all the taxable property in the City, in addition to all other taxes and inside the ten mill limitation, a direct tax (the "Debt Service Levy") for each year during which any of the Bonds are outstanding, for the purpose of providing, and in an amount which is sufficient to provide, funds to pay interest upon the Bonds as and when the same falls due and to provide a fund for the repayment of the principal of the Bonds at maturity or upon redemption. The Debt Service Levy shall not be less than the interest and sinking fund tax required by Article XII, Section 11 of the Ohio Constitution; provided, however, that in each year to the extent that funds are available from other sources and are lawfully appropriated for the payment of the Bonds, the amount of the Debt Service Levy shall be reduced by the amount of such funds so available and appropriated.

The Debt Service Levy shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of such years are certified, extended and collected. The Debt Service Levy shall be placed before and in preference to all other items and for the full amount thereof. The funds derived from the Debt Service Levy shall be placed in a separate and distinct fund, which shall be irrevocably pledged for the payment of premium, if any and the interest and principal of the Bonds when and as the same falls due.

SEC. 10: The City hereby covenants, pursuant to Section 133.05(B)(7), Ohio Revised Code, to appropriate annually from lawfully available municipal income taxes, and to continue to levy and collect municipal income taxes adequate to produce, amounts necessary to meet the debt charges on the Bonds in each year until full payment is made.

SEC. 11: All or a portion of the Bonds may be issued as securities the interest on which is intended to be excluded from gross income for federal income tax purposes (such Bonds referred to as "Tax-Exempt Bonds"), in accordance with the Internal Revenue Code of 1986, as amended (the "Code") if the Director of Finance determines that it is necessary or advisable to issue the Bonds as Tax-Exempt Bonds. The City hereby covenants that it shall comply with the requirements of all existing and future laws which must be satisfied in order that interest on the Tax-Exempt Bonds is and will continue to be excluded from gross income for federal income tax purposes. The City further covenants that it shall restrict the use of the proceeds of the Tax-Exempt Bonds in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the Tax-Exempt Bonds are issued, so that they will not constitute arbitrage bonds under Section 148 of the Code and the regulations prescribed thereunder (the "Regulations").

The Finance Director, or any other officer, including the Mayor or the City Manager, is hereby authorized and directed (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the City with respect to the Tax-Exempt Bonds as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of the Tax-Exempt Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating

those amounts or payments, as determined by the Finance Director, which action shall be in writing and signed by the Finance Director, or any other officer, including the Mayor or the City Manager, on behalf of the City; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure such exclusion of interest from gross income and the intended tax status of the Tax-Exempt Bonds; and (c) to give an appropriate certificate on behalf of the City, for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances, and reasonable expectations of the City pertaining to Section 148 and the Regulations, and the representations, warranties and covenants of the City regarding compliance by the City with Sections 141 through 150 of the Code and the Regulations.

The Finance Director shall keep and maintain adequate records pertaining to investment of all proceeds of the Tax-Exempt Bonds sufficient to permit, to the maximum extent possible and presently foreseeable, the City to comply with any federal law or regulation now or hereafter having applicability to the Tax-Exempt Bonds which limits the amount of proceeds of the Tax-Exempt Bonds which may be invested at an unrestricted yield or requires the City to rebate arbitrage profits (or penalties in lieu thereof) to the United States Department of the Treasury. The Finance Director is hereby authorized and directed to file such reports with, and rebate arbitrage profits (or penalties in lieu thereof) to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to the Tax-Exempt Bonds requires any such reports or rebates, and moneys necessary to make such rebates are hereby appropriated for such purpose. The payment of any rebate arbitrage profits (or penalties in lieu thereof) made to the United States Department of the Treasury shall be authorized and paid from such fund or funds as determined by the Finance Director.

SEC. 12: The Finance Director is authorized and directed to cause the Bonds to be sold by either competitive sale or by negotiated sale. In the event that the Bonds are sold by competitive sale, a Notice of Sale shall be published in the form and manner as shall be approved by the Finance Director. After publication of such Notice of Sale, the Bonds may be awarded and sold to such purchaser (the "Competitive Purchaser") as shall offer, in the opinion of the Finance Director, the best rate of interest on the Bonds.

In the event that the Bonds are sold through a negotiated sale, the Bonds shall be sold to the purchaser or purchasers (collectively, the "Negotiated Purchaser," and together with the Competitive Purchaser, the "Original Purchaser") designated in the Certificate of Award. The Finance Director is authorized and directed to execute on behalf of the City a bond purchase agreement with the Original Purchaser, setting forth the conditions under which the Bonds are to be sold and delivered, which agreement shall be in such form and shall contain such terms, covenants and conditions not inconsistent with this Ordinance and permitted by applicable law as shall be approved by the Finance Director.

The Finance Director, the City Manager, and the City Clerk are authorized and directed to make the necessary arrangements on behalf of the City to establish the date, location, procedure and conditions for the delivery of the Bonds to the Original Purchaser. Those officers are further directed to take all steps necessary to effect due execution, authentication and delivery of the Bonds under the terms of this Ordinance and the Certificate of Award.

Any accrued interest received from the sale of the Bonds shall be transferred to the bond retirement fund to be applied to the payment of the principal of and interest on the Bonds, or other obligations of the City, as permitted by law. Any premium received from the sale of the Bonds may be used to pay the financing costs of the Bonds within the meaning of Section 133.01(K), Ohio Revised Code, or be deposited into the bond retirement fund in the manner provided by law.

SEC. 13: The City hereby covenants that it shall comply with the requirements of all existing and future laws which must be satisfied in order that interest on the Bonds is and will continue to be excluded from gross income for federal income tax purposes, including without limitation restrictions on the use of the property financed with the proceeds of the Bonds so that the Bonds will not constitute "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). The City further covenants that it shall restrict the use of the proceeds of the Bonds in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the Bonds are issued, so that they will not constitute arbitrage bonds under Section 148 of the Code and the regulations prescribed thereunder (the "Regulations").

The Finance Director, or any other officer of the City, including the City Manager, is hereby authorized and directed (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the City with respect to the Bonds as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating those amounts or payments, as determined by the Finance Director, which action shall be in writing and signed by the Finance Director, or any other officer, including the City Manager, on behalf of the City; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds; and (c) to give an appropriate certificate on behalf of the City, for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances, and reasonable expectations of the City pertaining to Section 148 and the Regulations, and the representations, warranties and covenants of the City regarding compliance by the City with Sections 141 through 150 of the Code and the Regulations.

The Finance Director shall keep and maintain adequate records pertaining to investment of all proceeds of the Bonds sufficient to permit, to the maximum extent possible and presently foreseeable, the City to comply with any federal law or regulation now or hereafter having applicability to the Bonds which limits the amount of bond proceeds which may be invested on an unrestricted yield or requires the City to rebate arbitrage profits to the United States Department of the Treasury. The Finance Director is hereby authorized and directed to file such reports with, and rebate arbitrage profits to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to the Bonds requires any such reports or rebates.

SEC. 14: The Finance Director, or any other officer, including the City Manager, is authorized to make appropriate arrangements, if such officer deems it in the best interest of the City, for the issuance of a municipal bond insurance policy with respect to all or any portion of the Bonds, including executing and delivering a commitment therefor and certificates and other documents in connection therewith. All additional provisions required to be authorized by this Commission for the issuance of a municipal bond insurance policy shall be contained in the Certificate of Award or in the transcript of proceedings described herein.

SEC. 15: The distribution of an Official Statement of the City, in preliminary and final form, relating to the original issuance of the Bonds is hereby authorized, and the City Manager and the Finance Director are hereby authorized and directed to negotiate, prepare and execute, on behalf of the City and in their official capacity, the Official Statement and any supplements

thereto as so executed in connection with the original issuance of the Bonds, and they are authorized and directed to advise the Original Purchaser in writing regarding limitations on the use of the Official Statement and any supplements thereto for purposes of marketing or reoffering the Bonds as they deem necessary or appropriate to protect the interests of the City. The City Manager, Finance Director and the Director of Law, are each authorized to execute and deliver, on behalf of the City and in their official capacities, such certificates in connection with the accuracy of the Official Statement, in either preliminary or final form, and any supplements thereto as may, in their judgment, be necessary or appropriate.

SEC. 16: For the benefit of the holders and beneficial owners from time to time of the Bonds, the City agrees to provide or cause to be provided such financial information and operating data, audited financial statements and notices of the occurrence of certain events, in such manner as may be required for purposes of Rule 15c2-12 prescribed by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934 (the "Rule"). The Mayor, the Finance Director and City Manager are each authorized and directed, individually or together in any combination, to complete sign and deliver a "Continuing Disclosure Agreement," in the name and on behalf of the City, in substantially the form as is now on file with the Clerk of Council, or as otherwise approved by any of the Mayor, the Finance Director and City Manager, in a form not inconsistent with this Ordinance. The Continuing Disclosure Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Mayor, the Finance Director and City Manager, individually or together, on behalf of the City, all of which shall be conclusively evidenced by the signing of the Continuing Disclosure Agreement or amendments thereto.

The Finance Director is further authorized and directed to establish procedures in order to ensure compliance by the City with its Continuing Disclosure Agreement, including timely provision of information and notices as described above. Prior to making any filing required under the Rule, the Finance Director shall consult with and obtain legal advice from, as appropriate, the Law Director and bond or other qualified independent special counsel selected by the City. The Finance Director, acting in the name and on behalf of the City, shall be entitled to rely upon any such legal advice in determining whether a filing should be made. The performance by the City of its Continuing Disclosure Agreement shall be subject to the annual appropriation of any funds that may be necessary to perform it.

SEC. 17: The obtaining or updating of a rating or ratings on the Bonds and the City is hereby authorized if the Finance Director determines, after consultation with Baker Tilly Municipal Advisors, LLC, as municipal advisor to the City, that it is necessary or advisable in connection with the original issuance of the Bonds. If the Finance Director so determines, then the Finance Director and this Commission, and any other officer of the City, are hereby authorized and directed to take all steps necessary to obtain such rating or ratings, including but not limited to the filing of an application for a rating on one or more series of Bonds by one or more nationally-recognized rating services to provide to each such service such information as may be required for the purpose. The cost of obtaining such rating or rating, except to the extent paid by the Original Purchaser in accordance with the Certificate of Award or any agreement, shall be paid from the proceeds of the Bonds.

SEC. 18: The Commission authorizes and directs the Finance Director to create a project fund (the "Project Fund") for the deposit of the proceeds of the Bonds, other than those proceeds used to pay the costs associated with the Bonds not otherwise paid by the Original Purchaser or as otherwise provided in the Certificate of Award, and such proceeds are hereby appropriated to be used to pay for the costs of the Project. Any funds remaining in the Project Fund upon completion of the Project shall be used to pay for costs of other City facilities of the

same or similar nature of the Project in accordance with the Ohio Revised Code, or deposited to the bond retirement fund to pay the debt service of the Bonds, or as otherwise provided in the Certificate of Award.

Sec. 19: The Finance Director, on behalf of this Commission, is hereby authorized to appoint the law firm of Frost Brown Todd LLP, Columbus, Ohio, to serve as bond counsel to the City for the Bonds. The fees to be paid to such firm shall be subject to review and approval of Finance Director, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Bonds or as otherwise determined by the Finance Director.

SEC. 20: The Finance Director, on behalf of this Commission, is hereby authorized to appoint the firm of Baker Tilly Municipal Advisors, LLC, Columbus, Ohio, to serve as municipal advisor to the City for the Bonds. The fees to be paid to such firm shall be subject to review and approval of the Finance Director, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Bonds or as otherwise determined by the Finance Director.

SEC. 21: The officer having charge of the minutes of the Commission and any other officers of the Commission, or any of them individually, are hereby authorized and directed to prepare and certify a true transcript of proceedings pertaining to the Bonds and to furnish a copy of such transcript to the Original Purchaser. Such transcript shall include certified copies of all proceedings and records of the Commission relating to the power and authority of the City to issue the Bonds and certificates as to matters within their knowledge or as shown by the books and records under their custody and control, including but not limited to a general certificate of the City Clerk and a no-litigation certificate of the City Manager and the Finance Director. Such certified copies and certificates shall be deemed representations of the City as to the facts stated therein.

The City Manager and the Finance Director are hereby authorized and directed to take such action and to execute and deliver, on behalf of this Commission, such additional instruments, agreements, certificates, and other documents as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance. Such documents shall be in the form not substantially inconsistent with the terms of this Ordinance, as they in their discretion shall deem necessary or appropriate.

SEC. 22: It is hereby found and determined that all acts, conditions and things necessary to be done precedent to and in the issuing of the Bonds in order to make them legal, valid and binding obligations of the City have happened, been done and been performed in regular and due form as required by law; that the full faith, credit and revenue of the City are hereby irrevocably pledged for the prompt payment of the principal and interest thereof at maturity; and that no limitation of indebtedness or taxation, either statutory or constitutional, has been exceeded in issuing the Bonds.

SEC. 23: It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Commission and that all deliberation of this Commission and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Revised Code Section 121.22

SEC. 24: The Clerk of the Commission is hereby directed to forward a certified copy of this ordinance and the Certificate of Award to the County Auditor of Miami County, Ohio.

KCL
MAYOR KRIS LEE

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF THE COMMISSION

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

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

Preliminary, subject to change

\$3,200,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated February 5, 2025

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Preliminary, subject to change

\$3,200,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated February 5, 2025

Sources & Uses

Dated 02/05/2025 | Delivered 02/05/2025

Sources Of Funds

Par Amount of Bonds	\$3,200,000.00
Reoffering Premium	241,205.30
Total Sources	\$3,441,205.30

Uses Of Funds

Total Underwriter's Discount (0.800%)	25,600.00
Costs of Issuance	121,000.00
Gross Bond Insurance Premium (20.0 bp)	10,253.28
Deposit to Project Construction Fund	3,200,000.00
Deposit to Bond Retirement Fund	84,352.02
Total Uses	\$3,441,205.30

Preliminary, subject to change

\$3,200,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated February 5, 2025

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
12/01/2026	Serial Coupon	5.000%	2.930%	95,000.00	103.642%	-	-	-	98,459.90
12/01/2027	Serial Coupon	5.000%	2.900%	100,000.00	105.647%	-	-	-	105,647.00
12/01/2028	Serial Coupon	5.000%	2.920%	105,000.00	107.467%	-	-	-	112,840.35
12/01/2029	Serial Coupon	5.000%	2.990%	115,000.00	108.959%	-	-	-	125,302.85
12/01/2030	Serial Coupon	5.000%	3.060%	120,000.00	110.270%	-	-	-	132,324.00
12/01/2031	Serial Coupon	5.000%	3.130%	125,000.00	111.403%	-	-	-	139,253.75
12/01/2032	Serial Coupon	5.000%	3.220%	130,000.00	112.217%	-	-	-	145,882.10
12/01/2033	Serial Coupon	5.000%	3.270%	135,000.00	113.160%	-	-	-	152,766.00
12/01/2034	Serial Coupon	5.000%	3.340%	145,000.00	113.798%	-	-	-	165,007.10
12/01/2035	Serial Coupon	5.000%	3.400%	150,000.00	113.261%	c 3.516%	12/01/2034	100.000%	169,891.50
12/01/2036	Serial Coupon	5.000%	3.460%	160,000.00	112.726%	c 3.663%	12/01/2034	100.000%	180,361.60
12/01/2037	Serial Coupon	5.000%	3.500%	165,000.00	112.372%	c 3.774%	12/01/2034	100.000%	185,413.80
12/01/2038	Serial Coupon	5.000%	3.540%	175,000.00	112.019%	c 3.869%	12/01/2034	100.000%	196,033.25
12/01/2039	Serial Coupon	5.000%	3.580%	185,000.00	111.667%	c 3.952%	12/01/2034	100.000%	206,583.95
12/01/2042	Term 1 Coupon	5.000%	3.900%	600,000.00	108.899%	c 4.281%	12/01/2034	100.000%	653,394.00
12/01/2045	Term 2 Coupon	4.000%	4.240%	695,000.00	96.697%	-	-	-	672,044.15
Total	-	-	-	\$3,200,000.00	-	-	-	-	\$3,441,205.30

Bid Information

Par Amount of Bonds	\$3,200,000.00
Reoffering Premium or (Discount)	241,205.30
Gross Production	\$3,441,205.30
Total Underwriter's Discount (0.800%)	\$(25,600.00)
Bid (106.738%)	3,415,605.30
Total Purchase Price	\$3,415,605.30
Bond Year Dollars	\$41,291.11
Average Life	12.903 Years
Average Coupon	4.6659948%
Net Interest Cost (NIC)	4.1438357%
True Interest Cost (TIC)	3.9933557%

Preliminary, subject to change

\$3,200,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated February 5, 2025

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2025	-	-	125,841.11	125,841.11
12/01/2026	95,000.00	5.000%	153,050.00	248,050.00
12/01/2027	100,000.00	5.000%	148,300.00	248,300.00
12/01/2028	105,000.00	5.000%	143,300.00	248,300.00
12/01/2029	115,000.00	5.000%	138,050.00	253,050.00
12/01/2030	120,000.00	5.000%	132,300.00	252,300.00
12/01/2031	125,000.00	5.000%	126,300.00	251,300.00
12/01/2032	130,000.00	5.000%	120,050.00	250,050.00
12/01/2033	135,000.00	5.000%	113,550.00	248,550.00
12/01/2034	145,000.00	5.000%	106,800.00	251,800.00
12/01/2035	150,000.00	5.000%	99,550.00	249,550.00
12/01/2036	160,000.00	5.000%	92,050.00	252,050.00
12/01/2037	165,000.00	5.000%	84,050.00	249,050.00
12/01/2038	175,000.00	5.000%	75,800.00	250,800.00
12/01/2039	185,000.00	5.000%	67,050.00	252,050.00
12/01/2040	190,000.00	5.000%	57,800.00	247,800.00
12/01/2041	200,000.00	5.000%	48,300.00	248,300.00
12/01/2042	210,000.00	5.000%	38,300.00	248,300.00
12/01/2043	225,000.00	4.000%	27,800.00	252,800.00
12/01/2044	230,000.00	4.000%	18,800.00	248,800.00
12/01/2045	240,000.00	4.000%	9,600.00	249,600.00
Total	\$3,200,000.00	-	\$1,926,641.11	\$5,126,641.11

Yield Statistics

Bond Year Dollars	\$41,291.11
Average Life	12.903 Years
Average Coupon	4.6659948%
DV01	2,803.60
Net Interest Cost (NIC)	4.1438357%
True Interest Cost (TIC)	3.9933557%
Bond Yield for Arbitrage Purposes	3.7901469%
All Inclusive Cost (AIC)	4.4142028%

IRS Form 8038

Net Interest Cost	3.8469446%
Weighted Average Maturity	12.732 Years

Preliminary, subject to change

\$3,200,000

The City of Piqua, Ohio
Capital Improvement Bonds, Series 2025
Dated February 5, 2025

Operation Of Project Construction Fund

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
02/05/2025	3,200,000.00	-	3,200,000.00	3,200,000.00	-
Total	\$3,200,000.00	-	\$3,200,000.00	\$3,200,000.00	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	3,200,000.00
Total Cost of Investments	\$3,200,000.00
Target Cost of Investments at bond yield	\$3,200,000.00
Yield to Receipt	-
Yield for Arbitrage Purposes	3.7901469%

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.2.

MEETING DATE	December 10, 2024	
REPORT TITLE	Ordinance No. O-22-24 (3rd Reading) An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees	
SUBMITTED BY	Catherine Bogan, Director Human Resources	
AGENDA CLASSIFICATION	Action Item	
BACKGROUND	Schedule A covers full-time employees not covered by a bargaining unit. All other classifications were appropriately adjusted.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Included in 2025 appropriations
	Expenditure \$:	
	Source of Funds:	Various
	Narrative:	Schedule A will be presented in Executive Session.
ATTACHMENTS	1. Ord. O-22-24	

Ordinance No. O-22-24 (3rd Reading)

An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

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

SEC. 1: Schedule A of Chapter 33 of the Piqua Code, as adopted by Ordinance No. O-17-23, is hereby repealed; and

SEC. 2: Schedule A of Chapter 33 of the Piqua Code (appended hereto) is hereby adopted;

SEC. 3: This Ordinance shall take effect and be in force from and after January 1, 2025.



KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Vetter Comm. Simmons

The Motion to adopt the foregoing Ordinance was offered by ~~None~~, seconded by ~~None~~, and on roll call the following vote ensued:

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

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.3.

MEETING DATE	December 10, 2024	
REPORT TITLE	Ordinance No. O-23-24 (3rd Reading) An ordinance repealing Schedule A-1 of Chapter 33 of the Piqua Code and adopting a new Schedule A-1 of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees	
SUBMITTED BY	Catherine Bogan, Director Human Resources	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	Schedule A-1 covers part-time, seasonal, and temporary employees. The wages for certain employees will be adjusted in accordance with state minimum wage requirements and any necessary cost of living adjustments.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Included in 2025 appropriations
	Expenditure \$:	
	Source of Funds:	Various
	Narrative:	Schedule A-1 will be presented in Executive Session.
ATTACHMENTS	1. Ord. O-23-24	

Ordinance No. O-23-24 (3rd Reading)

An ordinance repealing Schedule A-1 of Chapter 33 of the Piqua Code and adopting a new Schedule A-1 of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

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

SEC. 1: Schedule A-1 of Chapter 33 of the Piqua Code, as adopted by Ordinance No. O-18-23, is hereby repealed; and

SEC. 2: Schedule A-1 of Chapter 33 of the Piqua Code (appended hereto) is hereby adopted;

SEC. 3: This Ordinance shall take effect and be in force from and after January 1, 2025.



KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by Comm. Vetter Comm. Hohman, seconded by None, and on roll call the following vote ensued:

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

Commission Agenda Staff Report

MEETING DATE	December 10, 2024		
REPORT TITLE	An ordinance authorizing the redemption of a portion of the City's \$2,365,000 special obligation non-tax revenue bonds, series 2023 (federally taxable) and authorizing related notices and all documents and all other actions related thereto		
SUBMITTED BY	Name & Title: Jerald O'Brien, Finance Director Department: Finance		
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution ☐ Regular
APPROVALS/REVIEWS	☒ City Manager		
	☒ Law Director		
	☒ Department Director		
BACKGROUND	In 2023, the Commission authorized the issuance of \$2,365,000 in bonds to fund the Scott Drive Redevelopment Project. The bond proceeds were used to purchase the property to initiate the project. The developer is now purchasing the property using bond proceeds from a bond issuance by the Dayton-Montgomery County Port Authority. The city will use most of the proceeds to pay the majority of the outstanding bonds from the 2023 issuance.		
BUDGETING AND FINANCIAL IMPACT	Expenditures	\$1,498,648 principal	
	Source of Funds:	Bond proceeds from the Port Authority bond issuance	
	Narrative		
OPTIONS	1.	Approve Ordinance No. O-24-24 authorizing the payment of bond principal of the 2023 non-tax bond issuance for the Scott Drive Project	
	2.	Not approve Ordinance No. O-24-24 authorizing the payment of bond principal of the 2023 non-tax bond issuance for the Scott Drive Project	
PROJECT TIMELINE	Will make payment before the year-end contingent upon successful issuance of bonds by the Port Authority		
STAFF RECOMMENDATION	We are requesting approval of Ordinance No. O-24-24 authorizing the payment of bond principal of the 2023 non-tax bond issuance for the Scott Drive Project.		
ATTACHMENTS			

ORDINANCE NO. O-24-24

An ordinance authorizing the redemption of a portion of the city's \$2,365,000 special obligation non-tax revenue bonds, series 2023 (federally taxable) and authorizing related notices and all documents and all other actions related thereto

WHEREAS, the City of Piqua, Ohio (the "City"), has hereinbefore acquired certain property within the City (the "Project Site") for the purpose of economic redevelopment in order to create and preserve jobs and employment opportunities in the City (the "Project"); and

WHEREAS, pursuant to Ordinance O-11-23 (the "Prior Ordinance"), the City has previously issued certain Special Obligation Nontax Revenue Bonds in the amount of \$2,365,000 (the "Existing Bonds") secured by a pledge of the City's "Non-tax Revenues", as defined and provided in the Prior Ordinance; and

WHEREAS, the City has entered into a Development Agreement, as amended, with Basis Piqua, LLC (the "Developer") concerning the acquisition of the Project Site by City and the purchase and the development of the Site by the Developer; and

WHEREAS, the Commission has determined to provide for the financing of the portion of the costs of the Project in order to refund a portion of the Existing Bonds by the City from the proceeds of a special obligation nontax revenue note of the City in the maximum principal amount not to exceed \$2,500,000 (the "Note") to the Dayton-Montgomery County Port Authority (the "Authority") pursuant to a "Cooperative Agreement" between the City and the Authority and a "Loan Agreement" between the City and the Authority as such agreements were approved by this Commission pursuant to Ordinance O-18-24; and

WHEREAS, the Authority, pursuant to the Cooperative Agreement, the Loan Agreement and the Authority's bond legislation, related documents and authorized purposes and powers pursuant to Chapter 4582 of the Ohio Revised Code, is expected to issue its Development Revenue Bonds (Southwest Ohio Regional Bond Fund) Series 2024A (City of Piqua Scott Drive Project) in the amount of \$2,150,000 (the "Authority's Bonds") expected to provide approximately \$1,736,125.00 (the "Proceeds") to the City to redeem a portion of the Existing Bonds; and

WHEREAS, pursuant to the terms of the Existing Bonds such bonds are subject to prior redemption on any date by and at the option of the City, either in whole or in part, as selected by the City, in integral multiples of \$5,000, at par plus, in each case, accrued interest to the redemption date; and

WHEREAS, this Commission desires to use the Proceeds to redeem a portion of the Existing Bonds;

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

SEC. 1. The City Manager and the Finance Director, or either of them individually, are hereby authorized and directed to: (a) contact the holders of the Existing Bonds to inform them of City's intent to redeem a portion of the Existing Bonds upon the City's receipt of the Proceeds and make arrangements for such redemption pursuant to the terms of the Existing Bonds, (b) provide notice to the holders of the Existing Bonds, in a form satisfactory to the City Manager and the Finance Director, or either of them individually, of the City's intention to redeem a portion of the Existing

Bonds, once the Proceeds are in receipt by the City, in such par amount, plus the amount of accrued interest thereupon due at the redemption date, all as selected by the City, and (c) take any and all other actions and enter into any necessary agreements or certificates as required to redeem a portion of the Existing Bonds.

SEC. 2. The Proceeds, upon receipt by the City, shall be deposited into the Scott Drive Capital Project Fund and then transferred to the bond retirement fund for the Existing Bonds or such other fund or funds as directed by the Finance Director, and such Proceeds, upon receipt by the City, are hereby appropriated and directed to be used without delay to redeem a portion of the Existing Bonds as provided in Section 1 hereinabove, less any amount, as determined by the Finance Director, needed to be held to pay interest on the Authority's Bonds, or the Note, or both.

If any portion of the Proceeds are not used to redeem the Existing Bonds such amounts shall be deposited into the bond retirement fund for future payment of debt service charges of the Existing Bonds.

SEC. 3. It is hereby found and determined that all formal actions of this Commission concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Commission, and that all deliberations of this Commission and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SEC. 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.


MAYOR KRIS LEE

PASSED: 12.10.2024

ATTEST: 
CLERK OF THE COMMISSION

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

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

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.5.

MEETING DATE	December 10, 2024
REPORT TITLE	Ordinance No. O-25-24 (3rd Reading) An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2024
SUBMITTED BY	Jerry O'Brien, Director Finance
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	The changes to the appropriations are due to changes in plans and unforeseen circumstances at the time the 2024 budget was completed. SECTION 1: The increase of \$50,000 is for the renovations to the Administration Conference room to convert it to office space. The increase of \$23,000 was legal fees for the fire committee and the \$5,000 was for additional Commission Clerk salaries. The increase of \$1,080 was to purchase the City Manager a new cell phone. The increase of \$27,240 was for payment of legal fees through the end of the year. The increase of \$60,000 is for income tax collection expenditures. The increase of \$21,000 was for salary expenditures in Planning and Zoning for the remainder of the year. The decrease of \$500,000 was to remove budgeted appropriations for the Chiller project which was moved to 2025. The increase of \$5,000 in Purchasing was to pay for sick leave that was cashed out. SECTION 3:

The \$97,525 increase in the Fire Department budget was to pay for concrete work at the Fire Training Facility, a stairchair, and UTVs. The stairchair and UTVs were funded by grants.

The \$15,000 increase in the Police Department budget was to pay for additional charges for cruiser changeover costs.

SECTION 14:

The \$330,676 reduction was to move contractual expenditures to capital outlay. There were additional capital outlay expenditures of grant monies for the Lock 9 project.

SECTION 19:

The \$28,782 increase was due to the receipt of insurance reimbursements for damaged properties. We will hold the funds until the property owners complete all required repairs. Once the repairs are certified as meeting City requirements, the reimbursements will be paid to the property owners.

SECTION 24:

The \$1,000 increase was an additional amount needed to issue a small business loan approved by the Commission.

SECTION 25:

\$72,000 of this increase is to issue small business loans approved by the Commission. \$545,000 of this increase was to purchase the Town & Country building. This was to facilitate an economic development project previously approved by the Commission. The City is expected to recover the expenditures for this purchase when the building is sold to the developer.

SECTION 34:

The \$1,752,308 increase is to retire a portion of the 2023 nontax bonds issued to purchase the Scott Drive property. Most of these funds are from the bond issuance of the Port Authority on behalf of the developer and are being used to purchase the property from the City. The City is in turn using the proceeds to pay a portion of the debt from the bonds issued in 2023. \$151,021 of the appropriations are premiums from the 2023 bond issuance that remained for debt service payments and \$53,434 were excess proceeds that remained after the project was finished and are being used toward repayment of the bonds

SECTION 36:

The \$157,004 decrease in appropriations is to unappropriate funds that were not used in the Scott Drive project. This money will be used for debt service and to help pay back the advance from the General Fund. The \$3,525,684 increase is to provide a loan to the Piqua Improvement Corporation to purchase the Scott Drive property from the City and then sell it to the developer. This amount includes the expenditure for the loan and the transfer of the proceeds after PIC repays the loan to the debt service fund. Also included in the transfer is \$53,434 of excess proceeds from the 2023 bond issuance that were not needed for the Scott Drive project. The funds transferred to the debt service fund will be used to repay a portion of the 2023 bonds.

SECTION 38:

There was an increase of \$230,000 in operation and maintenance appropriations for the RM Davis tank repairs.

An increase of \$550,500 was for the Stantec contract for a feasibility study for the dam project.

The \$700,000 increase in capital outlay is for water system engineering work for the Exit 78 site.

SECTION 39:

The \$700,000 increase in capital outlay is for wastewater system engineering work for the Exit 78 site.

SECTION 42:

The \$12,150 increase was to finalize the IT network upgrade project.

SECTION 43:

The \$160 increase was for an unexpected invoice that had not been budgeted for.

The \$27,700 increase to capital outlay was for the purchase of golf carts.

SECTION 44:

\$1,000,000 had originally been budgeted in capital outlay for the chiller and HVAC project in 2024. However, this project has been moved to 2025 and the budget changed accordingly.

BUDGET/FINANCIAL

Appropriations \$6,903,230 net increase to the budget

IMPACT (Project costs and funding sources)	\$:	
	Source of Funds:	Various funds
	Narrative:	
ATTACHMENTS	1. Ord. O-25-24	

ORDINANCE NO. 0-25-24
AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE
CITY OF PIQUA, OHIO FOR THE YEAR 2024

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

SEC. 1: That there be appropriated from the GENERAL FUND (001)

<u>ACCOUNT</u>	<u>2024 BUDGET</u>	<u>INCREASE (DECREASE)</u>	<u>2024 FINAL BUDGET</u>
<u>City Building</u>			
Operation and Maintenance	\$247,509		\$247,509
Capital Outlay (including labor)	\$112,460	\$50,000	\$162,460
Allocated Expenses	(\$20,430)		(\$20,430)
TOTAL	\$339,539	\$50,000	\$389,539
<u>City Commission</u>			
Personal Services/Administrative Support	\$61,737	\$5,000	\$66,737
Operation and Maintenance	\$46,181	\$23,000	\$69,181
TOTAL	\$107,918	\$28,000	\$135,918
<u>City Manager</u>			
Personal Services/Administrative Support	\$302,063		\$302,063
Operation and Maintenance	\$34,431	\$1,080	\$35,511
Allocated Expenses	(\$246,213)		(\$246,213)
TOTAL	\$90,281	\$1,080	\$91,361
<u>Civil Service</u>			
Operation and Maintenance	\$38,870		\$38,870
TOTAL	\$38,870	\$0	\$38,870
<u>Engineering</u>			
Personal Services/Administrative Support	\$372,019		\$372,019
Operation and Maintenance	\$217,774		\$217,774
Allocated Expenses	(\$469,340)		(\$469,340)
TOTAL	\$120,453	\$0	\$120,453
<u>Finance</u>			
Personal Services/Administrative Support	\$746,836		\$746,836
Operation and Maintenance	\$155,374		\$155,374
Allocated Expenses	(\$569,497)		(\$569,497)
TOTAL	\$332,713	\$0	\$332,713
<u>Law</u>			
Personal Services/Administrative Support	\$0		\$0
Operation and Maintenance	\$128,984	\$27,240	\$156,224
Allocated Expenses	(\$76,805)		(\$76,805)
TOTAL	\$52,179	\$27,240	\$79,419
<u>Income Tax</u>			
Personal Services/Administrative Support	\$62,016		\$62,016
Operation and Maintenance	\$460,770	\$60,000	\$520,770
TOTAL	\$522,786	\$60,000	\$582,786
<u>Planning & Zoning</u>			
Personal Services/Administrative Support	\$456,295	\$21,000	\$477,295
Operation and Maintenance	\$102,286		\$102,286
TOTAL	\$558,581	\$21,000	\$579,581
<u>General Government</u>			
Operation and Maintenance	\$790,715		\$790,715
Capital Outlay (including labor)	\$500,000	(\$500,000)	\$0

	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET
TOTAL	\$1,290,715	(\$500,000)	\$790,715
<u>Human Resources</u>			
Personal Services/Administrative Support	\$371,751		\$371,751
Operation and Maintenance	\$87,278		\$87,278
Allocated Expenses	(\$384,741)		(\$384,741)
TOTAL	\$74,288	\$0	\$74,288
<u>Public Relations</u>			
Personal Services/Administrative Support	\$238,908		\$238,908
Operation and Maintenance	\$90,708		\$90,708
Allocated Expenses	(\$194,191)		(\$194,191)
TOTAL	\$135,425	\$0	\$135,425
<u>Facilities</u>			
Personal Services/Administrative Support	\$126,289		\$126,289
Operation and Maintenance	\$1,500		\$1,500
Allocated Expenses	(\$127,789)		(\$127,789)
TOTAL	\$0	\$0	\$0
<u>Purchasing</u>			
Personal Services/Administrative Support	\$251,840	\$5,000	\$256,840
Operation and Maintenance	\$19,758		\$19,758
Allocated Expenses	(\$259,592)		(\$259,592)
TOTAL	\$12,006	\$5,000	\$17,006
<u>Transfers</u>			
Transfer to Parks Fund 105	\$1,050,130		\$1,050,130
Transfer to Safety Fund 106	\$3,550,000		\$3,550,000
Transfer to Forest Hill Mausoleum Fund 110	\$25,000		\$25,000
Transfer to Pro Piqua Fund 128	\$60,000		\$60,000
Transfer to Community Development Fund 135	\$60,000		\$60,000
Transfer to Golf 409	\$225,000		\$225,000
Transfer to Fort Piqua Plaza 410	\$425,000		\$425,000
TOTAL	\$5,395,130	\$0	\$5,395,130
TOTAL GENERAL FUND	\$9,070,884	(\$307,680)	\$8,763,204
 SEC. 2: That there be appropriated from the STREET DEPARTMENT FUND (101)			
Personal Services/Administrative Support	\$1,493,267		\$1,493,267
Operation and Maintenance	\$1,804,816		\$1,804,816
Capital Outlay (including labor)	\$500,000		\$500,000
TOTAL	\$3,798,083	\$0	\$3,798,083
 SEC. 3: That there be appropriated from the STATE HIGHWAY FUND (102)			
Operation and Maintenance	\$89,500		\$89,500
TOTAL	\$89,500	\$0	\$89,500

	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET
SEC. 4: That there be appropriated from the STREET INCOME TAX FUND (103)			
Operation and Maintenance	\$2,367,183		\$2,367,183
Capital Outlay (including labor)	\$1,888,250		\$1,888,250
TOTAL	\$4,255,433	\$0	\$4,255,433
SEC. 5: That there be appropriated from the NEIGHBORHOOD IMPROVEMENT PROGRAM FUND (104)			
Personal Services/Administrative Support	\$0		\$0
Operation and Maintenance	\$69,300		\$69,300
TOTAL	\$69,300	\$0	\$69,300
SEC. 2: That there be appropriated from the PARK AND RECREATION FUND (105)			
Personal Services/Administrative Support	\$827,036		\$827,036
Operation and Maintenance	\$712,249		\$712,249
Capital Outlay (including labor)	\$122,000		\$122,000
TOTAL	\$1,661,285	\$0	\$1,661,285
SEC. 3: That there be appropriated from the PUBLIC SAFETY FUND (106)			
<u>009 Fire Department</u>			
Personal Services/Administrative Support	\$4,945,636		\$4,945,636
Operation and Maintenance	\$979,353		\$979,353
Capital Outlay (including labor)	\$381,500	\$97,525	\$479,025
TOTAL	\$6,306,489	\$97,525	\$6,404,014
<u>014 Police Department</u>			
Personal Services/Administrative Support	\$5,863,299		\$5,863,299
Operation and Maintenance	\$948,464		\$948,464
Capital Outlay (including labor)	\$210,757	\$15,000	\$225,757
TOTAL	\$7,022,520	\$15,000	\$7,037,520
TOTAL PUBLIC SAFETY	\$13,329,009	\$112,525	\$13,441,534
SEC. 8: That there be appropriated from the D.U.I. EDUCATIONAL FUND (109)			
Operation & Maintenance	\$11,000		\$11,000
TOTAL	\$11,000	\$0	\$11,000
SEC. 9: That there be appropriated from the FOREST HILL MAUSOLEUM FUND (110)			
Operation & Maintenance	\$25,000		\$25,000
TOTAL	\$25,000	\$0	\$25,000
SEC. 10: That there be appropriated from the MANDATORY DRUG FINE FUND (111)			
Operation and Maintenance	\$4,400		\$4,400
TOTAL	\$4,400	\$0	\$4,400
SEC. 11: That there be appropriated from the SCARBROUGH TIF FUND (112)			
Operation and Maintenance	\$555		\$555
TOTAL	\$555	\$0	\$555

	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET
SEC. 12: That there be appropriated from the ONEOHIO OPIOID SETTLEMENT FUND (113)			
Operation and Maintenance	\$40,000		\$40,000
TOTAL	\$40,000	\$0	\$40,000
SEC. 13: That there be appropriated from the CHIP FUND (117)			
Operation and Maintenance	\$125,875		\$125,875
TOTAL	\$125,875	\$0	\$125,875
SEC. 14: That there be appropriated from the CDBG-CV FUND (118)			
Operation and Maintenance	\$334,550	(\$330,676)	\$3,874
Capital Outlay (including labor)	\$0	\$440,781	\$440,781
TOTAL	\$334,550	\$110,105	\$444,655
SEC. 15: That there be appropriated from the C.H.I.P. PROGRAM INCOME FUND (119)			
Operation and Maintenance	\$156,500		\$156,500
TOTAL	\$156,500	\$0	\$156,500
SEC. 16: That there be appropriated from the COMMUNITY DEVELOPMENT BLOCK GRANT FUND (122)			
Operation and Maintenance	\$140,000		\$140,000
TOTAL	\$140,000	\$0	\$140,000
SEC. 17: That there be appropriated from the WORKER'S COMP FUND (124)			
Personal Services/Administrative Support	\$389,760		\$389,760
TOTAL	\$389,760	\$0	\$389,760
SEC. 18: That there be appropriated from the INSURANCE RESERVE FUND (125)			
Operation & Maintenance	\$518,325		\$518,325
TOTAL	\$518,325	\$0	\$518,325
SEC. 19: That there be appropriated from the DEMOLITION DEFENSE FUND (126)			
Operation & Maintenance	\$140,000	\$28,782	\$168,782
TOTAL	\$140,000	\$28,782	\$168,782
SEC. 20: That there be appropriated from the SMALL BUSINESS GRANT FUND (127)			
Operation and Maintenance	\$159,860		\$159,860
TOTAL	\$159,860	\$0	\$159,860
SEC. 21: That there be appropriated from the PRO PIQUA (128)			
Operation and Maintenance	\$60,000		\$60,000
TOTAL	\$60,000	\$0	\$60,000
SEC. 22: That there be appropriated from the REVOLVING LOAN FUND (130)			
Operation and Maintenance	\$13,200		\$13,200
TOTAL	\$13,200	\$0	\$13,200

	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET
SEC. 23: That there be appropriated from the COMMUNITY DEVELOPMENT FUND (135)			
Personal Services/Administrative Support	\$420,854		\$420,854
Operation and Maintenance	\$175,965		\$175,965
Allocated Expenses	(\$536,819)		(\$536,819)
TOTAL	\$60,000	\$0	\$60,000
SEC. 24: That there be appropriated from the AGRICULTURAL REVOLVING LOAN FUND (142)			
Personal Services/Administrative Support	\$500		\$500
Operation and Maintenance	\$45,000	\$1,000	\$46,000
TOTAL	\$45,500	\$1,000	\$46,500
SEC. 25: That there be appropriated from the ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (144)			
Operation and Maintenance	\$200,000	\$617,000	\$817,000
TOTAL	\$200,000	\$617,000	\$817,000
SEC. 26: That there be appropriated from the SPECIAL ASSESSMENT DEBT SERVICE FUND (202)			
Operation and Maintenance	\$2,000		\$2,000
TOTAL	\$2,000	\$0	\$2,000
SEC. 27: That there be appropriated from the OPWC WASTEWATER LIFT STATIONS DEBT SERVICE FUND (210)			
Non Government/Transfers/Refunds	\$33,419		\$33,419
TOTAL	\$33,419	\$0	\$33,419
SEC. 28: That there be appropriated from the OFFSITE PIPELINE (OWDA) DEBT SERVICE FUND (250)			
Non Government/Transfers/Refunds	\$184,126		\$184,126
TOTAL	\$184,126	\$0	\$184,126
SEC. 29: That there be appropriated from the EQUALIZATION TANK '08 NOTE (OWDA) DEBT SERVICE FUND (254)			
Non Government/Transfers/Refunds	\$295,246		\$295,246
TOTAL	\$295,246	\$0	\$295,246
SEC. 30: That there be appropriated from the WATER PLANT OWDA DEBT SERVICE FUND (256)			
Non Government/Transfers/Refunds	\$2,303,440		\$2,303,440
TOTAL	\$2,303,440	\$0	\$2,303,440
SEC. 31: That there be appropriated from the WASTEWATER PLANT ENGINEERING DEBT SERVICE FUND (257)			
Non Government/Transfers/Refunds	\$2,233,450		\$2,233,450
TOTAL	\$2,233,450	\$0	\$2,233,450
SEC. 32: That there be appropriated from the OWDA WATER TOWER DEBT SERVICE FUND (258)			
Non Government/Transfers/Refunds	\$177,568		\$177,568
TOTAL	\$177,568	\$0	\$177,568

	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET
SEC. 33: That there be appropriated from the SHAWNEE STORMWATER PROJECT DEBT SERVICE FUND (261)			
Non Government/Transfers/Refunds	\$3,278		\$3,278
TOTAL	\$3,278	\$0	\$3,278
SEC. 34: That there be appropriated from the NONTAX REVENUE BONDS '23 DEBT SERVICE FUND (263)			
Non Government/Transfers/Refunds	\$146,157	\$1,752,308	\$1,898,465
TOTAL	\$146,157	\$1,752,308	\$1,898,465
SEC. 35: That there be appropriated from the LOCK 9 PARK IMPROVEMENTS FUND (342)			
Operation and Maintenance	\$20,000		\$20,000
Capital Outlay (including labor)	\$334,237		\$334,237
Non Government/Transfers/Refunds	\$226,729		\$226,729
TOTAL	\$580,966	\$0	\$580,966
SEC. 36: That there be appropriated from the SCOTT DR REDEVELOPMENT FUND (343)			
Operation and Maintenance	\$602,152	(\$157,004)	\$445,148
Non Government/Transfers/Refunds	\$0	\$3,525,684	\$3,525,684
TOTAL	\$602,152	\$3,368,680	\$3,970,832
SEC. 37: That there be appropriated from the POWER SYSTEM FUND (401)			
Personal Services/Administrative Support	\$2,561,459		\$2,561,459
Operation and Maintenance	\$31,624,879		\$31,624,879
Capital Outlay (including labor)	\$2,161,075		\$2,161,075
Overhead Transfers	(\$175,000)		(\$175,000)
TOTAL	\$36,172,413	\$0	\$36,172,413
SEC. 38: That there be appropriated from the WATER SYSTEM FUND (403)			
Personal Services/Administrative Support	\$1,573,923		\$1,573,923
Operation and Maintenance	\$3,212,592	\$780,500	\$3,993,092
Capital Outlay (including labor)	\$910,833	\$700,000	\$1,610,833
Non Government/Transfers/Refunds	\$2,665,134		\$2,665,134
TOTAL	\$8,362,482	\$1,480,500	\$9,842,982
SEC. 39: That there be appropriated from the WASTEWATER SYSTEM FUND (404)			
Personal Services/Administrative Support	\$1,717,308		\$1,717,308
Operation and Maintenance	\$1,924,959		\$1,924,959
Capital Outlay (including labor)	\$747,500	\$700,000	\$1,447,500
Non Government/Transfers/Refunds	\$2,562,115		\$2,562,115
TOTAL	\$6,951,882	\$700,000	\$7,651,882
SEC. 40: That there be appropriated from the GARBAGE AND REFUSE FUND (405)			
Personal Services/Administrative Support	\$860,048		\$860,048
Operation and Maintenance	\$1,421,251		\$1,421,251
TOTAL	\$2,281,299	\$0	\$2,281,299
SEC. 41: That there be appropriated from the CITY INCOME TAX ADMINISTRATION FUND (407)			
Non Government/Transfers/Refunds	\$14,800,000		\$14,800,000
TOTAL	\$14,800,000	\$0	\$14,800,000

	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET
SEC. 42: That there be appropriated from the INFORMATION TECHNOLOGY FUND (408)			
Personal Services/Administrative Support	\$250,621		\$250,621
Operation and Maintenance	\$954,211		\$954,211
Capital Outlay (including labor)	\$0	\$12,150	\$12,150
TOTAL	\$1,204,832	\$12,150	\$1,216,982
SEC. 43: That there be appropriated from the GOLF COURSE FUND (409)			
Personal Services/Administrative Support	\$0	\$160	\$160
Operation and Maintenance	\$988,655		\$988,655
Capital Outlay (including labor)	\$37,000	\$27,700	\$64,700
TOTAL	\$1,025,655	\$27,860	\$1,053,515
SEC. 44: That there be appropriated from the FORT PIQUA PLAZA FUND (410)			
Operation & Maintenance	\$669,416		\$669,416
Capital (including labor)	\$1,370,000	(\$1,000,000)	\$370,000
TOTAL	\$2,039,416	(\$1,000,000)	\$1,039,416
SEC. 45: That there be appropriated from the STORMWATER UTILITY FUND (411)			
Personal Services/Administrative Support	\$289,812		\$289,812
Operation and Maintenance	\$619,548		\$619,548
Capital Outlay (including labor)	\$417,250		\$417,250
Non Government/Transfers/Refunds	\$3,278		\$3,278
TOTAL	\$1,329,888	\$0	\$1,329,888
SEC. 46: That there be appropriated from the UTILITIES BUSINESS OFFICE FUND (413)			
Personal Services/Administrative Support	\$672,623		\$672,623
Operation and Maintenance	\$590,558		\$590,558
Allocated Expenses	(\$1,263,181)		(\$1,263,181)
TOTAL	\$0	\$0	\$0
SEC. 47: That there be appropriated from the UNCLAIMED TRUST (606)			
Non Government/Transfers/Refunds	\$2,000		\$2,000
TOTAL	\$2,000	\$0	\$2,000
SEC. 48: That there be appropriated from the LAW ENFORCEMENT TRUST (609)			
Operation and Maintenance	\$50,000		\$50,000
TOTAL	\$50,000	\$0	\$50,000
SEC. 49: That there be appropriated from the CONSERVANCY FUND (611)			
Operation and Maintenance	\$58,505		\$58,505
TOTAL	\$58,505	\$0	\$58,505
SEC. 50: That there be appropriated from the CITY HEALTH INSURANCE FUND (614)			
Personal Services/Administrative Support	\$240,000		\$240,000
Operation and Maintenance	\$10,000		\$10,000
TOTAL	\$250,000	\$0	\$250,000
SEC. 51: That there be appropriated from the EMPLOYEE FLEXIBLE SPENDING FUND (615)			
Administrative Support	\$250,000		\$250,000
TOTAL	\$250,000	\$0	\$250,000

SEC. 52: That the sum appropriated are actual expenditures for goods and services or other government functions performed in the calendar year 2024. Future commitments representing encumbrances of fund balance or future receipts will be appropriated in the future year when those services or goods are rendered to the city.

SEC. 53: That the sums expended from the appropriations and which are proper charges against any other department or against any person, firm or corporation which are repaid with the period covered by such appropriations shall be considered reappropriated for such original purposes; provided, that the net total of expenditures under any item of said appropriations shall not exceed the amount of the item.

SEC. 54: That the Director of Finance is hereby authorized and directed to draw his warrant upon the City Treasury for the amounts appropriated in this order when claims are properly presented and approved, the same to be chargeable to the appropriations for the year 2024 when passed and legally contracted for in conformity by law.

SEC. 56: That the Finance Director at the discretion of the City Manager make temporary advances from the General Fund to any Fund to cover temporary shortages of cash until revenues or permanent transfers become available to repay that temporary advance. That these advances may not exceed \$1,000,000 in the aggregate nor extend past December 31, 2024; except those that are to be reimbursed by federal, state or other grant programs that were previously approved by this Commission.

SEC. 57: That all ordinances, or parts of ordinances, inconsistent with this ordinance be and they are hereby repealed.

KEL
KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by Comm. Simmons
seconded by Comm. Vetter 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 Paul Simmons	<u>Yah</u>
Commissioner Frank DeBrosse	<u>Yah</u>

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

K.6.

MEETING DATE	December 10, 2024	
REPORT TITLE	Ordinance No. O-26-24 (3rd Reading) An ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	We are required to present and pass the 2025 Annual Budget by the end of the year. This is the third reading of this ordinance.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$126,383,105 including transfers, \$100,081,026 net of transfers
	Expenditure \$:	
	Source of Funds:	various
	Narrative:	
ATTACHMENTS	1. Ord. O-26-24	

ORDINANCE NO. O-26-24
AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE
CITY OF PIQUA, OHIO FOR THE YEAR 2025

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

SEC. 1: That there be appropriated from the GENERAL FUND (001)

<u>ACCOUNT</u>	<u>2025 BUDGET</u>
<u>City Building</u>	
Operation and Maintenance	\$376,676
Capital Outlay (including labor)	\$120,000
Allocated Expenses	(\$18,758)
TOTAL	\$477,918
<u>City Commission</u>	
Personal Services/Administrative Support	\$59,126
Operation and Maintenance	\$44,538
TOTAL	\$103,664
<u>City Manager</u>	
Personal Services/Administrative Support	\$391,368
Operation and Maintenance	\$42,556
Allocated Expenses	(\$317,502)
TOTAL	\$116,422
<u>Civil Service</u>	
Operation and Maintenance	\$20,023
TOTAL	\$20,023
<u>Engineering</u>	
Personal Services/Administrative Support	\$364,677
Operation and Maintenance	\$177,245
Allocated Expenses	(\$440,636)
TOTAL	\$101,286
<u>Finance</u>	
Personal Services/Administrative Support	\$803,547
Operation and Maintenance	\$168,793
Allocated Expenses	(\$662,980)
TOTAL	\$309,360
<u>Law</u>	
Personal Services/Administrative Support	\$292,446
Operation and Maintenance	\$93,077
Allocated Expenses	(\$229,564)
TOTAL	\$155,959
<u>Income Tax</u>	
Personal Services/Administrative Support	\$66,744
Operation and Maintenance	\$500,359
TOTAL	\$567,103
<u>Planning & Zoning</u>	
Personal Services/Administrative Support	\$610,340
Operation and Maintenance	\$89,336
Capital Outlay (including labor)	\$50,000
TOTAL	\$749,676
<u>General Government</u>	
Operation and Maintenance	\$986,430
TOTAL	\$986,430

Ord. No. O-26-24

Page 2 of 7

Human Resources

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

2025
BUDGET

\$401,315
 \$155,796
 (\$448,710)

TOTAL

\$108,401

Public Relations

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

\$242,974
 \$96,513
 (\$200,773)

TOTAL

\$138,714

Facilities

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

\$211,844
 \$1,456
 (\$213,300)

TOTAL

\$0

Purchasing

Personal Services/Administrative Support
 Operation and Maintenance
 Allocated Expenses

\$259,165
 \$21,706
 (\$268,455)

TOTAL

\$12,416

Transfers

Transfer to Parks Fund 105
 Transfer to Safety Fund 106
 Transfer to Forest Hill Mausoleum Fund 110
 Transfer to Pro Piqua Fund 128
 Transfer to Golf 409
 Transfer to Fort Piqua Plaza 410

\$1,807,500
 \$3,600,000
 \$25,000
 \$30,000
 \$75,000
 \$400,000

TOTAL

\$5,937,500

TOTAL GENERAL FUND

\$9,784,872

SEC. 2: That there be appropriated from the STREET DEPARTMENT FUND (101)

Personal Services/Administrative Support
 Operation and Maintenance
 Capital Outlay (including labor)

\$1,664,702
 \$2,582,767
 \$1,207,500

TOTAL

\$5,454,969

SEC. 3: That there be appropriated from the STATE HIGHWAY FUND (102)

Operation and Maintenance

\$120,000

TOTAL

\$120,000

SEC. 4: That there be appropriated from the STREET INCOME TAX FUND (103)

Operation and Maintenance
 Capital Outlay (including labor)

\$1,477,541
 \$1,245,000

TOTAL

\$2,722,541

SEC. 5: That there be appropriated from the NEIGHBORHOOD IMPROVEMENT PROGRAM FUND (104)

Operation and Maintenance

\$94,300

TOTAL

\$94,300

SEC. 6: That there be appropriated from the PARK AND RECREATION FUND (105)

Personal Services/Administrative Support
 Operation and Maintenance
 Capital Outlay (including labor)

\$840,284
 \$995,344
 \$650,000

TOTAL

\$2,485,628

SEC. 7:

That there be appropriated from the PUBLIC SAFETY FUND (106)

2025
BUDGET009 Fire Department

Personal Services/Administrative Support
 Operation and Maintenance
 Capital Outlay (including labor)
 Transfer to Fire Department Ladder Truck 344

\$4,834,881
 \$1,140,580
 \$579,901
 \$300,000

TOTAL

\$6,855,362

014 Police Department

Personal Services/Administrative Support
 Operation and Maintenance
 Capital Outlay (including labor)

\$5,690,126
 \$987,945
 \$214,061

TOTAL

\$6,892,132

TOTAL PUBLIC SAFETY

\$13,747,494

SEC. 8:

That there be appropriated from the D.U.I. EDUCATIONAL FUND (109)

Operation & Maintenance

\$11,000

TOTAL

\$11,000

SEC. 9:

That there be appropriated from the FOREST HILL MAUSOLEUM FUND (110)

Operation & Maintenance

\$25,000

TOTAL

\$25,000

SEC. 10:

That there be appropriated from the MANDATORY DRUG FINE FUND (111)

Operation and Maintenance

\$4,400

TOTAL

\$4,400

SEC. 11:

That there be appropriated from the SCARBROUGH TIF FUND (112)

Operation and Maintenance

\$550

TOTAL

\$550

SEC. 12:

That there be appropriated from the ONEOHIO OPIOID SETTLEMENT FUND (113)

Operation and Maintenance

\$84,200

TOTAL

\$84,200

SEC. 13:

That there be appropriated from the RENEW PIQUA FUND (114)

Operation and Maintenance

\$477

TOTAL

\$477

SEC. 14:

That there be appropriated from the CHIP FUND (117)

Operation and Maintenance

\$104,875

TOTAL

\$104,875

SEC. 15:

That there be appropriated from the C.H.I.P. PROGRAM INCOME FUND (119)

Operation and Maintenance

\$157,000

TOTAL

\$157,000

SEC. 16: That there be appropriated from the COMMUNITY DEVELOPMENT
BLOCK GRANT FUND (122)

2025
BUDGET

Operation and Maintenance \$150,000

TOTAL \$150,000

SEC. 17: That there be appropriated from the WORKER'S COMP FUND (124)

Personal Services/Administrative Support \$300,000

TOTAL \$300,000

SEC. 18: That there be appropriated from the INSURANCE RESERVE FUND (125)

Operation & Maintenance \$578,084

TOTAL \$578,084

SEC. 19: That there be appropriated from the DEMOLITION DEFENSE FUND (126)

Operation & Maintenance \$100,000

TOTAL \$100,000

SEC. 20: That there be appropriated from the SMALL BUSINESS GRANT FUND (127)

Operation and Maintenance \$123,000

TOTAL \$123,000

SEC. 21: That there be appropriated from the PRO PIQUA (128)

Operation and Maintenance \$30,000

TOTAL \$30,000

SEC. 22: That there be appropriated from the REVOLVING LOAN FUND (130)

Operation and Maintenance \$101,900

TOTAL \$101,900

SEC. 23: That there be appropriated from the COMMUNITY DEVELOPMENT
FUND (135)

Personal Services/Administrative Support \$344,331

Operation and Maintenance \$202,665

Capital Outlay (including labor) \$1,000,000

Allocated Expenses (\$1,546,996)

TOTAL \$0

SEC. 24: That there be appropriated from the AGRICULTURAL
REVOLVING LOAN FUND (142)

Personal Services/Administrative Support \$0

Operation and Maintenance \$78,000

TOTAL \$78,000

SEC. 25: That there be appropriated from the ECONOMIC DEVELOPMENT
REVOLVING LOAN FUND (144)

Operation and Maintenance \$115,000

TOTAL \$115,000

SEC. 26:	That there be appropriated from the OPWC WASTEWATER LIFT STATIONS DEBT SERVICE FUND (210)	
Non Government/Transfers/Refunds		\$33,419
TOTAL		\$33,419
SEC. 27:	That there be appropriated from the OFFSITE PIPELINE (OWDA) DEBT SERVICE FUND (250)	
Non Government/Transfers/Refunds		\$184,126
TOTAL		\$184,126
SEC. 28:	That there be appropriated from the EQUALIZATION TANK '08 NOTE (OWDA) DEBT SERVICE FUND (254)	
Non Government/Transfers/Refunds		\$296,549
TOTAL		\$296,549
SEC. 29:	That there be appropriated from the WATER PLANT OWDA DEBT SERVICE FUND (256)	
Non Government/Transfers/Refunds		\$2,303,440
TOTAL		\$2,303,440
SEC. 30:	That there be appropriated from the WASTEWATER PLANT ENGINEERING DEBT SERVICE FUND (257)	
Non Government/Transfers/Refunds		\$2,233,450
TOTAL		\$2,233,450
SEC. 31:	That there be appropriated from the OWDA WATER TOWER DEBT SERVICE FUND (258)	
Non Government/Transfers/Refunds		\$177,569
TOTAL		\$177,569
SEC. 32:	That there be appropriated from the SHAWNEE STORMWATER PROJECT DEBT SERVICE FUND (261)	
Non Government/Transfers/Refunds		\$80,295
TOTAL		\$80,295
SEC. 33:	That there be appropriated from the NONTAX REVENUE BONDS '23 DEBT SERVICE FUND (263)	
Non Government/Transfers/Refunds		\$166,157
TOTAL		\$166,157
SEC. 34:	That there be appropriated from the LOCK 9 PARK IMPROVEMENTS FUND (342)	
Operation and Maintenance		\$20,000
Non Government/Transfers/Refunds		\$132,631
TOTAL		\$152,631
SEC. 35:	That there be appropriated from the SCOTT DR REDEVELOPMENT FUND (343)	
Non Government/Transfers/Refunds		\$20,000
TOTAL		\$20,000
SEC. 36:	That there be appropriated from the POWER SYSTEM FUND (401)	
Personal Services/Administrative Support		\$2,812,170
Operation and Maintenance		\$33,809,301
Capital Outlay (including labor)		\$1,989,825
Overhead Transfers		(\$175,000)
TOTAL		\$38,436,296

SEC. 37: That there be appropriated from the WATER SYSTEM FUND (403)

2025
BUDGET

Personal Services/Administrative Support	\$1,821,858
Operation and Maintenance	\$4,255,463
Capital Outlay (including labor)	\$2,488,358
Non Government/Transfers/Refunds	\$2,665,135

TOTAL	\$11,230,814
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SEC. 38: That there be appropriated from the WASTEWATER SYSTEM FUND (404)

Personal Services/Administrative Support	\$1,689,876
Operation and Maintenance	\$2,846,209
Capital Outlay (including labor)	\$2,420,358
Non Government/Transfers/Refunds	\$2,563,418

TOTAL	\$9,519,861
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SEC. 39: That there be appropriated from the GARBAGE AND REFUSE FUND (405)

Personal Services/Administrative Support	\$788,963
Operation and Maintenance	\$1,597,642
Capital Outlay (including labor)	\$550,000

TOTAL	\$2,936,605
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SEC. 40: That there be appropriated from the CITY INCOME TAX
ADMINISTRATION FUND (407)

Non Government/Transfers/Refunds	\$14,903,100
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TOTAL	\$14,903,100
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SEC. 41: That there be appropriated from the INFORMATION TECHNOLOGY
FUND (408)

Personal Services/Administrative Support	\$471,742
Operation and Maintenance	\$756,298

TOTAL	\$1,228,040
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SEC. 42: That there be appropriated from the GOLF COURSE FUND (409)

Operation and Maintenance	\$930,364
Capital Outlay (including labor)	\$170,064

TOTAL	\$1,100,428
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SEC. 43: That there be appropriated from the FORT PIQUA PLAZA FUND (410)

Operation & Maintenance	\$657,182
Capital (including labor)	\$80,000

TOTAL	\$737,182
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SEC. 44: That there be appropriated from the STORMWATER UTILITY FUND (411)

Personal Services/Administrative Support	\$286,062
Operation and Maintenance	\$643,335
Capital Outlay (including labor)	\$270,608
Non Government/Transfers/Refunds	\$80,295

TOTAL	\$1,280,300
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SEC. 45: That there be appropriated from the UTILITIES BUSINESS OFFICE
FUND (413)

Personal Services/Administrative Support	\$728,602
Operation and Maintenance	\$628,245
Allocated Expenses	(\$1,356,847)

TOTAL	\$0
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SEC. 46: That there be appropriated from the UNCLAIMED TRUST (606)
Non Government/Transfers/Refunds

\$2,000

TOTAL

\$2,000

SEC. 47: That there be appropriated from the LAW ENFORCEMENT TRUST (609)
Operation and Maintenance

\$50,000

TOTAL

\$50,000

SEC. 48: That there be appropriated from the CONSERVANCY FUND (611)
Operation and Maintenance

\$52,900

TOTAL

\$52,900

SEC. 49: That there be appropriated from the CITY HEALTH INSURANCE
FUND (614)

Operation and Maintenance

\$2,614,653

Non Government/Transfers/Refunds

\$20,000

TOTAL

\$2,634,653

SEC. 50: That there be appropriated from the EMPLOYEE FLEXIBLE SPENDING
FUND (615)

Administrative Support

\$250,000

TOTAL

\$250,000

SEC. 51: That the sum appropriated are actual expenditures for goods and services or other government functions performed in the calendar year 2025. Future commitments representing encumbrances of fund balance or future receipts will be appropriated in the future year when those services or goods are rendered to the city.

SEC. 52: That the sums expended from the appropriations and which are proper charges against any other department or against any person, firm or corporation which are repaid with the period covered by such appropriations shall be considered reappropriated for such original purposes; provided, that the net total of expenditures under any item of said appropriations shall not exceed the amount of the item.

SEC. 53: That the Director of Finance is hereby authorized and directed to draw his warrant upon the City Treasury for the amounts appropriated in this order when claims are properly presented and approved, the same to be chargeable to the appropriations for the year 2025 when passed and legally contracted for in conformity by law.

SEC. 54: That the Finance Director at the discretion of the City Manager make temporary advances from the General Fund to any Fund to cover temporary shortages of cash until revenues or permanent transfers become available to repay that temporary advance. That these advances may not exceed \$1,000,000 in the aggregate nor extend past December 31, 2025; except those that are to be reimbursed by federal, state or other grant programs that were previously approved by this Commission.

SEC. 55: That all ordinances, or parts of ordinances, inconsistent with this ordinance be and they are hereby repealed.


KRIS LEE, MAYOR

PASSED:

12.10.2024

ATTEST:


CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by Comm. Hohman

seconded by Mayor Lee and on roll call the following vote ensued:

Mayor Kris Lee

Yah

Commissioner Thomas Hohman

Yah

Commissioner James Vetter

Yah

Commissioner Paul Simmons

Yah

Commissioner Frank DeBrosse

Yah

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

L.1.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-135-24</u> A resolution establishing the Piqua City Commission Calendar of Meetings for 2025	
SUBMITTED BY	Amy Welker, Asst. City Manager City Commission	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	This resolution sets the 2025 Calendar of Meetings for the City Commission.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. 2025 Calendar	

Resolution No. R-135-24

A resolution establishing the Piqua City Commission Calendar of Meetings for 2025

WHEREAS, Section 4 of the City of Piqua Charter (Meetings of Commission) states that Commission Meetings shall be held on the first Tuesday in January following a regular municipal election; and

WHEREAS, thereafter the Commission shall meet at such times as may be prescribed by ordinance or resolution, but not less frequently than once each month; and

WHEREAS, it is in the best interest of the Piqua City Commission to adopt a 2025 Calendar of Meetings attached hereto as Exhibit A.

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 2025 Calendar of Meetings for the Piqua City Commission is hereby approved.

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


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kenney
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm. Simmons Comm. Hohman, seconded by None, and on roll call the following vote ensued:

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

2025 CITY COMMISSION MEETING SCHEDULE

Date	Type of Meeting
January 7, 2025	Regular Meeting
January 21, 2025	Regular Meeting
February 4, 2025	Regular Meeting
February 18, 2025	Regular Meeting
March 4, 2025	Regular Meeting
March 18, 2025	Regular Meeting
April 1, 2025	Regular Meeting
April 15, 2025	Regular Meeting—Financial Update
May 6, 2025	Regular Meeting
May 14, 2025	Town Hall
May 20, 2025	Regular Meeting
June 3, 2025	Regular Meeting
June 17, 2025	Regular Meeting
July 1, 2025	Regular Meeting
July 15, 2025	Regular Meeting—Financial Update
August 5, 2025	CANCELLED DUE TO THE NATIONAL NIGHT OUT EVENT
August 13, 2025	Town Hall
August 19, 2025	Regular Meeting
September 2, 2025	Regular Meeting
September 16, 2025	Regular Meeting
October 7, 2025	Regular Meeting
October 21, 2025	Regular Meeting—Financial Update
November 11, 2025	Regular Meeting
November 18, 2025	Regular Meeting –1 st Reading 2026 Budget
November 25, 2025	Work Session – FY2026 Budget
December 2, 2025	Regular Meeting –2 nd Reading 2026 Budget
December 9, 2025	Regular Meeting –3 rd Reading 2026 Budget
December 16, 2025	CANCELLED DUE TO HOLIDAY

*All Regular Meetings are scheduled to begin at 6 PM unless otherwise noted.

*Executive Sessions are scheduled to begin at 5:30 PM unless otherwise noted.

City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.2.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-136-24</u> A resolution approving the Special Events Support List for 2025	
SUBMITTED BY	Amy Welker, Asst. City Manager Parks & Recreation Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Assistant City Manager is seeking approval to use City funds and staff to support Community Events in the 2025 calendar year.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Various Department Budgets
	Source of Funds:	General Fund/Various Department Funds
	Narrative:	Approving this resolution will allow for the City Manager to secure the source of funding.
ATTACHMENTS	1. 2025 Community Event List	

Resolution No. R-136-24

A resolution approving the Special Events Support List for 2025

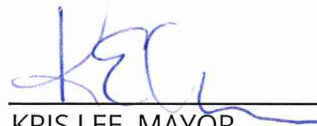
WHEREAS, special events in the City of Piqua are important to the growth and optimism of the community; and,

WHEREAS, throughout the years, the City of Piqua hosts events and supports local organizations with special events through funding and providing city resources; and,

WHEREAS, through safety services, public works, and other department services, such as time and labor, expenses will be incurred.

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

- SEC. 1: The City Manager is hereby authorized to utilize city funds and resources for the events in the document attached hereto as Exhibit A and for any other approved events that may evolve throughout the year.
- SEC. 2: The City 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.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm. Hohman, seconded by Comm. McBrosse, 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

2025 City of Piqua Special Events Support List

Event Name	Date(s)	Host Organization
Suicide Awareness Walk	Sunday, April 27, 2025	Xian's Purpose
Taste of the Arts	Friday, May 16, 2025	Mainstreet Piqua, Inc.
Opening Day Parade	May - TBD	Piqua Junior Baseball/Softball
Sam Pearson 5K Race	Saturday, May 24, 2025	Nick Cox
Memorial Day Services and Parade	Monday, May 26, 2025	Piqua Veterans' Association
Piqua Community Farmers Market	Thursdays, May 29 - September 25	Mainstreet Piqua, Inc.
Saint Mary Parish Festival	Friday, June 6, 2025	Saint Mary Church
NorthParks Community Garage Sale Event	Saturday, June 14, 2025	Carol Austin
Rock and Roll Car Show	Saturday, June 14, 2025	Piqua Arts Council
Ballpark Movie Night	June - TBD	Piqua Junior Baseball/Softball
Hartzell Hardwoods 150 Anniversary Celebration	Wednesday, June 25, 2025	Hartzell Hardwoods
Hannah Rose O'Leary Annual Memorial 5K	Thursday, July 3, 2025	Hannah Rose O'Leary Memorial Fund
Fourth of July Firework Show	Friday, July 4, 2025	City of Piqua
July 4th Piquafest	Friday, July 4, 2025	Piqua Center
Hartzell Air Movement 150 Years Celebration	Wednesday, July 16, 2025	Hartzell Air Movement
Down a River, Down a Beer	Saturday, August 2, 2025	Mainstreet Piqua, Inc.
National Night Out	Tuesday, August 5, 2025	Piqua Police Department
Rockin' River Duck Drop	Saturday, August 16, 2025	Mainstreet Piqua, Inc.
Scout Cruzin	Sunday, August 24, 2025	Scouts BSA Troops 295 & 5295
Great Miami Riverway Half Marathon	Sunday, September 14, 2025	Can't Stop Running Co / Ryan King
Rock Piqua	Saturday, September 20, 2025	Piqua Arts Council
St. Paul's Church Picnic	September - TBD	St. Paul's Church
Homecoming Parade & Pep Rally	Thursday, October 2, 2025	Piqua City School District
St Boniface Oktoberfest	Friday, October 3, 2025	St Boniface Church
Hero Harvest 5K	Saturday, October 4, 2025	Operation Veteran and Caregiver Support
Harvest Fest	Saturday, October 18, 2025	Mainstreet Piqua, Inc.
Locktoberfest	Saturday, October 18, 2025	Crooked Handle Brewing Co
R.I.P. Run 5k	Sunday, October 26, 2025	Can't Stop Running Co / Ryan King
Kiwanis Club of Piqua Annual Halloween Parade	Wednesday, October 29, 2025	Kiwanis Club of Piqua
Greene Street UMC Trunk or Treat	Thursday, October 30, 2025	Greene Street UMC
Pittsenbarger Park Trunk or Treat	Thursday, October 30, 2025	Dena Schneider
Westminster Church Trunk or Treat	Thursday, October 30, 2025	Westminster Presbyterian Church
Veterans Day Service	Tuesday, November 11, 2025	Piqua Veterans Association
Downtown Piqua Holiday Horse Parade	Saturday, November 15, 2025	Mainstreet Piqua, Inc.
Christmas on the Green	Friday, December 5, 2025	Mainstreet Piqua, Inc.
Downtown Holiday Parade	Saturday, December 6, 2025	Mainstreet Piqua, Inc.
Holly Jolly 5k/10k	Saturday, December 13, 2025	Mainstreet Piqua, Inc.
New Year's Firework Show	Wednesday, December 31, 2025	City of Piqua

City of
PIQUA **COMMISSION AGENDA**
STAFF REPORT

L.3.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-137-24</u> A resolution awarding a contract to Veregy for the change out of chillers, boilers, controls, and LED lighting for the Fort Piqua Plaza and the Municipal Government Complex	
SUBMITTED BY	Bob Graeser, Facilities Mgr. Facility Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	This project is to replace the aging HVAC controls and lighting systems at the Fort Piqua Plaza and the Municipal Government Complex. This original equipment was installed over 23 years ago at the MGC and 17 years ago for the Plaza. These modifications will dramatically improve efficiency, as well as reduce annual expenditures on repairs, thus helping the current tenants with a reduction in annual expenses.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	\$ 3,793,598.00
	Source of Funds:	001, 410 Funds
	Narrative:	All local funds
ATTACHMENTS	1. Veregy Proposal Dec. 2024	

Resolution No. R-137-24

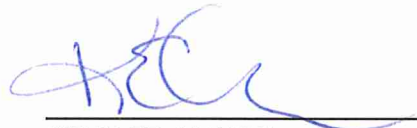
A resolution awarding a contract to Veregy for the change out of chillers, boilers, controls, and LED lighting for the Fort Piqua Plaza and the Municipal Government Complex

WHEREAS, the City of Piqua Municipal Government Complex and the Fort Piqua Plaza have aging mechanical systems; and

WHEREAS, the purchase of new HVAC, controls, and LED lighting will be provided by META Purchasing Cooperative, as done by Veregy.

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 Veregy to perform all agreed work under agreed terms.
- SEC. 2: The Finance Director certifies that funds are available or anticipated to come into the City treasury and is authorized to draw his warrant from time to time on the appropriate account of the City Treasury in payment according to the contract/agreement terms, not exceeding a total of \$3,793,598.00.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

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

Mayor Kris Lee
Commissioner Jim Vetter
Commissioner Paul Simmons

Yah
Yah
Yah

Commissioner Thomas Hohman
Commissioner Frank DeBrosse

Yah
Yah



City of Piqua
201 West Water Street
308 North Main Street
Piqua, Ohio 45356
RE: City of Piqua Energy Project

Veregy is pleased to present our proposal to complete an energy improvement project for the City of Piqua. The proposal consists of two (2) phases. The first phase is to replace a failing chiller and plant controls at Piqua Admin Building. The second phase is to replace boilers, pumps, VFDs and install a fully automated HVAC controls system for the Piqua Admin Building. The second phase also includes replacing chillers, boilers, pumps, VFDs and install a fully automated HVAC controls system at the Piqua Plaza Building. LED lighting is the final energy conservation measure that is included in phase 2. The reason for the separate phases is to get the chiller for the Admin Building ordered right away due to some recent failures on the existing 23-year old Carrier chiller. The chiller has a long lead time, and we want to get it installed before the existing chiller fails. Please see each phase's detailed scope below along with pricing below:

Phase 1: Admin Chiller Replacement and Plant Controller Installation:

Chiller Replacement Scope:

- Drain existing chiller and disconnect utilities to prep for removal. Utilities include power wiring, controls wiring, supply and return chilled water lines.
- Remove refrigerant and properly dispose per EPA regulations.
- Remove and dispose of chiller offsite.
- Furnish and install new Trane CGAM 100-ton air cooled scroll chiller with R-454B refrigerant.
- Reconnect existing power wiring to new Trane air cooled chiller.
- Reconnect to existing 6" chilled water supply and return lines. No new isolation valves are required.
- Reconnect control wiring to new Trane air cooled chiller.
- Insulate any new or disturbed piping including jacketing on exterior piping for weather protection.
- Fill chiller with water.
- Perform Trane factory start up.
- Make any adjustments as needed.
- Disconnect, remove and dispose of two existing chilled water pumps.
- Furnish and install like for like chilled water pumps on existing concrete pad.
- Furnish and install new VFDs for the two new chilled water pumps.
- BACnet cards included with new VFDs.
- BACnet card included with new chiller.
- Warranty includes 5-year full parts warranty and 2-year labor warranty from Trane.
- HVAC permits included.

Main Plant Controls Scope:

- Furnish and install a new Honeywell JACE 9000 controller.
- Installation includes the following:
 - Chiller water and hot water graphic.
 - Optimized loop water temperature outdoor reset programming.
 - Point of use laptop for local control.
 - No network or remote access is included.
 - Access is possible if building owner provided network access and additional work for ethernet cabling can be provided.
- Controller cabinet with power supply.
- Includes wiring to closest 120v source.
- New chiller to be BACnet ready and includes communication wiring to new chiller.
- Temperature Sensors Included:
 - Hot water system:
 - Strap on return and supply sensors for each boiler and main system loop.
 - Chilled water:
 - Main system loop return and supply.
 - Chiller BACnet points to be utilized for chiller water temperatures.
 - Outdoor Air Temperature.
 - Pump Control:
 - Existing starters to remain and be controlled by panel I/O in control cabinet.
 - Lead/Lag programming.
 - Status C/Ts for each pump.
 - Boiler Control:
 - Enable for each boiler.
 - Onboard safeties and controls to operate the boiler safely.
 - Chiller Control:
 - Enable for the chiller.
 - Onboard safeties and controls to operate the chiller safely.
- Commissioning and point checkout.
- Licensing.
- 5-year SMA.
- BACnet licensing as needed for this installation.

Phase 2: Admin Boilers, Admin Full Controls, Piqua Plaza Chillers, Boilers and Full Controls:

Admin Boiler Replacement Scope:

- Remove and dispose of two (2) existing 2000 MBH Thermal Solution boilers.
- Remove and dispose of vent piping, heating hot water piping as necessary, natural gas line as necessary, condensate drain piping.
- Disconnect power wiring and control wiring.
- Remove and dispose of boiler pumps and secondary heating hot water pumps.
- Furnish and install new two (2) new Thermal Solution AMP 2000 MBH each condensing boilers.
- Reuse existing concrete pads, modifying as needed.
- Reconnect power wiring and control wiring.
- Modify and connect heating hot water piping to new boilers.
- Modify and connect natural gas piping to new boilers.
- Furnish and install new boiler pumps and secondary heating hot water pumps.
- Furnish and install two new VFDs for two new secondary pumps. BACnet cards included.
- Furnish and install acid neutralization kits on condensate drain lines.
- Furnish and install new vent piping and combustion air piping per manufacturer instructions.
- Insulate all new piping and any piping that was disturbed during installation.
- Factory start up on boilers and pumps.
- BACnet communication cards will be included with new boilers.
- Water balance will be included on new boilers and pumps.
- Boiler permit included.

Admin Full Controls System Scope:

- Furnish and install new Honeywell devices for the following equipment
- Fan Coil Units
 - Honeywell Optimizer Controller
 - Sensors Included
 - Discharge Air Temp
 - Space Temp (TR42 Wall Thermostat Sensor)
 - Enables Included
 - Fan
 - Hot Water Valve
 - Cold Water Valve
 - Existing water valves to be controlled for Heating/Cooling operation but will remain and be adapted to.
 - Includes all new control wiring for wall sensor and I/O devices

- Makeup Air Units
 - Honeywell Optimizer Controller
 - Sensors Included
 - Discharge Air Temp
 - Outdoor Air (ODA) Temp
 - Outdoor Humidity
 - Supply Fan Status
 - Enables/Modulation
 - Supply Fan
 - Intake Louver
 - Heat
 - Includes all new control wiring for I/O devices
- Ductless Split System
 - Furnish and install a Mitsubishi BACnet communication card
 - Sensors Included
 - None
 - BACnet card to communicate room temp and allow writable setpoint and scheduling to the unit
- BACnet Communication Buss
 - Furnish and install all wire for a new communication buss from each listed piece of equipment in this proposal
- Graphics and User Interface for Fan Coils, MAUs, Ductless Split
 - Includes all graphics and logic programming for proper control of the equipment listed in this proposal
 - Fan Coil
 - Heating/Cooling Operation with Occ/Unocc setpoint based on time provided by the customer
 - MAU
 - Operation to be enabled during Occupied times only based on time provided by the customer
 - Ductless Split
 - Operation to be continuous for proper space temp control and optimized performance
- Plant Controls: Included in Phase 1 Building Plant Controls Scope.
- Commissioning and point checkout included.
- Licensing included.

Piqua Plaza Chiller Replacement Scope:

- Remove and dispose of two (2) existing 125-ton Trane air cooled chillers with remote barrels.
- Recover all refrigeration and recycle per EPA regulations.
- Remove and dispose of all refrigeration piping.
- Furnish and install two (2) new 125-ton Trane air cooled chillers with remote barrels.
- Furnish and install new remote barrels in existing locations.
- Reconnect chilled water piping to new remote barrels.
- Furnish and install new refrigeration piping from new remote barrels to new air-cooled chiller sections on roof. This includes all necessary refrigeration accessories needed for proper operation.
- Pressure test piping, evacuate and charge with refrigeration.
- Insulate refrigeration piping to match existing conditions.
- Remove and dispose of two existing chilled water pumps.
- Furnish and install two new chilled water pumps.
- Furnish and install two new VFDs for two new pumps. BACnet cards included with VFDs.
- BACnet communication cards to be included with chillers.
- Remove and reconnect lightning protection to new chillers to match existing conditions.
- Furnish and install new refrigeration monitoring system and ensure to comply with all local codes.
- Water balance to be performed on new chillers and pumps.

Piqua Plaza Boiler Replacement Scope:

- Remove and dispose of four (4) existing 1000 MBH PK boilers.
- Remove and dispose of vent piping, heating hot water piping as necessary, natural gas line as necessary, condensate drain piping.
- Disconnect power wiring and control wiring.
- Remove and dispose of boiler pumps and secondary heating hot water pumps.
- Furnish and install new two (2) new Thermal Solution AMP 3000 MBH each condensing boilers.
- Reuse existing concrete pads, modifying as needed.
- Reconnect power wiring and control wiring.
- Modify and connect heating hot water piping to new boilers.
- Modify and connect natural gas piping to new boilers.
- Furnish and install new boiler pumps and secondary heating hot water pumps.
- Furnish and install two new VFDs for two new pumps. BACnet cards included with VFDs.
- Furnish and install acid neutralization kits on condensate drain lines.
- Furnish and install new vent piping and combustion air piping per manufacturer instructions.
- Factory start up on boilers and pumps.
- BACnet communication cards to be included with boilers.
- Remove and reconnect lightning protection to boiler vent stacks to match existing conditions.
- Water balance to be performed on new boilers and pumps.
- Boiler permit included.

Piqua Plaza Full Controls System Scope:

- Furnish and install new Honeywell devices for the following equipment
 - VAV Boxes
 - Honeywell Optimizer (Spyder 7) Controller
 - Sensors Included
 - Discharge Air Temp
 - Space Temp (TR42 Wall Thermostat Sensor)
 - Enables Included
 - Fan
 - Hot Water Valve
 - Cold Water Valve
 - Existing water valves to be controlled for Heating/Cooling operation but will remain and be adapted to
 - Includes new control wiring for wall sensors and I/O devices
 - Makeup Air Unit
 - Honeywell Optimizer Controller
 - Sensors Included
 - Discharge Air Temp
 - Return Air Temp
 - Mixed Air Temp
 - Preheat Air Temp
 - Freeze Protection Temp (Manual Reset)
 - Outdoor Air (ODA) Temp
 - Outdoor Humidity
 - Supply Fan Status
 - Enables/Modulation
 - Supply Fan
 - Intake Louver
 - Exhaust Louver
 - Mixing Louver
 - Hot Water Valve
 - Cold Water Valve
 - Includes all new control wiring for I/O devices
 - Heat Recover Units
 - Honeywell Optimizer Controller
 - Sensors Included
 - Discharge Air Temp
 - Supply Fan Status
 - Discharge Fan Status
 - Enables Included
 - Supply Fan
 - Exhaust fan

- Chillers
 - To be BACnet ready
 - Lead/Lag Fail Over on Alarm
 - Points to be brought into the new graphics interface
 - Compressor Statuses
 - Entering Water Temp
 - Leaving Water Temp
 - Water Temp Setpoints and Differentials (If available through integration)
 - Alarms
 - Additional Sensors Included
 - Remote Barrel Entering Water Temp
 - Remote Barrel Leaving Water Temp
- Boilers
 - To be BACnet ready
 - Lead/Lag Fail Over on Alarm
 - Points to be brought into the new graphics interface
 - Combustion Fan Status
 - Combustion Rate
 - Entering Water Temp
 - Leaving Water Temp
 - Water Temp Setpoints and Differentials (If available through integration)
 - Alarms
 - Additional Sensors Included
 - Main Building Loop Return Water Temp
 - Main Building Loop Supply Water Temp
- Plant and Pump Controls
 - Furnish and install a new Honeywell JACE 9000 controller and I/O Controllers
 - Installation includes the following
 - Graphics for all equipment listed in this proposal
 - Optimized loop water temperature outdoor reset programming
 - Controller cabinets and power supplies to remain and be reused
 - Hot water and chilled water pump control through VFDs (4 Pumps Total)
 - Includes the following
 - Speed Command
 - Pump Status
 - Lead/Lag Fail Over on Alarm
 - Alarms
- Communication Buss
 - Existing communication buss wiring to remain and be reused utilizing Honeywell's T1L BACnet IP over 2 wire technology
 - New communication Buss to the chillers and boilers is included
- Commissioning and Point Checkout Included

- Licensing
 - 5-year SMA
 - BACnet licensing as needed for this installation
- Supervisor Software
 - Honeywell Supervisor with 2 device connections to integrate Piqua Municipal/Admin Building and Plaza Buildings into a single customer use source
 - To be installed on the new terminal provided with this quote and installed in place of the existing Metasys terminal in the upper floor electric room
- User Terminal
 - Furnish and install a new laptop terminal properly spec'd to provide user access and limited trending data point storage
- Remote Access
 - To be coordinated with Customer's IT Professional for VPN/Remote Desktop access
 - New terminal to be landed on the Customer's network with guidance from their IT Professional
 - Connection to managed switch included within 100' feet of the new terminal
 - A list of Customer's desired employees and credentials should be provided to AMS prior to project completion
- Owner Training as needed.

LED Lighting Upgrade Scope (both buildings):

- Remove and recycle 1,587 existing T-8s, CFL screw ins, CFL plug ins, and incandescent bulbs.
- Disconnect and remove all ballasts associated with the T-8 light fixtures except for 22 fixtures (see below).
- Furnish and install Type B retrofit kits on existing T-8 lighting fixtures.
 - Type B: Remove ballasts and direct wire to new sockets with new T-8 LED bulbs.
- Replace all CFL screw in and plug in fixtures with new screw in or plug in LED bulbs.
- Replace all can lights with new LED can light fixtures.
- New LED flat panels are included in library area that has not been upgraded yet. This is to match the existing renovated space.
- All products will have 5-year product warranty, 2-year labor warranty.
- All products will have 50,000 run hour lifespan which equates to 11-15 years.
- 2% stock of spare lamps, drivers, and retrofit kits will be left for customer at completion of project.
- For fixtures that are tied to an existing occupancy sensor or dimmer, we will ensure the current occupancy sensor or dimmer works with new LED solution. If not we will replace with a compatible LED occupancy sensor or dimmer switch. This includes the wedding banquet area.



CHAD SULE

Senior Project Developer
855 Grandview Avenue, Suite 200
Columbus, Ohio 43215
C: 614.512.3633
E: csule@veregy.com

Pricing Section:

Your investment to complete the project as listed above...\$3,793,598.00

Exclusions/Clarifications:

- *Proposal includes prevailing wages.*
- *Proposal includes \$100,000.00 allowance for repairs found during the project.*
- *Proposal includes payment and performance bonds.*
- *Sales tax is exempt from pricing.*
- *Proposal will expire in 30 days.*
- *The lighting scope does not include bringing the current electrical system up to local code requirements. We are simply replacing lights, fixtures and rewiring what is currently available.*
- *Our proposal does not include any temporary heating/cooling/controls or lighting.*
- *Our proposal excludes the four (4) light fixtures above the historical glass sunlight above the library.*
- *Our proposal excludes replacing any recently upgraded LED lighting in both buildings. Example: the LED panels in the basement of the library.*
- *Lighting is priced to be completed on 2nd shift so we do not disturb normal business operations.*
- *Our proposal includes project management with onsite management during heavy construction periods.*

Respectfully,

Chad Sule

Chad Sule
Senior Project Developer
Veregy

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

L.4.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-138-24</u> A resolution authorizing a purchase order to Miami County Public Health for Public Health Services for the year 2025	
SUBMITTED BY	Amy Welker, Asst. City Manager City Manager	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Beginning January 1, 2022, the city joined in with the cities of Tipp City, Troy, and the townships and villages of Miami County to jointly provide public health services. As a result, Piqua is now part of the Miami County General Health District. The Miami County Auditor annually determines the cost to be paid by each participating entity based on the taxable valuations as set forth by state and local statutes. This resolution allows for the payment to Miami County General Health District, which exceeds \$75,000, requiring City Commission approval.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$205,501.88
	Expenditure \$:	\$205,501.88
	Source of Funds:	2025 General Fund
	Narrative:	This represents about a 1.2% increase from 2024.
ATTACHMENTS	None	

Resolution No. R-138-24

A resolution authorizing a purchase order to Miami County Public Health for Public Health Services for the year 2025

WHEREAS, the City of Piqua entered into a service agreement in 2021 with the cities of Tipp City, Troy, and the townships and villages of Miami County to jointly provide public health services, according to adopted Resolution No. R-85-21; and

WHEREAS, public health services are provided through the Miami County General Health District.

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 Miami County Public Health to cover the cost of public health services for the year 2025.
- SEC. 2: The Finance Director certifies that funds are available or anticipated to come into the City treasury and is hereby authorized to draw warrants from time to time on the appropriate account of the City treasury in payment according to contract terms, not to exceed \$205,502.00 for 2025.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

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

Mayor Kris Lee
Commissioner Jim Vetter
Commissioner Paul Simmons

Yah
Yah
Yah

Commissioner Thomas Hohman
Commissioner Frank DeBrosse

Yah
Yah

City of PIQUA COMMISSION AGENDA STAFF REPORT

L.5.

MEETING DATE	December 10, 2024	
REPORT TITLE	Resolution No. R-139-24 A resolution authorizing the city's Purchasing Department to advertise for bids to make certain purchases during the 2025 year	
SUBMITTED BY	Beverly Yount, Purchasing Manager Purchasing & Contracts	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	We are required to advertise for bids for any capital or operational purchases the city makes that are over \$25,000 in a newspaper of local circulation. Therefore, we use the Miami Valley Today for this purpose. Exhibit "A" is a list of items that are compiled from the 2025 budget. We are asking for Commission approval for the City's Purchasing Department to be authorized to fulfill this commitment.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Each Department budgets their own advertising dollars.
	Expenditure \$:	Varies depending on bids actually done throughout the year
	Source of Funds:	Department budget/City funds
	Narrative:	The cost of advertising is an estimate until we know how long the ad will be, which days it will run, and which projects will move forward.
ATTACHMENTS	1. Commodity bid items 2025	

Resolution No. R-139-24

A resolution authorizing the city's Purchasing Department to advertise for bids to make certain purchases during the 2025 year

WHEREAS, the present operations of the city require the purchase of various items and materials during the 2025 year as listed in Exhibit "A" appended hereto; and

WHEREAS, Section 34.19 of the Piqua Code or as the City Ordinance may require the advertisement for sealed, written bids be published at least once in the Miami Valley Today.

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

- SEC. 1: The City's Purchasing Department is authorized to cause the publication of advertisement for bids on said items and materials listed in Exhibit "A," the exact specifications of which are on file and available from the office of the city's Purchasing Department and those that may arise throughout the year;
- SEC. 2: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED:

12.10.2024

ATTEST:

Melissa Kinney
CLERK OF COMMISSION

Comm. Hohman

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
Yah
Yah
Yah

EXHIBIT “A”
2025 Commodity/Bid Items

Department	Description	Bid
Various	Excess Utility Insurance	Piqua
Economic Development	Environmental Assessments – any Phase Demolition of houses	Piqua Piqua/State
Parks	Pickleball Courts at Pitsenbarger MLK bridge design/engineering Benches, Tables Paving Bike Path Section Parking lot, Hollow Park Baseball field, dug- outs	Piqua Piqua State/Piqua Piqua State/Piqua State/Piqua
Street	Road salt Asphalt/Stone New Backup Generator New Powered Entry Gate New Backhoe & Asphalt Roller New Dump Trucks with Plow and Salt Equipment New Multihog MXC130 Utility Vehicle New Bispan Storage Building Update Utility Vehicle New Crew Cab Pickup New Trailer Crash Attenuator	SWOP4G Piqua State/Piqua State/Piqua State/Piqua State/Piqua State/Piqua State/Piqua State/Piqua State/Piqua State/Piqua
Police	3 Cruiser Replacements and related upfitting	State/Piqua
Power	55’ Bucket Truck Replace video wall Distribution Transformers Renovate South Parking lot at Power Plant YMCA parking lot lighting South St. 13/4 kV stepdown conversion Piqua MegaSite Electric Infrastructure Extension	State/Piqua State/Piqua Piqua Piqua Piqua Piqua Piqua
Water	Water Treatment Chemicals	Piqua/SWOP4G
Fire	Cardiac Monitors LP1 & 2 Brush Truck Chassis G21	State/Piqua State/Piqua
MGC Building	HVAC, controls, lighting Elevator control panel	State/Piqua State/Piqua

Golf	Cushman Truckster XD (Utility Truck)	State/Piqua
	Jacobsen 360 Gas Hybrid Greens Mower	State/Piqua
	Cart path paving	Piqua
Plaza	Replace Chillers	State/Piqua
	LED Lighting	State/Piqua
	UPS Replacement	State/Piqua
	4 th Floor room upgrades	State/Piqua
	Restaurant upgrades	State/Piqua
Planning & Zoning	New vehicles	State/Piqua
Street Fund 103	Pavement Preservation Program	State/Piqua
	Downtown Tree Replacement Program	Piqua
	ADA Curb Ramp Program	State/Piqua
	Sidewalk Replacement Program	State/Piqua
	W. High St. Streetscape Project	State/Piqua
	Scott Drive Intersection Improvements	State/Piqua
	E. Water St./Spring St. Improvements	State/Piqua
	Canalley Improvements	State/Piqua
	East Parking Lot and Wayne St. Improvement	State/Piqua

**Any other items that may arise as needed throughout the year.

City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.6.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-140-24</u> A resolution authorizing transfers of cash from the General Fund to the other funds for the Fiscal Year 2025	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Commission has authorized appropriations for certain interfund transfers. The Auditor of State Compliance Supplement requires that, in addition to approval of appropriations for interfund transfers, transfers must be authorized by the City Commission. This resolution will serve to provide the authorization for expected interfund transfers in 2025.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$75,000
	Expenditure \$:	
	Source of Funds:	General Fund
	Narrative:	
ATTACHMENTS	1. Appendix A	

Resolution No. R-140-24

A resolution authorizing transfers of cash from the General Fund to the other funds for the Fiscal Year 2025

WHEREAS, This Commission has authorized Ordinance No. O-26-24, which includes General Fund transfers to various funds, and various other fund transfers to Debt Service Sinking Funds for the year 2025; and

WHEREAS, The Auditor of State Ohio Compliance Supplement requires that: "Transfers require a resolution authorizing the transfers."

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

- SEC. 1: That the Finance Director be authorized to transfer funds from the General Fund to other funds listed in Appendix A in an amount not to exceed the Appropriation Ordinance No. O-26-24 listed in Appendix A.
- SEC. 2: That the Finance Director be authorized to transfer from the Originating Funds to the respective Funds in an amount not to exceed the Appropriation Ordinance No. O-26-24.
- 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 Hohman, seconded by Commissioner Vetter, and on roll call the following vote ensued:

Mayor Kris Lee _____
Commissioner Jim Vetter _____

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

APPENDIX A
RESOLUTION NO. 140-24
FOR THE FISCAL YEAR 2025

Transfers from:

The General Fund 001	\$ 75,000
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Transfers to:

Fund 409 Golf Course Fund	<u>\$ 75,000</u>
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Total Transfers to	\$ 75,000
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City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

L.7.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-141-24</u> A resolution authorizing Temporary Loan of Cash from the General Fund to the other funds for the Fiscal Year 2025	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Certain grant programs are funded upfront with advances from the General Fund, and after funds are received for the programs, the advances are repaid. The Auditor of State Compliance Supplement requires that advances must be authorized by the City Commission. This resolution will serve to provide the authorization for expected advances in 2025.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$125,000
	Expenditure \$:	
	Source of Funds:	General Fund
	Narrative:	
ATTACHMENTS	1. Appendix A	

Resolution No. R-141-24

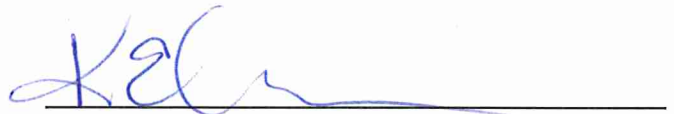
**A resolution authorizing Temporary Loan of Cash from the General Fund to the other funds
for the Fiscal Year 2025**

WHEREAS, This Commission has authorized Ordinance No. O-26-24, which includes General Fund Temporary Loans to various funds for the year 2025; and

WHEREAS, The Auditor of State Ohio Compliance Supplement requires that: "Temporary Loans require a resolution authorizing the Temporary Loans."

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

- SEC. 1: That the Finance Director be authorized to temporarily loan funds from the General Fund to other funds listed in Appendix A in an amount not to exceed the amounts listed in Appendix A.
- SEC. 2: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: 
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm. DeBrosse, seconded by Comm. Hohman, 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

APPENDIX A

RESOLUTION NO.141-24

FOR THE FISCAL YEAR 2025

Temporary Loans from:

The General Fund 001	\$	125,000
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Temporary Loans to:

Fund 117 CHIP 2020	\$	50,000
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Fund 122 CDBG Formula	\$	75,000
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Total Temporary Loans to	\$	125,000
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City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.8.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-142-24</u> A resolution to approve the Administration Office Renovation	
SUBMITTED BY	Bob Graeser, Facilities Mgr. Facility Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	This interior construction is to centralize professional staffing efficiencies within the Administration area, and to create an optimized Administration Conference Room space for improved Commission access and public entry. This project is contracted through Sourcewell Cooperative purchasing agreement to expedite the timeliness of this project.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	\$105,406.40
	Source of Funds:	001-002
	Narrative:	All local funds
ATTACHMENTS	1. Sourcewell Proposal Piqua Renovation 12.02.2024	

Resolution No. R-142-24

A resolution to approve the Administration Office Renovation

WHEREAS, the Administrative Suite office requires new renovation within the Municipal Government Complex; and

WHEREAS, this renovation will enhance and promote better connectivity and Administration collaboration.

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 contract with Sourcewell, which is a purchasing cooperative agreement through Bluescope/ Brentwood Builders, the City Manager is hereby authorized to execute a contract with said proposer pursuant to contract specifications.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrant from time to time on the appropriate account of the city treasury according to the contract terms, not exceeding a total of \$105,406.40

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 Hohman, seconded by Commissioner DeBrosse, and on roll call the following vote ensued:

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____



Mr. Robert Graeser
City of Piqua
201 W Water Street
Piqua, OH 45356

December 2, 2024

Re: City of Piqua, OH Office Renovation Project (Revised)

Dear Mr. Graeser,

BlueScope Construction is pleased to present our firm fixed proposal for The City of Piqua office renovation project. This firm proposal is based upon our current knowledge of the project and is contingent upon The City signing our attached AIA agreement as-is. We look forward to offering our service to your agency for this new facility.

By purchasing the construction services through the Sourcwell contract, you can buy the construction services without going through the traditional bid process, saving you time and money. Additionally, the design-build process is collaborative and ensures you get the project you desire at the price you have funded. Under this offering, we provide a firm fixed price so you can avoid the high cost of multiple change orders. You'll still get the local execution on the project you desire along with factory-direct pricing on the building shell. You'll find this method is much easier than typical procurement methods and helps you avoid the pitfalls of the low bid process.

As General Contractor, BlueScope Construction is teaming with Brentwood Builders, our BlueScope Buildings' local builder in the role of Prime Subcontractor. As the prime subcontractor Brentwood Builders will be responsible for coordinating their team of local designers, on-site trades and vendors. This is our typical project approach, utilizing local specialists known and trusted to perform at a high level of quality and service. We believe this approach will be the best value: national experience and oversight from BlueScope Construction and local presence and small business participation from Brentwood Builders.

We believe our proposal is the best value based on the following:

- BlueScope Construction is a **national contractor with** a direct connection to a local general contractor network giving you a **local presence and small business participation** on your project.
- Our **experienced team** has built over 1,000 government projects.
- We offer **unparalleled customer service** with more than 85% of our business each year from repeat customers.
- BlueScope Construction and BlueScope Buildings have **outstanding quality control** and the capability to build to the highest levels of construction performance.

For these and many other reasons noted throughout this proposal, you will receive the best value facility by utilizing BlueScope Construction. Attached are the Scope of Work, Proposal Schedule and Schedule of Values documents to

BlueScope Construction, Inc., 1540 Genessee Street, Kansas City, MO 64102
T +1 816 245 6000 | W bluescopeconstruction.com

BlueScope Construction, a subsidiary of BlueScope Buildings North America, Inc. BlueScope is a trade mark of BlueScope Steel Limited.

1/2

Copyright: BlueScope Construction, Inc. 2024. This Proposal contains information confidential and proprietary to BlueScope Construction, Inc. Any information, data and drawings included in this Proposal are supplied to you with the understanding that they will be held confidentially, used only for the purpose of evaluating this Proposal, and will not be disclosed to third parties without the prior written consent of BlueScope Construction, Inc.

complete our proposal. Please note that this offer is based on a design-build solution and the Scope of Work defines the intent of our proposed offer to complete the Project for the price listed on the Schedule of Values document.

Thank you for your interest in our BlueScope Construction team and our Sourcwell contract for your facility needs.

We welcome any questions or comments you may have regarding this proposal. Please contact us at the number stated below.

Regards,



Ryan McKay

Manager, Proposals and Estimating

Mobile: 816.305.8163

ryan.mckay@bluescopeconstruction.com

ATTACHMENT A

SCOPE OF WORK

ANCILLARY SERVICES

Architectural Services

INSTALLATION AND SITE PREPARATION

Division 1 - GENERAL REQUIREMENTS

General Conditions

Project management

Site supervision

Site maintenance during construction

Site Safety Program

Final clean up – all work to be “broom clean” unless noted otherwise

Insurance – General Liability, Worker’s Compensation and Automobile

Performance and Payment Bonds

All Other Divisions

Room 1: Existing Conference room (Approx 18x20)

- Add a sound proof dividing wall to create two offices
- Remove existing door between Room 1 and 2 and enclose with studs, insulation and drywall.
- Reuse interior door between the two new offices
- Rework Acoustical Ceiling Tile grid and new ceiling pad
- Demo existing can lighting and provide recessed lighting for offices
- Add switches and outlets
- Rework HVAC - add return and supply
- Add Transom window
- Low Voltage for offices
- Demo AV and reinstall in Room 2
- Install owner provided carpet squares and rubber base

- Paint

Room 2: New Conference Room (approx. 26x20)

- Install AV
- Rearrange low voltage
- Install can lights
- Paint

ASSUMPTIONS, CLARIFICATIONS AND EXCLUSIONS

Assumptions

Progress Payment Invoicing, according to Schedule of Values, submitted with no more than one invoice per month.

Clarifications

PRIORITY OF PROPOSAL

This Proposal supersedes all other plans and specifications related to this Project. If there is a discrepancy between plans or specifications provided for this Project and this Proposal, the descriptions included in this Scope of Work, Attachment A to the Proposal, shall take precedence.

Prevailing Wage Labor included as part of this proposal.

CONTRACTUAL RELATIONSHIPS

In considering utilization of Sourcewell's competitively solicited cooperative purchasing contract, Owner requested BlueScope Construction, Inc. to submit a Proposal, including this Scope of Work, Attachment A, under the Sourcewell cooperative purchasing program. Should Owner accept the Proposal, including this Scope of Work, Attachment A, and Owner and BlueScope Construction, Inc. are able to reach mutually agreeable contract terms, upon which this Proposal is contingent, BlueScope Construction, Inc. and Owner shall enter into an Agreement of Contract between Owner and Design/Builder for Construction Services- Construction Manager – Lump Sum. This Proposal is based on a design/build solution.

In addition to entering into Agreement with Owner, BlueScope Construction, Inc. shall also enter into Prime Subcontractor Agreement with an affiliate Builder, who will provide design and/or construction services under the Proposal. Communications on the Project, including weekly meetings, daily reports, and scheduling, will be conducted as follows: Owner-BlueScope Construction, Inc.-Prime Subcontractor or Prime Subcontractor-BlueScope Construction, Inc. - Owner.

OWNER RESPONSIBILITIES SHOULD BLUESCOPE CONSTRUCTION, INC. NOT PROVIDE DESIGN-BUILDER SERVICES TO OWNER

This Proposal is based on a design/build solution, but should Owner proceed with the Project and enter into an agreement with BlueScope Construction, Inc. as a builder only, and not as a Design-builder and/or Construction Manager, Owner understands and agrees that this Scope of Work, Attachment A to the Proposal, shall be shared with its design team/Designer of Record and with its construction management team, with

those teams/entities entering into separate agreement(s) with Owner for design and construction management services (as enumerated in Attachment A to the Proposal, Scope of Work) for the Project. This Proposal and attached Scope of Work, Attachment A, shall supersede any third-party agreements the Owner may have for this Project, including the Owner's third-party agreements for design and construction management services.

Exclusions

Taxes – Owner shall provide the necessary Tax-Exempt Certification

Site Survey (Not in Scope)

Geotechnical Investigations and recommendations necessary for foundation design and paving profiles (Not in Scope)

Identification of and protection of existing utilities (Not in Scope)

Special Site Conditions, which could not be anticipated at time of bid (Not in Scope)

Winter conditions (Not in Scope)

Compliance with LEED Certification or Air Infiltration requirements

Fire Detection, Alarm and Suppression Systems

Furniture/Furnishings

All materials and labor not specified above

Company Information for Order Entry Includes:

BlueScope Construction, Inc.

Sourcewell Contract Number: 013019-BSC

Tax ID Number: 43-0949971

ATTACHMENT B

SCHEDULE OF VALUES

Schedule of Values per Division as defined in Scope.

SCHEDULE OF VALUES		
City of Piqua Office Remodel	Proposal No.: 25633	
Piqua, OH	BSC Job No.: 25633	
Schedule of Values Line Item Number	Description	Price
1	General Requirements	\$15,408
1A	Design & Ancillary Services	\$7,416
1B	Payment & Performance Bond	\$525
2	Existing Conditions	\$0
3	Concrete	\$0
4	Masonry	\$0
5	Metals	\$0
6	Wood, Plastics & Composites	\$28,585
7	Thermal & Moisture Protection	\$0
8	Openings	\$2,740
9	Interior Finishes	\$9,430
10	Specialties	\$0
11	Equipment	\$0
12	Furnishings	\$0
13	Special Construction (PEMB Installation)	\$0
13A	Special Construction (BBNA Engineering & Materials)	\$0
13B	Special Construction (Lester)	\$0

14	Conveying Equipment	\$0
21	Fire Suppression	\$0
22	Plumbing	\$0
23	HVAC	\$5,979
26	Electrical	\$25,742
27	Communications	\$0
28	Electronic Safety and Security	\$0
31	Earthwork	\$0
32	Exterior Improvements	\$0
33	Site Utilities	\$0
41	Material Processing and Handling Equip	\$0
		\$0
Total PO Price		\$95,824

This quote *is valid for 30 days.*

City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.9.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-144-24</u> A resolution to authorize an Economic Development loan to The Piqua Improvement Corporation	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The City of Piqua desires to loan funds to The Piqua Improvement Corporation to purchase the property known as 125 W. Water Street. The Piqua Historic Landmark Commission previously identified this property as a landmark structure that contributes significantly to the character of Downtown Piqua. Once a preferred development partner is identified, PIC will sell the property to the preferred developer to facilitate the restoration and preservation of the property and will repay the loan amount provided by the City.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$545,000
	Expenditure \$:	\$545,000
	Source of Funds:	Economic Development Revolving Loan Fund
	Narrative:	By loaning PIC the funds necessary to secure ownership and position the property for revitalization, the City of Piqua will be enabling the restoration and preservation and the highest and best use of this important Downtown building structure.
ATTACHMENTS	None	

Resolution No. R-144-24

A resolution to authorize an Economic Development loan to The Piqua Improvement Corporation

WHEREAS, investments in economic and community development activities are vital to job creation and attracting and retaining a talented workforce to fill newly created or available positions; and,

WHEREAS, the City of Piqua Economic Development Revolving Loan Fund was established to provide Capital for business development and expansion opportunities to attract and leverage additional investment, resulting in the creation/retention of employment opportunities for residents; and,

WHEREAS, Piqua Improvement Corporation has requested the use of Economic Development Revolving Loan funds for eligible expenses, including the acquisition of 125 W. Water Street in Downtown Piqua to position the property for revitalization; and,

WHEREAS, the Economic Development Incentive Committee has reviewed the request and recommended the loan be approved.

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

SEC. 1: The City Manager is hereby directed to execute the Economic Development Revolving Loan Agreement and supporting documents, as described herein.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrant from time to time on the appropriate account of the City Treasury according to loan terms, not exceeding a total of \$545,000, plus incidental closing and loan fees.

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



KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Hohman *Mayor Lee*

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

Yah

Commissioner Jim Vetter

Yah

Commissioner Paul Simmons

Yah

Commissioner Thomas Hohman

Yah

Commissioner Frank DeBrosse

Yah

City of PIQUA COMMISSION AGENDA STAFF REPORT

L.10.

MEETING DATE	December 10, 2024	
REPORT TITLE	Resolution No. R-146-24 A resolution to amend the City Facility Honorary Naming Policy	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Facility Naming Policy previously adopted did not include a means for the City Commission to first consider the merit of a naming/renaming request and determine the level of Board and Committee review warranted prior to City Commission taking action on the item.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0
	Expenditure \$:	0
	Source of Funds:	N/A
	Narrative:	The proposed amendments to the subject policy will allow the City Commission to determine the approval process appropriate to the request presented.
ATTACHMENTS	1. City of Piqua Facility Naming Policy - Amended Dec 2024	

Resolution No. R-146-24

A resolution to amend the City Facility Honorary Naming Policy

WHEREAS, the City Commission has requested modifications be made to the City Facility Honorary Naming Policy to improve the naming/renaming process; and,

WHEREAS, the proposed modifications to the City Facility Honorary Naming Policy are more fully described in the proposed amended policy, included as "Exhibit A" herewith.

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

SEC. 1: The City Facility Honorary Naming Policy, attached as Exhibit A, is hereby adopted.

SEC. 2: The City Manager is authorized to manage the implementation of the policy.

SEC. 3: This resolution shall repeal and replace Resolution No. R-65-23 adopted on May 4, 2023, and shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Vetter

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	<u>Nay</u>
Commissioner Jim Vetter	<u>Yah</u>
Commissioner Paul Simmons	<u>Yah</u>
Commissioner Thomas Hohman	<u>Yah</u>
Commissioner Frank DeBrosse	<u>Yah</u>

City Facility Honorary Naming Policy

Section 1: General

The City of Piqua establishes the following City Facility Honorary Naming Policy to provide a uniform set of guidelines regarding requests for honorary naming or renaming of City facilities that are operated and maintained by the City of Piqua municipal corporation. All honorary names must be compatible with community interest and reflect the values of the city of Piqua.

- A. This policy establishes the guidelines, criteria, and process for honorary naming or renaming of City facilities.
- B. The City Commission has the final authority to name and rename City facilities.
- C. The City Commission may pursue honorary naming for commemorative, cultural, and historic goals or branded naming for marketability, revenue generation, and cost recovery goals at City facilities at their discretion.
- D. Any naming of City facilities in honor of an individual, family, or entity may be revoked at the discretion of the City Commission.
- E. The donation of land, facilities, or funds for the acquisition, renovation, or maintenance of City facilities does not constitute an obligation by the City to name, nor preclude the City from naming, the facility or any portion thereof after an individual, family, or entity.

Section 2: Criteria for Naming City Facilities

City facility names should be unique within Piqua and have a lasting significance. Before proceeding with any naming, the City of Piqua will carefully consider all circumstances surrounding the naming, including the overall benefit to the City and whether displaying the name is and will continue to be a positive reflection on the City and the community. The term 'facility' describes any building, structure, street, trail, bridge, park land or other feature operated and maintained by the city of Piqua municipal corporation, as determined by the City Commission.

- For commemorative naming, a facility may be named for an individual, living or dead, if the individual has provided creditable service to the community and has attained prominence locally based on contributions to the public.
- A facility may be named for an individual, family, or entity that has provided a culturally significant contribution to the surrounding

area or community.

- A facility may be named for significant natural geologic features, native flora or fauna, or significant historical events.
- A facility may be given any name which the City Commission determines advances a particular branding objective in order to increase the City's ability to enhance service provision through revenue generation at the site.
- Names that reflect the City's ethnic and cultural diversity are encouraged.
- A feature within a facility may be dedicated to an individual, family, or entity using the above criteria without naming or renaming the facility in which the feature is located.
- The City Commission may also consider the use of naming rights in return for a financial or in-kind contribution for City facilities.

Official street names are determined by review by the Planning Commission and the City Commission through the subdivision process. Honorary street names shall not have any impact on addressing and do not change the official street name.

Section 3: Process and Procedures for Naming City Facilities

A. Process:

~~The naming and renaming of all City facilities will include a review by the standing Boards and Committees established by the City Commission.~~ A naming or renaming request may be initiated by submitting an applicationa petition to the Clerk of Commission Planning Commission via the Development Department to request the name or re-naming of a City facilityto be considered. ~~Upon review by the Planning~~ petition will be presented to the City Commission, ~~if the names submitted are and if the City Commission determines found the request~~ to have merit, the Planning City Commission ~~will may~~ at its discretion, take action on the request as presented, or refer the ~~options to all City Commission established request to any of the City Commission established~~ advisory Boards and Committees ~~who may have an interest in the subject facility and the proposed naming or renaming. This includes the Community Diversity Committee, Energy Board, Golf Advisory Board, Park Board, Tree Committee, and Utility Board for a review and a recommendation on the request.~~

~~The Planning~~ For the petitions the City Commission refers for a Board or Committee

~~review and recommendation, and will request that~~ the subject Boards and Committees ~~provide any~~ shall gather relevant information concerning the facility as it relates to any existing or proposed name and ~~will be asked to comment and~~ make a recommendation on the appropriateness of the proposed name for the facility. The information, comments and recommendations provided by the Boards and Committees will then be forwarded to the ~~Planning Commission for consideration. The Planning Commission will advertise a public hearing date at which they will review the request and materials received, accept public comment, and make a recommendation on the proposed naming or renaming. The Planning Commission recommendation will then be forwarded to the~~ City Commission for final approval or disapproval of the proposed naming or renaming of the subject facility.

Once a name is approved by the City Commission, the City Manager or their designee will cause the approved name to be properly displayed or advertised in accordance with the applicable policies, laws and ordinances.

END OF POLICY

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

L.11.

MEETING DATE	December 10, 2024		
REPORT TITLE	Resolution No. R-147-24 A resolution to authorize the naming of a City facility		
SUBMITTED BY	Chris Schmiesing, Director Economic Development		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	In acknowledgment of a significant contribution to the Lock 9 Park Project by the A Better Community Fund, the donor has requested the performance pavilion be recognized as the "Lock 9 Treviño Performance Pavilion".		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0	
	Expenditure \$:	0	
	Source of Funds:	NA	
	Narrative:	This item, if approved, will recognize a \$500,000 contribution in support of the Lock 9 Park Project.	
ATTACHMENTS	None		

Resolution No. R-147-24

A resolution to authorize the naming of a City facility

WHEREAS, the City of Piqua has received a significant donation of funds from the A Better Community Fund in support of the performance pavilion improvements at Lock 9 Park; and,

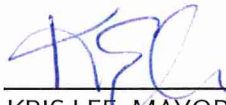
WHEREAS, the City Commission desires to recognize the donor by naming the performance pavilion to honor the donor.

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: "Lock 9 Treviño Performance Pavilion" is hereby adopted as the honorary name of the Lock 9 Performance Pavilion.

SEC 2: The City Manager is hereby authorized to direct the installation of signage and use of the name when referencing the subject facility.

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


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Holman 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

City of
PIQUA

COMMISSION AGENDA
STAFF REPORT

L.12.

MEETING DATE	December 10, 2024	
REPORT TITLE	<u>Resolution No. R-148-24</u> A resolution to authorize the naming of a City facility	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	In acknowledgment of a significant contribution to the Lock 9 Park Project by a confidential donor, the donor has requested the water feature and overlook be recognized as the "Lock 9 [insert donor name reference] Water Feature/Overlook".	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0
	Expenditure \$:	0
	Source of Funds:	N/A
	Narrative:	This item, if approved, will recognize a \$750,000 contribution in support of the Lock 9 Park Project.
ATTACHMENTS	None	

Resolution No. R-148-24
A resolution to authorize the naming of a City facility

WHEREAS, the City of Piqua has received a significant donation of funds from the A Better Community Fund in support of the park improvements at Lock 9 Park; and,

WHEREAS, the City Commission desires to recognize the donor by naming the water feature and overlook to honor the donor.

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: "Lock 9 [insert donor name reference] Water Feature/Overlook" is hereby adopted as the honorary name at the Lock 9 Park.

SEC 2: The City Manager is hereby authorized to direct the installation of signage and use of the name when referencing the subject facility.

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 Mayor Lee, seconded by Commissioner Simmons, and on roll call the following vote ensued:

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____

MEETING DATE	December 10, 2024			
REPORT TITLE	A resolution authorizing the City Manager to sign a contract with the company Gravity IGM Technology Corp. to purchase a financial reporting software solution			
SUBMITTED BY	Jerry O'Brien, City Finance Director			
	Finance Department			
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
APPROVALS/REVIEWS	☒ City Manager		☐ Law Director	
	☒ Finance Director			
BACKGROUND (Description, background, justification)	The Finance Department produces the Annual Comprehensive Financial Report (ACFR) each year to fulfill the city's obligation to report the city's financial activity for the year. Accounting systems are used by finance departments to conduct transactions, such as issuing checks and recording receipts, but are not currently designed to produce governmental financial statements. Compiling the ACFR is a separate activity that must utilize some type of process outside of the accounting system. The current process used by the city is to run reports of the year's financial transactions from the city's accounting system (Springbrook) and enter the data into multiple Excel spreadsheets. Much work is then performed to convert the information into financial statements. Individual fund statements are created and then are converted into government-wide statements. Using the many spreadsheets involved in this process is very inefficient and creates room for errors. Many hours are spent verifying numbers due to the links and formulas within the spreadsheets. Each year, there are new accounts and funds, so the links must be re-established, and numbers must be verified to ensure they are flowing correctly through the various statements. Depending on the amounts being reported in funds each year, the funds sometimes must be grouped differently in the report from the previous year, which changes the links. Apart from the Excel files used, there are multiple Word documents with numbers and numeric tables embedded within them that must be updated and reconciled with amounts in the financial statements. If, during the compilation process, a number in the report is updated, it must be changed in multiple places throughout the report. The report compilation process requires many hours of tedious work that, with today's technology, can be eliminated through automation. A financial reporting software solution will provide the following improvements to the report compilation process:			

	○ Streamlined Process: Automation tools simplify the preparation of the ACFR, reducing the time and effort required. ○ Consistency and Accuracy: Automated data extraction and formatting ensure consistency and accuracy in financial reporting. ○ Regulatory Compliance: The software ensures compliance with the latest accounting standards and regulations. ○ Audit Readiness: Enhanced documentation and traceability improve audit readiness and reduce the risk of non-compliance. ○ Improved Accuracy: Advanced verification and automated checks reduce the risk of errors. ○ Enhanced Reporting: Comprehensive reporting tools allow for detailed and customizable financial reporting The Finance Department researched four software solutions that automate the report compilation process. Gravity IGM Technology was the vendor chosen based on: ○ The robustness and flexibility of the system ○ The advanced method of classifying the information to direct it to the proper location in the statements ○ Features in the system for updating information within the text portions of the report ○ The ease of implementation ○ The ease of subsequent changes in future years The contract is for 5 years. This option provided significant savings over a 3-year contract, \$4,000 on the implementation cost, and \$2,500 on the subscription cost in the first year. If purchased, we expect to use this solution to produce the 2024 fiscal year financial report.		
	BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
		Expenditure \$:	\$150,377 total contract
		Source of Funds:	Various funds through the IT internal service fund
		Narrative:	
PROJECT TIMELINE	Implementation would begin immediately and is expected to take about 90 days.		
ATTACHMENTS	Summary of Contract, SAAS Agreement		

Resolution No. R-149-24

**A resolution authorizing the City Manager to enter into a contract with IGM Technology Corp.
for a software solution for financial reporting**

WHEREAS, the City compiles an Annual Comprehensive Financial Report (ACFR) each year to fulfill the City's obligation to produce an annual report of its financial activity for the year; and

WHEREAS, producing the ACFR requires a substantial amount of work by the city Finance Department; and

WHEREAS, the ACFR is a complex report that requires much work that must be completed outside of the accounting system; and

WHEREAS, currently, the Finance Department uses multiple Excel spreadsheets and Word files to compile the report; and

WHEREAS, the Finance Department has identified a software solution that will automate much of the report compilation process, thus eliminating many hours of work in producing this report.

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

- SEC. 1: The City Manager is hereby authorized to enter into a contract with IGM Technology Corp. to purchase a financial software solution subscription and one-time implementation.
- 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 \$150,377.00, through January 1, 2030.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST:

Melissa Kenney
CLERK OF COMMISSION

Mayor Lee

Comm. Hohman

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

Summary of contract with Gravity

Yearly Subscription:

2025	\$	24,500.00
2026	\$	25,725.00
2027	\$	27,011.00
2028	\$	28,362.00
2029	\$	29,779.00
	\$	135,377.00
One-time Implementation	\$	15,000.00
Total Cost of contract	\$	150,377.00

Agency / Client:	City of Piqua, OH	Service Provider:	IGM Technology Corp
Address:	201 W. Water Street Piqua, OH 45356 USA	Address:	318-77 McMurrich St Toronto, ON, M5R 3V3
Billing Contact:	Jerry O'Brien Finance Director jobrien@piquaoh.gov 937-778-2065	IGM Contact:	Michael Mattson, Chief Revenue Officer mmattson@igm.technology 561-251-3665

ORDER DETAILS

Order Form #:	O-04911 – 2024	Subscription Start Date:	Jan 01, 2025
Created on:	Dec 2, 2024	Subscription End Date:	Dec 31, 2030
Quote Valid for:	30 days	Contract length:	60 months
Billing Frequency	Annual	Payment Terms:	Net 30

SOFTWARE SERVICES

<u>Products / Modules:</u>	<u>Description</u>	<u>Annual Fee:</u>
ACFR Automation	Includes environment setup, provisioning, administrator, interface configuration, and user training. Access includes up to 5 named users.	\$22,500
GASB 68 & 75		\$2,000
Subscription Total:		\$24,500

PROFESSIONAL SERVICES

<u>Products / Modules:</u>	<u>Description</u>	<u>Total One-Time Fee:</u>
IGM Gravity Implementation	See details in SOW in Exhibit A – Fixed Fee	\$15,000

BILLING TABLE

<u>Period</u>	<u>Date</u>	<u>Software Services</u>	<u>Professional Services</u>	<u>Total Services</u>	<u>Notes</u>
Year 1	01/01/2025	\$24,500	\$15,000	\$39,500	Contract commitment period of 5 years. Annual rate increases are 5%.
Year 2	01/01/2026	\$25,725			
Year 3	01/01/2027	\$27,011			
Year 4	01/01/2028	\$28,362			
Year 5	01/01/2029	\$29,779			

Service Fees in subsequent years will be governed by the terms and conditions of this SaaS Service Agreement. In subsequent years, Service Fees are payable net 30 days after the renewal date.

Implementation fees are payable net 30 days after the Effective Date of this agreement.

This SaaS Services Agreement ("Agreement") is entered into on this _____ day of _____, 2024 (the "Effective Date") between **IGM Technology Corp.** with a place of business at 77 McMurrich St Unit 318, Toronto, Ontario ("Company"), and the Customer listed above ("Customer"). This Agreement includes and incorporates the attached Terms and Conditions and contains, among other things, warranty disclaimers, liability limitations and use limitations. There shall be no force or effect to any different terms of any related purchase order or similar form even if signed by the parties after the date hereof.

IGM Technology Corp.:

City of Piqua, OH

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

TERMS AND CONDITIONS

1. SAAS SERVICES AND SUPPORT

- 1.1 Subject to the terms of this Agreement, Company will use commercially reasonable efforts to provide Customer the Services in accordance with the Service Level Terms attached hereto as Exhibit B.
- 1.2 Subject to the terms hereof, Company will provide Customer with reasonable technical support services in accordance with the Support Terms attached hereto as Exhibit C.

2. RESTRICTIONS AND RESPONSIBILITIES

- 2.1 Customer will not, directly or indirectly: reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Services or any software, documentation or data related to the Services ("Software"); modify, translate, or create derivative works based on the Services or any Software (except to the extent expressly permitted by Company or authorized within the Services); use the Services or any Software for timesharing or service bureau purposes or otherwise for the benefit of a third party; or remove any proprietary notices or labels.
- 2.2 Customer represents, covenants, and warrants that Customer will use the Services only in compliance with all applicable laws and regulations. Customer hereby agrees to indemnify and hold harmless Company against any damages, losses, liabilities, settlements and expenses (including without limitation costs and attorneys' fees) in connection with any claim or action that arises from an alleged violation of the foregoing or otherwise from Customer's use of Services.
- 2.3 Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Services, including, without limitation, modems, hardware, servers, software, operating systems, networking, web servers and the like (collectively, "Equipment"). Customer shall also be responsible for maintaining the security of the Equipment and the administrative and user passwords.

3. CONFIDENTIALITY; PROPRIETARY RIGHTS

- 3.1 Each party (the “Receiving Party”) understands that the other party (the “Disclosing Party”) has disclosed or may disclose business, technical or financial information relating to the Disclosing Party’s business (hereinafter referred to as “Proprietary Information” of the Disclosing Party). Proprietary Information of Company includes non-public information regarding features, functionality and performance of the Service. Proprietary Information of Customer includes non-public data provided by Customer to Company to enable the provision of the Services (“Customer Data”). The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information after five (5) years following the disclosure thereof or any information that the Receiving Party can document (a) is or becomes generally available to the public, or (b) was in its possession or known by it prior to receipt from the Disclosing Party, or (c) was rightfully disclosed to it without restriction by a third party, or (d) was independently developed without use of any Proprietary Information of the Disclosing Party or (e) is required to be disclosed by law.
- 3.2 Customer shall own all right, title and interest in and to the Customer Data. Company shall own and retain all right, title and interest in and to (a) the Services and Software, all improvements, enhancements or modifications thereto, (b) any software, applications, inventions or other technology developed in connection with Implementation Services or support, and (c) all intellectual property rights related to any of the foregoing.
- 3.3 No rights or licenses are granted except as expressly set forth herein.

4. PAYMENT OF FEES

- 4.1 Customer will pay Company the then applicable fees described in the Order Form for the Services and Implementation Services in accordance with the terms therein (the “Fees”). If Customer’s use of the Services exceeds the Service Capacity set forth on the Order Form or otherwise requires the payment of additional fees (per the terms of this Agreement), Customer shall be billed for such usage and Customer agrees to pay the additional fees in the manner provided herein. Company reserves the right to increase the Service Fees to reflect inflation and ongoing enhancements applied to the software platform, to change the Fees or applicable charges and to institute new charges and Fees at the end of the Initial Service Term or then-current renewal term. If Customer believes that Company has billed Customer incorrectly, Customer must contact Company no later than 60 days after the closing date on the first billing statement in which the error or problem appeared, in order to receive an adjustment or credit. Inquiries should be directed to Company’s customer support department.
- 4.2 Company will bill through an invoice. Full payment for invoices issued in any given month must be received by Company within thirty (30) days after the mailing date of the invoice. Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower, plus all expenses of collection and may result in immediate termination of Service. Customer shall be responsible for all taxes associated with Services other than taxes based on Company’s net income.

5. TERM AND TERMINATION

- 5.1 Subject to earlier termination as provided below, this Agreement is for the Initial Service Term as specified in the SaaS Services Agreement and shall be automatically renewed for additional periods of the same duration as the Initial Service Term (collectively, the “Term”), unless either party requests termination at least sixty (60) days prior to the end of the then-current term.
- 5.2 Termination for Non-Appropriation of Funds: Contract will terminate if funds are not appropriated for it in the county's budget for each future fiscal year. The contract will terminate on the last fiscal year for which funds were appropriated within the term.
- 5.3 In addition to any other remedies, it may have, either party may also terminate this Agreement upon sixty (60) days' notice (or without notice in the case of nonpayment), if the other party materially breaches any of the terms or conditions of this Agreement. Customer will pay in full for the Services up to and including the last day on which the Services are provided. Upon any termination, Company will make all Customer Data available to Customer for electronic retrieval for a period of sixty (60) days, but thereafter Company may, but is not obligated to, delete stored Customer Data. All sections of this Agreement which by their nature should survive termination will survive termination, including, without limitation, accrued rights to payment, confidentiality obligations, warranty disclaimers, and limitations of liability.

6. WARRANTY AND DISCLAIMER

- 6.1 Company shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Implementation Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Company or by third-party providers, or because of other causes beyond Company's reasonable control, but Company shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption. HOWEVER, COMPANY DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES AND IMPLEMENTATION SERVICES ARE PROVIDED “AS IS” AND COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT.

7. LIMITATION OF LIABILITY

7.1 NOTWITHSTANDING ANYTHING TO THE CONTRARY, EXCEPT FOR BODILY INJURY OF A PERSON, COMPANY AND ITS SUPPLIERS (INCLUDING BUT NOT LIMITED TO ALL EQUIPMENT AND TECHNOLOGY SUPPLIERS), OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OR CORRUPTION OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (C) FOR ANY MATTER BEYOND COMPANY'S REASONABLE CONTROL; OR (D) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID BY CUSTOMER TO COMPANY FOR THE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

8. MISCELLANEOUS

8.1 If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable, transferable or sub-licensable by Customer except with Company's prior written consent. Company may transfer and assign any of its rights and obligations under this Agreement without consent. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both parties, except as otherwise provided herein. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Customer does not have any authority of any kind to bind Company in any respect whatsoever. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. This Agreement shall be governed by the laws of Ohio without regard to its conflict of law provisions. Customer agrees to reasonably cooperate with Company to serve as a reference account upon request.

EXHIBIT A

Statement of Work

The Company will provide the following services and comprehensive training to the following modules:

- **ACFR Automation**
- **GASB 68 & GASB 75**

Gravity's deployment methodology uses an iterative approach to guide our customers through the successful implementation of our products. Drawing on years of experience working with and leading government entities, as well as best practices from both the public and private sectors, we ensure a successful implementation. This methodology demands a high level of focus and engagement from both parties to achieve the desired results

Gravity will take a similar approach for each module through the implementation.

Phase 1: Discovery and Planning

During the Discovery and Planning phase of the project, Gravity and the Customer will work together to design a project plan and configuration guide to meet the goals of the Customer. Some of the tasks to be completed during the Discovery and Planning Phase are:

- Contract Signed and Reviewed with Customer
 - Agree upon starting date of project
 - Kick off project
 - Review current system and identify configuration within Gravity
 - Identify any Gaps and proposed solution
- Deliverables:** Project Plan, Gap Analysis & Resolution Document

Phase 2: Configuration

After Gravity and the Customer have agreed on the design of the solution, the configuration can begin. During the configuration phase of the project, Gravity will take on the task of conjuring the system based on the agreed upon design. When questions or concerns arise it will be important for Gravity and the Customer to review and agree upon updated configuration.

Some of the tasks to be completed during the Configuration phase include:

- Data elements, tables, roles, reports, data file extracts, data file import configurations, active directory integration, etc. are configured to meet the Customer's requirements
- Configuration settings have been loaded and system tested
- Configuration settings are available for UAT and Training purposes

-
- Data will be loaded

Deliverables: A fully operational system that is ready for UAT Testing.

Phase 3: Testing/Training

After the system has been configured and the project leaders feel it is ready for testing, the implementation will move into the testing and training phase. During the testing phase Gravity and the Customer will prepare a testing plan to ensure the system is working to the design that was agreed upon in phase 1 and configured in phase 2. The Customer will provide Gravity with a list of any areas that need to be updated to ensure the software is ready to Go-Live.

Once the system has been tested and approved, the training of end users can occur. Gravity will work collaboratively with the Customer on the training needs and develop training materials. Gravity and/or the Customer will deliver training to end users.

Some of the tasks to be completed during the Testing/Training phase include:

- A User Acceptance Testing (UAT) plan will be created and reviewed in collaboration with the customer.
- The customer will conduct UAT and provide any needed changes or concerns.
- Gravity will update to ensure successful UAT
- A training plan will be developed and reviewed with the Customer.
- Training will be completed.
- Training materials provided to the Customer

Deliverables: Training Material and UAT Acceptance

Phase 4: Go-Live

The last phase of the project is to Go-Live. Once the configuration has been tested and training complete, the Customer can schedule a Go-Live date. During the Go-Live event Gravity will support the users with any questions that may arise.

Some of the tasks to be completed during the Testing/Training phase include:

- Gravity and the Customer will agree upon Go-Live Date.
- Communication plan developed for end users
- Gravity supports the Customer in initial Go-Live and questions answering

Deliverables: Final acceptance from the Customer

EXHIBIT B

Service Level Terms

The Services shall be available 99.9%, measured monthly, excluding holidays and weekends and scheduled maintenance. If Customer requests maintenance during these hours, any uptime or downtime calculation will exclude periods affected by such maintenance. Further, any downtime resulting from outages of third-party connections or utilities or other reasons beyond Company's control will also be excluded from any such calculation. Customer's sole and exclusive remedy, and Company's entire liability, in connection with Service availability shall be that for each period of downtime lasting longer than one hour, Company will credit Customer 5% of Service fees; provided that no more than one such credit will accrue per day. Downtime shall begin to accrue as soon as Customer (with notice to Company) recognizes that downtime is taking place, and continues until the availability of the Services is restored. In order to receive downtime credit, Customer must notify Company in writing within 24 hours from the time of downtime, and failure to provide such notice will forfeit the right to receive downtime credit. Such credits may not be redeemed for cash. Company will apply any credits accumulated in the prior annual period, towards the Service Fees in the next annual period.

EXHIBIT C

Support Terms

IGM will provide Technical Support to customer via both telephone and electronic mail Monday – Friday between 6am – 8pm Eastern Time (“Support Hours”).

Customer may initiate a helpdesk ticket during Support Hours by calling IGM’s customer support line or any time by emailing support@igm.technology

Company will use commercially reasonable efforts to respond to all Helpdesk tickets within one (1) business day.

Emergency customer support is available outside of Support hours and can be initiated by calling IGM’s customer support line or emailing support@igm.technology

City of PIQUA

Commission Agenda Staff Report

MEETING DATE	December 10, 2024			
REPORT TITLE	<u>Resolution No. R-150-24</u> A resolution authorizing transfers of cash from the Scott Dr Redevelopment Fund to the Nontax Revenue Bonds '23 Debt Service Fund for the Fiscal Year 2024			
SUBMITTED BY	Name & Title: Jerald O'Brien, Finance Director Department: Finance			
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☐ Regular
BACKGROUND	The Commission has authorized appropriations for a certain interfund transfer. The Auditor of State Compliance Supplement requires that, in addition to approval of appropriations for interfund transfers, transfers must be authorized by the City Commission. This resolution will serve to provide the authorization for expected interfund transfer in 2024.			
BUDGETING AND FINANCIAL IMPACT	Budgeted \$:	\$1,789,560		
	Source of Funds:	Scott Dr Redevelopment Fund		
	Narrative			
ATTACHMENTS	1. Appendix A			

RESOLUTION NO. R-150-24

**A RESOLUTION AUTHORIZING TRANSFERS OF CASH
FROM THE SCOTT DR REDEVELOPMENT FUND TO
THE NONTAX REVENUE BONDS '23 DEBT SERVICE
FUND FOR THE FISCAL YEAR 2024**

WHEREAS, This Commission has authorized ORDINANCE 25-24 which includes Scott Dr Redevelopment Fund transfers to the Nontax Revenue Bonds '23 Debt Service Fund.

WHEREAS, The Auditor of State Ohio Compliance Supplement requires that: "Transfers require a resolution authorizing the transfers."

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

SEC. 1: That the Finance Director be authorized to transfer funds from the Scott Dr Redevelopment Fund to the Nontax Revenue Bonds '23 Debt Service Fund in an amount not to exceed the Appropriation Ordinance 25-24 listed in Appendix A.

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


KRIS LEE, MAYOR

PASSED: 12.10.2024

ATTEST: Melissa Kinney
MELISSA KINNEY
CLERK OF COMMISSION

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

Mayor Kris Lee
Commissioner Thomas Hohman
Commissioner James Vetter
Commissioner Paul Simmons
Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah
Yah

APPENDIX A
RESOLUTION NO. 150-24
FOR THE FISCAL YEAR 2024

Transfers from:

The Scott Dr Redevelopment Fund 343	\$ 1,789,560
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Transfers to:

The Nontax Revenue Bonds '23 Debt Service Fund 263	<u>\$ 1,789,560</u>
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Total Transfers to	\$ 1,789,560
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