



**PIQUA CITY COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 3, 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

- 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

MOTION TO APPROVE BUSINESS AGENDA

- 1) Rules of Conduct for City Commission Meetings

PRESENTATION

Annual Golf Report - Patrick Kirkland

CONSENT AGENDA

- 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
- 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

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

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

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

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

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

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

NEW BUSINESS

1) **Resolution No. R-130-24**

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

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.

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.

4) **Resolution No. R-133-24**

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

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

COMMISSIONERS COMMENTS

ADJOURNMENT

NON-AGENDA PUBLIC COMMENT

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

PROCEDURAL RULES AND RULES OF CONDUCT FOR CITY COMMISSION MEETINGS

BUSINESS AGENDA

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

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

NON-AGENDA PUBLIC COMMENT

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

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

RULES OF CONDUCT

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

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

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

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

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



**PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 19, 2024**

CALL TO ORDER

Piqua City Commission met at 4:30 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) The Executive Session was to prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel.

ADJOURNMENT FROM EXECUTIVE SESSION

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

WORK SESSION

Sanitation Services

Assistant City Manager Amy Welker gave a presentation regarding challenges in current Sanitation Services, and a discussion followed.

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct for City Commission Meetings

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

CONSENT AGENDA

1) Approval of Minutes

Approval of the Minutes from the November 12, 2024, Regular City Commission Meeting

Public Comment: Jim Altensee of 2313 White Tail Lane asked for clarification on who can speak at the upcoming Special Meeting on November 21, 2024, for the Deerfield Project.

Mayor Lee responded that anyone will be permitted to speak at the Special Meeting for the Deerfield Project.

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

OLD BUSINESS

1) Ordinance No. O-20-24 (2nd Reading)

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

Introduction: Finance Director Jerry O'Brien informed the Commission that this ordinance would establish a fund to accumulate resources to buy a ladder truck when needed for the Piqua Fire Department in the future.

Commissioners Comments: Commissioner Vetter asked if there was any benefit to changing the name of the new fund to "Fire Truck Replacement Fund."

Mr. O'Brien responded that this particular fund is intended only for the purchase of a ladder truck, as the Ohio Revised Code allows for a period up to ten years for Capital Projects funds that state both a specific purpose and the expected resources to be spent on a particular project.

Commissioner Hohman stated his adamant support of this ordinance; he said it is great that this newly-created fund cannot be re-prioritized in the future, which provides a firmer guarantee that the city will be able to replace the ladder truck when needed.

Public Comment: None

This served as a Second Reading of Ordinance No. O-20-24.

NEW BUSINESS

1) Ordinance No. O-21-24 (1st 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: Mr. O'Brien introduced Ordinance No. O-21-24, stating that it will provide funding for new chillers and HVAC equipment for the Municipal Government Complex and the Fort Piqua Plaza. There was an audit performed recently on the existing equipment, which revealed that the city would save \$190K per year on the cost to operate and provide energy to these two buildings with new equipment. Mr. O'Brien said that this project would be funded by the issuance of approximately \$3.2 million dollars of bonds for a 20-year period; the city is receiving a \$600K grant towards this project and may obtain another \$250K grant. He added that the source of funds would be from the General Fund and the Fort Piqua Plaza Fund to pay the debt service over 20 years.

Commissioners Comments: Mayor Lee asked the age of the current HVAC equipment at the Municipal Government Complex and the Fort Piqua Plaza.

Project Manager Bob Graeser replied that the renovation of the plaza was done in 2007, while the Municipal Government Complex was built in 2001. He said that the replacements are exceeding the equipment's lifetime, noting that the city has spent over \$200K in repairs at the plaza alone in the last four years.

Commissioner Vetter inquired if this ordinance is approved, would the chillers project be removed from the current CIP?

Mr. Graeser answered yes, and he announced that representatives from Veregy Energy are present to answer any questions.

Commissioner DeBrosse asked what the life expectancy would be for the new units.

Mr. Graeser responded that twenty-one years would be a good lifetime expectancy.

Commissioner Hohman wanted to know if the revenues and profits generated by the Fort Piqua Plaza Banquet Center would help offset some of this expense.

Mr. O'Brien responded that any revenue generated for the plaza would go towards the debt service to pay off the plaza loan.

Public Comment: Kim Heisler of 1802 W. Parkway Drive asked if there has been a profit at Fort Piqua Plaza in 2024 and commented that the plaza needs to be profitable before the city repairs it. She also requested to see the current financial information for the plaza.

Commissioner Hohman said that is typically not how businesses operate regarding the issue of profitability.

Mr. O'Brien added that he does not have current financial figures on hand, but he will provide a

report soon to the Commission. He stated that the equipment needs replaced, which is why the city would do debt service over time. He said that whether the plaza is profitable or not, the city would have to rent equipment if the current system stopped working. Mr. Graeser added that energy efficiency will help offset the overall cost by about sixty percent.

Commissioner DeBrosse stated that 20 years ago, the city decided to invest a significant amount in the redevelopment and revitalization of Fort Piqua Plaza; now the initial investments are hitting their shelf lives, but it would be a huge failure for the city to not continue to invest in the plaza.

Senior Project Developer Chad Sule of Veregy Energy talked about replacement of the old boilers and chillers at both buildings with high efficiency chillers, boilers and new pumps, along with replacement of lighting with LED lighting, and HVAC control systems.

Commissioner Hohman asked about the air handling and the main chilling method that will be utilized. He also asked what would account for a sixty percent increase in efficiency. Mr. Sule answered that the chilling water method would be utilized at the plaza and that the new equipment would include higher efficiency VFD's and the ability to control the HVAC technology.

Commissioner Vetter asked if the plaza tenants are included in using the HVAC system. Mr. Graeser responded yes.

This served as a First Reading for Ordinance No. O-21-24.

2) Ordinance No. O-22-24 (1st 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: Human Resources Director Catherine Bogan explained that this ordinance is regarding the salaries of full-time, non-bargaining unit employees. It would modify the salary schedule with a cost of living adjustment for these employees.

Commissioners Comments: Commissioner DeBrosse asked Ms. Bogan to state publicly the amount of the cost of living increase being proposed. Ms. Bogan answered three percent.

Public Comment: Ms. Heisler remarked that citizens do not get a cost of living adjustment, and she thinks that a one or two percent increase would suffice for city employees. She stated that citizens need the city to work for them and expressed her fear of the city going bankrupt.

This served as a First Reading for this ordinance.

3) Ordinance No. O-23-24 (1st 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: Ms. Bogan explained that this ordinance regards the wages of part-time, seasonal, and temporary employees. It would modify the pay schedule in accordance with state minimum wage requirements and would provide a cost of living adjustment for these employees.

Commissioners Comments: None

Public Comment: None

This served as a First Reading for this ordinance.

4) Ordinance No. O-24-24 (1st 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: Mr. O'Brien said that this ordinance is for the purpose of paying back part of the bonds borrowed last year for the Scott Drive Project. These bonds were purchased to secure the Scott Drive property temporarily until the developer could do so. He said that the proceeds from the bonds would be sent to the city, and the remainder would be paid back over time from the TIF funds.

Commissioners Comments: Commissioner DeBrosse asked how much in total the city issued in bonds for this project.

Mr. O'Brien answered that \$2,365,000 total was issued, and the city will pay back \$1.5 million of the proceeds now, along with about \$53K in the fund not spent on the project and \$140K from premium proceeds.

Commissioner Hohman asked if there is any time sensitivity to this ordinance, to which Mr. O'Brien answered no.

Public Comment: None

This served as a First Reading for this ordinance.

5) Ordinance No. O-25-24 (1st Reading)

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

Introduction: Mr. O'Brien explained that this ordinance will allow for adjustments to budget appropriations for the current year due to various projects going on from now through the end of the year. He added that explanations were provided in the Staff Report on the modifications to each fund.

Commissioners Comments: Commissioner Vetter said that it is good news that the city does not have to use General Fund money this year for the Echo Hills Golf Course.

Commissioner Hohman expressed appreciation to Mr. O'Brien for having the rebalancing of the budget done early this year to allow for three readings.

Mr. O'Brien stated his intent to keep up with the budget appropriations as the year progresses to capture changes and stay ahead of it.

City Manager Paul Oberdorfer commented that Mr. O'Brien has done a great job with the budget and keeping the city compliant in its accounting methodology.

Public Comment: Nancy Roof of 208 N. Downing Street questioned why the line item for the Commissioners Committee on the Fire Training Facility was being increased by \$23K, citing that an attorney was initially hired for \$10K.

Mr. O'Brien said the appropriations were needed for the contract of the legal counsel, but that does not necessarily mean it will all be spent.

Mr. Oberdorfer added that this authorizes the administration to spend up to \$30K if needed for resources, but it does not guarantee that it will all be used.

This served as a First Reading for this ordinance.

6) Ordinance No. O-26-24 (1st Reading)

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

Introduction: Mr. O'Brien stated that this ordinance creates appropriations for the 2025 Budget that begins on January 1st, 2025. He said there are more details and information to be provided on the operating budget and also the Capital Improvement Plan at the upcoming Work Session on November 26th, 2024.

Commissioners Comments: Commissioner DeBrosse asked what page the Economic Development Fund was listed on, to which Mr. O'Brien replied Section 23, Fund 135.

Public Comment: None

This served as a First Reading for this ordinance.

COMMISSIONERS COMMENTS

Commissioner Vetter announced that there will be an open discussion about the future of the Mote Park building probably in January or February. He hopes for an increased allotment for the cat project in the 2025 Budget, and he made all aware of a new discussion going on regarding the allowance of chickens in the city limits. The Commissioner also spoke of a recent letter mailed from the city to residents of older homes, noting it was mandated by the EPA in regard to water pipelines.

Commissioner Simmons said that he is talking with residents, the law director, and the mayor about bringing legislation to the Commission for chickens in the city limits. He also offered an amateur radio class next February for anyone interested.

Commissioner Hohman expressed his opinion that fluoride should not be put in city water and

encouraged citizens to reach out to their state representatives about this issue.

Commissioner DeBrosse said that he is eagerly awaiting Thursday, November 21st, 2024, to see the presentation from the developer and the Community Services Department regarding the zoning change request in the Deerfield Subdivision.

Mayor Lee said that basketball season starts soon. He also acknowledged city employees for their hard work and dedication to the city, adding that the cost of living adjustment is a good way to show appreciation to them.

ADJOURNMENT

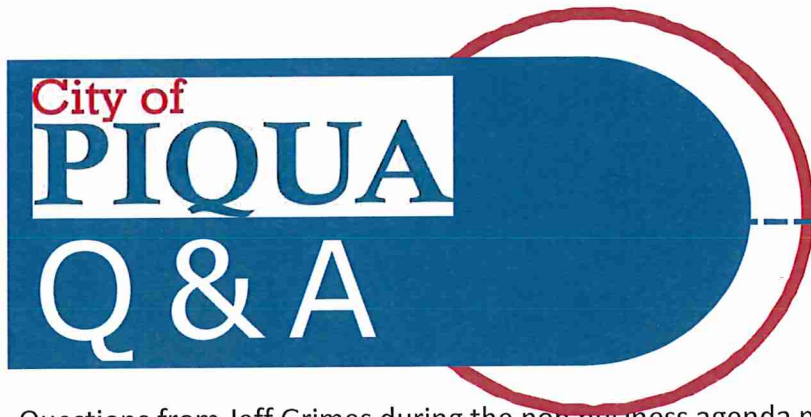
A motion was made by Commissioner DeBrosse to adjourn at 6:51 p.m., and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

NON-AGENDA PUBLIC COMMENT

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KRIS LEE, MAYOR

PASSED: December 3, 2024
ATTEST: Diana Tansley
COMMISSION CLERK



December 3, 2024

Questions from Jeff Grimes during the non business agenda public comment section at the November 19, 2024 City Commission meeting.

Is BGSU in charge of the fire school?

The training conducted on November 6 and 7, 2024 at 9300 St Rt 66 was hosted by Piqua Fire Department. This was not affiliated with BGSU in any way.

Who is in charge of the fire school?

The Piqua Fire Department planned and executed the training.

Was it accredited?

No - There is no accreditation for an individual continuing education training event. The Center for Public Safety Excellence issues accreditation via the Commission on Fire Accreditation International (CFAI). This body has "accredited" 8 fire departments in the State of Ohio. None of those are in Miami County. There is no requirement for any agency to seek or obtain this accreditation.

Certification classes held to obtain a certificate from the Ohio Department of Public Safety, Division of EMS, requires the training to be provided by a Fire Training Facility "chartered" by the Ohio Department of Public Safety, Division of EMS. As this training was not part of a certification program, there is also no requirement that it be provided by a chartered agency.

Did any Commissioners witness either training?

I am not aware of any Commissioners attending the training on November 6 or 7.

What training is going on?

Firefighters were training on fire attack as well as search and rescue.

Did the City make any money and where did the money go?

No - There was no cost for the participants of the training, there was no money exchanged for any of the training. The benefit to the City of Piqua is more comprehensive training for our emergency responders.

How many Piqua Firefighters were there on both training days?

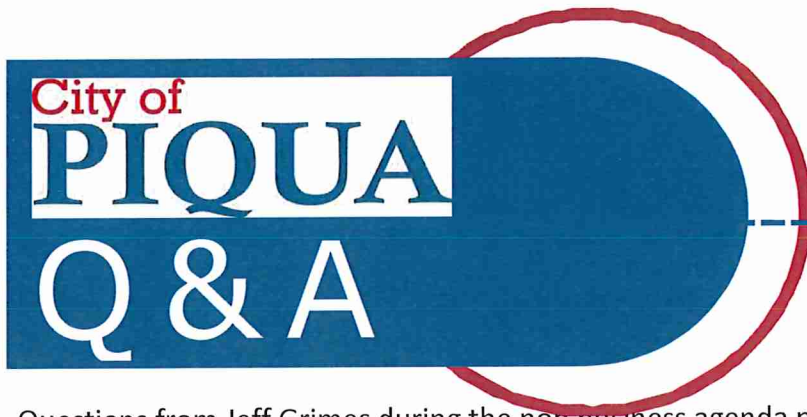
14 firefighters on 11/6/2024 16 firefighters on 11/7/2024

Who provided the skids?

Pallets were provided at no cost to the city by Russ Fashner. These were inspected to ensure they met the requirements of NFPA 1403 and were not treated with chemicals.

Who provided the straw?

Straw was provided at no cost to the city by the Lockington Volunteer Fire Association. This straw was baled locally from food-grade wheat.



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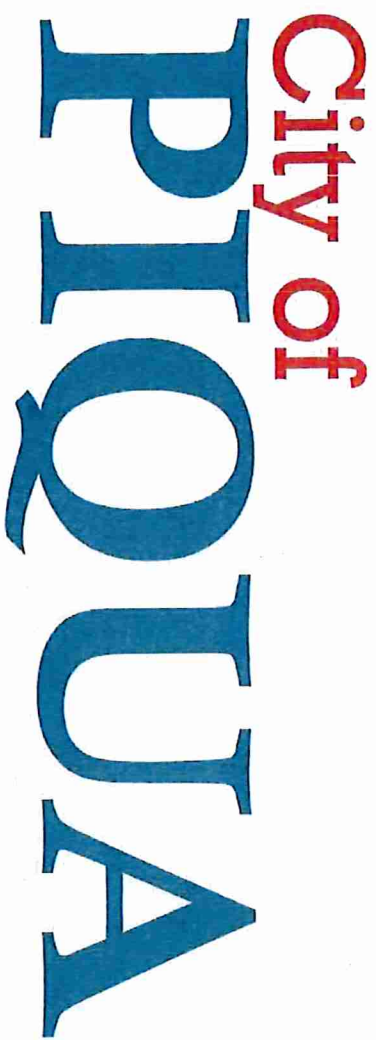
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Sanitation Services

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

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

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

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

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
 - Updates to staffing model for 2025
 - Updates to service model – further explore reductions (i.e.: less frequent collection of bulk or recycling, etc.)
 - Update 2025 Sanitation Budget (During 3rd reading Dec. 10)
 - Rate increase legislation – Dec. 10 Commission Meeting
- Contracted Services
 - Contract Negotiations
 - Contract authorization – Dec. 10 Commission Meeting
 - Contractor mobilization – Jan-Mar. 2025

Questions?

- Additional information needed?
- Additional Questions?



**PIQUA CITY COMMISSION SPECIAL MEETING WITH WORK SESSION MINUTES
THURSDAY, NOVEMBER 21, 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.

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct for City Commission Meetings

Mayor Lee said the Rules of Conduct for the meeting have not changed.

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

WORK SESSION

Deerfield Development Discussion

Introduction: Kyle Hinkelman presented a slide show which explained the developers' plans for the Deerfield expansion project.

Commissioner's comments: Commissioner DeBrosse asked Kyle Hinkelman if what is before us is a replating request, which takes one zoning area, and turns it into three. Kyle Hinkelman said that is correct. Commissioner DeBrosse confirmed that the replat has nothing to do with where streets will go, or where ponds will go. Kyle Hinkelman confirmed that was correct, and added those details will be in final development.

Commissioner DeBrosse made the statement that nothing we do tonight will dictate how many streets there will be. If this moves forward, there will be several instances in the future which will

come back to Commission. Kyle Hinkelman said yes, you will have five more attempts to review and approve the site plan. Commissioner DeBrosse stated that after researching he has learned that not all of Deerfield is currently R10. There is also a section of Eagles Nest that is RE6. They may be larger, but they are zoned RE 6. The average lot size in the new development is 8000 sq ft. Commissioner DeBrosse thanked the developer for revisiting the four main issues. Commissioner DeBrosse asked if the roads would remain the same size. Kyle Hinkelman said that it is to a point. They will be the same size up to an intersection, and then the road will gradually go from 44 to 31 ft. Commissioner DeBrosse asked if the right of way stayed at 60 ft. Kyle Hinkelman said it would stay the same. Mayor Lee asked if the cul-de-sac would stay the same, and Kyle Hinkelman said the cul-de-sac would stay whatever is required for the cul-de-sac width.

Commissioner Hohman asked if they are gradually changing the street width or if it is changing at intersections. Kyle Hinkelman said the developer can answer that question better, but that detail will be formalized later.

Commissioner DeBrosse asked if the roads would match Deerfield as we know it today, or if the roads were feathered down. Kyle Hinkelman said the right of way would match Deerfield. Commissioner DeBrosse stated that there would be parking on both sides of the roads after being feathered down. Commissioner DeBrosse asked if the new development is planning on connecting to existing ponds. Kyle Hinkelman said that would be a discussion for the developer. They will meet all EPA standards.

Rob Smith of D.R. Horton and Nick Selhorst of Choice One came to the podium. Rob Smith said that when Deerfield was first developed, it went through a linked system which is a series of interconnected ponds. They intertwine and drain to the north. The townhomes on Piqua-Clayton Road link into the Deerfield ponds. Mr. Smith said he proposes large retention ponds. The EPA standards have increased, and developers today have a higher level of scrutiny. Commissioner DeBrosse asked where the water for the new development would drain to. Nick Selhorst said the current plan drains into the existing ponds. Nick Selhorst explained the drainage. Commissioner Hohman said all the water to the west is currently going there now, so any proposed development would go to the same place. Commissioner Hohman asked Nick Selhorst to explain how water is treated. Nick Selhorst said the first flush carries the debris and then settles to the bottom of the ponds over time. The current pond on the north side has an 18" pipe. Water quality would modify that pipe down to 9" so it comes out much slower and that is done with a restricted water quality cap. Nick explained that holes get bigger as the flow gets bigger. Rob Smith said that not only would we be holding back, but we would put out cleaner water. Standards are higher now than when Deerfield was first built. Commissioner Hohman said it sounds like it could be better with new design. Commissioner Simmons stated that during, and post, construction there would be a lot more matter and sediment going to the ponds. Commissioner Simmons asked if the developer could dredge the ponds after construction. Nick Selhorst said that EPA requires the developer to control sediment during construction. Commissioner Hohman asked if the drainage would be the same if this same area was zoned R6 Heavy Industrial. Commissioner Simmons stated that, in general, Deerfield will have a water management system similar, or better, to what is there. Nick Selhorst said you can see the development of how ponds have been more frequent as standards have become tighter. Commissioner Hohman asked if there are alternative locations that have

been looked at. Nick Selhorst said that if other drainage options were considered, you would be breaking water sheds that currently exist, and potentially causing another problem. Commissioner Vetter asked if there was a plan to dredge the pond at Eagles Nest. Nick Selhorst said the maintenance of the pond is the responsibility of the HOA. Rob Smith pointed out that the new development would be adding more homeowners to pay into HOA. Commissioner Vetter suggested that part of the plan should be telling us the depth of the Eagles Nest Pond, and when it should be dredged. Commissioner Hohman thought that if Eagles Nest Pond needed dredging, then it would need it whether this is approved tonight or not. Commissioner Simmons asked if the fire lane in Eagles Nest would be paved. Rob Smith said that would be a city design choice. Kyle Hinkelman said that all of that will be decided in the final plat.

Commissioner Hohman told the developer that he appreciated their willingness to work with the city. Commissioner Hohman asked Rob Smith to explain the cut-outs for the townhouses and said it looked like even if the roads were wider, you could not park on both sides because of driveways. Commissioner Hohman asked if that is how the existing townhomes are now. Rob Smith said the existing townhouses are duplexes with no garages. Commissioner Hohman said he understands that this is just a rough draft, and asked Kyle to explain what votes must happen to review roads. Kyle Hinkelman said as they come forward with the first phase, they will come forward with roadways in the final plat. Mr. Hinkelman said he imagines it will be many months of engineering planning, then Planning Commission has to approve it again, then it will come back to the City Commission for a vote. Kyle said it may be in the spring when the developer will take the final plat to the county for approval. Mayor Lee said that citizens need to stay involved. Commissioner Hohman told those in attendance to stay vigilant and confirmed what they are voting on tonight. Commissioner Hohman said because of citizen's input, the road sizes have changed, they are trying to keep the existing tree lines, Eagles Nest cul-de-sac was added, and the water management went through much stricter regulations this time and should be better this time. The police staff has increased by 11% and the new development will may increase the population by 1 percent. Our current staffing for EMTs is similar to Troy, and all the utilities are well accounted for. Our water, sewer, and electricity are currently underutilized. Schools have been involved in discussions as well. Commissioner Hohman said the city will work on improving protocols. Commissioner Hohman recommended that the audience keep their questions about items on the table and not what we have done wrong. Commissioner Hohman commented that we cannot go back in time, and we are here now.

NEW BUSINESS

1) Resolution No. R-128-24

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

Introduction: Kyle Hinkelman said this is a continuation of the development request made by DR Horton to complete the Deerfield subdivision.

Commissioners Comments: None

Public Comments: The following citizens spoke on this resolution. Mimi Crawford, Tom Buecker, Jim Altensee, Maggie M., Mark Johnson, Kim Heisler, Yvonne Wion, Brent Pohlschneider, TJ Manson, Landon Swartz, Wayne Davey, Steffanie Davey, Bob Jennings, John Sillman, Cheryl Sillman, Brenda A., David Davidson, Matt Poeppelman, Roberta Webb, Diane DeLaet, Kathy Sherman, and Jonathon Wessel.

Mimi Crawford, the landowner where the proposed development will take place, said she feels the City of Piqua needs new quality housing for viable growth. Ms. Crawford urged the City Commissioners to look at the entire community, and vote in favor of the resolution. Kathy Sherman said she is in favor of the new development and that the current homeowners were fully aware when they built a home in Deerfield that there would be future homes built. The current owners have always been transparent about their intention to sell the land to a developer.

Many who spoke thought our town needed new housing, but they wanted the development to be quality housing with the same lot size as the existing homes. There were concerns about drainage, homes becoming rentals, and the need for senior housing as noted in the comprehensive plan. Bob Jennings asked that the erosion at Frantz ditch be addressed whether this development goes forward or not.

Brent Pohlschneider presented a map with additional ideas to improve the development. He also presented a petition with over 180 signatures from residents in the Deerfield and Eagles Nest subdivisions who share a common concern about the development.

Mayor Lee asked the builder to address the citizens when a question was asked that he felt like the builder could answer. Commissioner Hohman also asked Choice One to answer questions the citizens raised. Mayor Lee said if he lived in Deerfield, he would have some of the same concerns. Mayor Lee said he wants the citizens to be involved, but the Commission must weigh you living there against what is best for the entire city. He said he must weigh the city going stagnant vs. now we are in a position to grow. Mayor Lee said that we must look out for everyone. He said the developer compromised, and if this passes, they must come back before us. Mayor Lee asked if there was a time restriction to decide on this. Kyle Hinkelman said we must vote within 60 days of the date the application was made. Mayor Lee asked when the deadline was and if there was time for another meeting. Kyle Hinkelman said the Commission is under no obligation to meet the Development Code deadline, but there could be ramifications.

Action taken: A motion was made by Mayor Lee to table R-128-24, and Commissioner Simmons seconded the motion. Mayor Lee and Commissioner Simmons voted in favor of tabling the

resolution. Commissioners DeBrosse, Hohman and Vetter voted against tabling. The vote was Yes 2, No 3. The motion died.

A motion was made by Commissioner Hohman to approve R-128-24, and Commissioner Vetter seconded the motion. Mayor Lee and Commissioners Hohman and Vetter voted in favor of the resolution. Commissioners DeBrosse and Simmons voted against the resolution. The vote was Yes 3, No 2. The motion passed.

2) Resolution No. R-129-24

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

Introduction: Kyle Hinkelman said this is a resolution authorizing an amendment to the Zoning Map to change the Zoning Designation of Parcels N44-076518 and N44-077518 from RE-10 Residential Estate to RE-6 Residential Estate and S-RM Suburban Residential Multi-Unit.

Commissioners Comments: None

Public Comments: Bob Jennings said that he knows the city needs growth, but the swale needs addressed. Commissioner Homan asked the City Manager to give a report on the Frantz swale. Commissioner DeBrosse said that ODNR is the larger question on how we address this.

Steffanie Davey asked the developer for a copy of the demographic study. Ms. Davey questioned whether incentives were offered after the sale of the property. Steffanie Davey said that it was mentioned at the Mayor's Corner that there is a time crunch since there is a 60-day application deadline. Ms. Davey asked if it was a conflict of interest for Choice One to be the builders' contractor and the City of Piqua is under contract with Choice One also. Kyle Hinkelman said there are no incentives being given to the developer, including tax incentives. Kyle Hinkelman said we are not putting any pressure on the Commission to decide.

Commissioner Hohman asked the City Manager to address the conflict-of-interest concern that Ms. Davey mentioned.

Landon Swartz said he is disappointed with the Commissioner's decision. He said the Commission should have voted it down, and let the developer reapply. Mr. Swartz said that he thought Commissioner DeBrosse did not care because he lives 1.9 miles away from the development.

Commissioner DeBrosse said that he voted against the resolution because he was elected to represent the 5th ward. He does think the city needs development.

Brent Pohlschneider asked that the petition be added to the minutes.

Jim Altensee said he is disappointed with the decision to pass the replat. Mr. Altensee said it is not a matter of quality for renters, he just feels like if you are a homeowner, you want to take care of property and are more vested. He asked that the second resolution be tabled to allow more time

for conversation. He thanked the Commissioners for their hard work on this.

Action taken: A motion was made by Mayor Lee to table R-129-24, and Commissioner Simmons seconded the motion. Mayor Lee and Commissioner Simmons voted in favor and Commissioners Hohman, Vetter and DeBrosse voted against the motion to table. The motion Yes 2, No 3. The motion failed.

A motion was made by Commissioner Hohman to pass R-129-24, and Commissioner Vetter seconded the motion. Mayor Lee, Commissioner Hohman and Vetter voted in favor of passing the resolution and Commissioners DeBrosse and Simmons voted against the motion to approve. The vote was Yes 3, No 2. The motion passed.

COMMISSIONERS COMMENTS

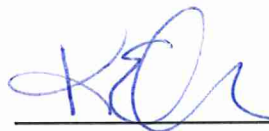
Commissioner Hohman encouraged the builder to work with the residents to build their name back up. Rob Smith said that he reached out to the Deerfield HOA last week to set up a meeting with the residents and did not get a response.

Mayor Lee asked the HOA representative if he received the email, and he said he did not recall.

There were no other Commission comments.

ADJOURNMENT

A motion was made by Commissioner Hohman to adjourn, and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously. The meeting adjourned at 8:42 pm.

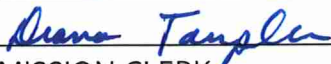


KRIS LEE, MAYOR

PASSED:

12-3-2024

ATTEST:



COMMISSION CLERK

We, the undersigned citizens of this great city and residents of the Deerfield and Eagles Nest neighborhoods, share common concerns with the D.R. Horton housing project. We kindly urge you to consider our petition and take necessary steps to leave intact the RE-10 zoning on land adjacent to the Deerfield and Eagles Nest subdivisions. We, the citizens of Piqua, request input on any further discussions of adding multifamily dwellings to the D.R. Horton project. We believe a senior housing component is a desperate need for said project. We believe that your commitment when running for office is to provide exceptional representation to the residents. Your representation should align with the residents' desire for a great neighborhood experience on any future development proposals.

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**Petition of Concern to the Mayor of Piqua from the Deerfield/Eagles Nest Community
over the Proposed Development by D.R. Horton & Rob Smith (owner: Craycon Homes Inc.)**

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Name	Address	Date
James Shover	501 Lambert	11/16/24
Ant. J. L.	412 Lambert	11/16/24
Elizabeth A. Lyman	401 Lambert	11/16/24
John Q. Munk	400 Lambert	11/16/24
Mr + Mrs Charles Chley	500 Lambert	11/16/24
Emily Cheek	408 Lambert	11/16/24
Jonathan Cheek	408 Lambert	11-16-24
Kip Moneget	600 Lambert	11-16-24
John M.	604 Lambert	11-16-24
Becky Coof	604 Lambert	11-16-24
David Chambers	608 Lambert	11-16-24
Rebecca LaMaster	608 Lambert	11-16-24
Holly Jensen	704 Lambert	11-16-24
Heather Pence	711 Lambert Dr.	11-16-24
Chris P.	711 Lambert Dr.	11-16-24
Lori Miller	708 Lambert Dr.	11-16-24
Diane DeLaet	709 Lambert Dr.	11-16-24
Robert DeLaet	709 Lambert Dr.	11-16-24
Nancy Woods	613 Lambert Dr.	11-16-24
Aaron	609 Lambert Dr.	11-16-24
Ruby Korman	505 Lambert Dr.	11-16-24
Josh Ammon	505 Lambert Dr.	11/17/24
Harold L. Heiner	612 Lambert Dr.	11-17-24

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Name	Address	Date
James A. Amador	315 Sambar Ct	11-17-24
Holly Johnson	309 Sambar Ct.	11-17-24
Robert Brunkman II	303 Sambar Ct.	11-17-24
AA	2305 PARK AVE	11-17-24
Emily Burnsico	2304 Park Ave	11-17-24
Jane Davis	2217 Park Ave	11/17/24
DA Sarah Clawson	2213 Park Ave	11-17-24
Katie Anthony	2004 Park Ave	11-17-24
Deborah DuRoss	2012 Wilshire Dr.	11-17-24
Andrew C. Teach	2104 Wilshire Dr	11-17-24
Sechiders Dennis	2113 Wilshire	11-17-24
Goldie M. Wesson	2212 Wilshire	11-17-24
Cheryl Herbe	804 Antler Ct.	11-17-24
Deby Herbe	804 Antler Ct.	11-17-24
Maureen Zetterlund	808 Antler Ct.	11/17/24
Tracy Evans	808 Antler Ct.	11/17/24
Debra Kuehl	512 Bear Run	11/17/24
William J. Hill	317 Fallow Ct	11/17/2024
Jack Gilliam	428 Bear Run	11-17-2024
Day, Ty	428 Bear Run	11-17-2024
Mary Gilliam	420 Bear Run	11-17-2024
AA	416 Bear Run	11/17/24

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Name	Address	Date
Dottie Dimes	321 Samba Ct.	11-17-24
William Davis	321 Samba Ct.	11-17-24
Johanna Solomon	308 Samba Ct	11-17-24
RE	800 CARIBOU CT	11-17-24
Don Bull	816 Caribou Ct	11-17-24
Shane Burr	821 Caribou Ct	11-17-24
Debra Dumas	817 Caribou Ct	11-17-24
Dale L. Lynam POA	819 Caribou Ct.	11-17-24
Gray Newton	801 Caribou Ct	11-17-24
Dea Newton	801 Caribou Ct.	11-17-24
Jasany	2005 Park Ave	11/17/24
Dina Linn	1905 Park Ave	11/17/24
Mike Munson	2005 WILSHIRE	11-17-24
Mike Munson	2109 WILSHIRE DR.	11-17-24
Pamela Brookhart	2109 Wilshire Dr	11-17-24
Judy Seckler	2113 Wilshire	11-17-24
A. Mune	2233 Wilshire	11-17-24
Erin Ford	509 Bear Run	11-17-24
Shane Muehl	421 Bear Run	11-17-24
Nichelle Harker	421 Bear Run	11-17-24
M. Mune	413 BEAR RUN	11-17-24
Angie Tress	413 Bear Run	11-17-24

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Name	Address	Date
Holly Davison	908 Lambert Drive	11-16-2024
David Davison	908 Lambert Drive	11-16-2024
Mark Runge	900 Red Deer Trail	11-16-2024
MICHELLE RUNGE	900 Red Deer Trail	11-16-24
Jane Rudd	1000 Lambert Dr	11-16-2024
Wherry Unger	812 Lambert Dr.	11-16-2024
TERRY Unger	812 Lambert DR	11/16/24
Jessica Elliotts	808 Lambert Dr.	11/16/24
Daniel Reed	804 Lambert Dr.	11/16/24
Richard Keren	805 Lambert DR	11/16-24
Norma Keren	805 Lambert Dr	11-16-24
Brittany DeBrosse	2113 Fawn Ct	11-16-24
James Peterson	2105 Fawn Ct.	11-18-24
Ashley Peterson	2105 Fawn Ct.	11-18-24
Derek Casto	2112 Fawn Ct.	11-18-24
Abigail Casto	2112 Fawn Ct	11-18-24
Godi McGraw	800 Lambert	11-18-24
John P. McGraw	800 Lambert	11-18-24
Franklin Sir	904 Lambert Dr.	11-18-24
	904 Lambert Dr	11-18-24

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Name	Address	Date
BOB & GINA GRIEDORN	908 RED DEER TR	11/16
Mike & Kris Gorman	905 Red Deer Trail	11/16
Mark & Linda Johnson	904 Red Deer Trail	11/16
EDGAR WRIGHT	901 RED DEER TR PIQUA OH	11/16
Shawn & Vanessa	909 Red Deer Tr Piqua OH	11/16
Jim & Nicole Gambill	912 Red Deer Tr	11/17
Chelsea & Matt Peedy	916 Red Deer Trail	11/17
Judith Williams	917 Red Deer Trail	11-17
Chasity Bachmann	913 Red Deer Trail	11-17

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Name	Address	Date
Jim Altense	2313 Whitetail Lane	17 Nov 24
Amanda Brown	2304 Whitetail Lane	11/17/24
Dustin Brown	2304 Whitetail Lane	11/17/24
Mark Ritter	2308 Whitetail Lane	11/17/24
Ashley Ritter	2308 Whitetail Lane	11/17/24
Deanna Roberts	2317 Whitetail Lane	11/17/24
CHAD BAUGH	2316 WHITETAIL LANE	11/17/24
Suzanne Baugh	2316 Whitetail Lane	11/17/24
Matt Poeppelman	2320 Whitetail Ln	11/17/24
ELISHA PRICE	2332 WHITETAIL LN	11/17/24
Katie Poeppelman	2320 whitetail lane	11-17-24
Jennifer Palmer	2400 whitetail lane	11-18-24
Edward Palmer	2400 Whitetail Lane	11-18-24

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Name	Address	Date
BRODY MAYSE	15 OSprey CT	11/17/24
Angie Mayse	15 Osprey Ct	11/17/24
Margaret Elvess Pereira	2 Falcons Nest Ct	11/17/24
Louis Pereira	2 Falcons Nest Ct	11/17/24
Lynn Redinbo	2 Glencagle Court	11/17/24
Brad Schock	6 Glencagle Oct.	11/17/24
Deb Schock	" " "	11/17/24
Larry Danner	10 Glencagle Ct	11/17/24
Joe W. Marny	6 Eagles Way	11-17-24
Gary Harrod	1031 Westview Dr.	11-17-24
Dick Harrod	1031 Westview Dr.	11-17-24
Yvonne Ashton	1 Coronada Ct.	11-17-24
Yvonne Ashton	1 Coronada Ct.	11-17-24
Rita Steinkis	2 Coronado Ct.	11-17-24
Lindsey Davis	2104 Eagles Lake Dr.	11-18-24
Lynn Davis	2104 Eagles Lake Dr.	11-18-24
St. John	2108 Eagles Lake Dr.	11-18-24
Melody Richardson	2108 Eagles Lake Dr.	11-18-24
Kyle Gowin	2108 Eagles Lake Dr.	11/18/24
Melvin J. Jendrlicher	2108 Eagles Lake Dr.	11/18/24
Peggy Jendrlicher	2108 Eagles Lake Dr.	
Joe Morgan	2201 EAGLES LAKE DR.	
Carolyn Morgan	2201 EAGLES LAKE	

**Petition of Concern to the Mayor of Piqua from the Deerfield/Eagles Nest Community
over the Proposed Development by D.R. Horton & Rob Smith (owner: Craycon Homes Inc.)**

We, the undersigned citizens of this great city and residents of the Deerfield and Eagles Nest neighborhoods, share common concerns with the D.R. Horton housing project. We kindly urge you to consider our petition and take necessary steps to leave intact the RE-10 zoning on land adjacent to the Deerfield and Eagles Nest subdivisions. We, the citizens of Piqua, request input on any further discussions of adding multifamily dwellings to the D.R. Horton project. We believe a senior housing component is a desperate need for said project. We believe that your commitment when running for office is to provide exceptional representation to the residents. Your representation should align with the residents' desire for a great neighborhood experience on any future development proposals.

Name	Address	Date
Deanna Duffey	6 Osprey Ct Piqua OH	11-18-24
Jon Duffey	6 Osprey Ct Piqua OH	11-18-24
MPA Caulfield	39 Osprey Ct Piqua OH	11-18-24
Lynette Caulfield	39 Osprey Ct Piqua OH	11-18-24
Shannon Hammer	14 Kestrel Ct	11-18-24
Shannon Hammer	14 Kestrel Ct	11-18-24
KZAD BERNARD	20 Kestrel Ct	18 Nov 24
DAN SULLIVAN	24 Kestrel Ct	18 Nov 24
Katie Maxwell	30 Kestrel Ct	11-18-24
John Maxwell	30 Kestrel Ct	11-18-24
Carol S. Van Culin	40 Kestrel Ct	11-18-24
Brian Zander Culin	40 Kestrel Ct	11-18-24
Keth and Erin Thomas	35 Kestrel Ct	11-18-24
Amy Allen	25 Kestrel Ct	11/18/24
Janey Allen	25 Kestrel Ct	11/18/24
Risa Breetyn	19 Kestrel Ct	11/18/24
15 Kestrel Ct	15 Kestrel Ct	11/18/24
Megan Van	15 Kestrel Ct	11/18/24
Cynthia D. Goede	9 Kestrel Ct	11/18/24
Justin Michly	1 Kestrel Ct	11-18-24
Douglas L. Lathan	15 Peregrine Place	11-18-24
Doreen Lathan	15 Peregrine Place	11-18-24

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Name	Address	Date
Estimote	14 Greenbriar Ct	11/17/24
R. A. G.	"	"
Sherry Evans	10 Greenbriar Ct	11/17/24
Whitney C. Smith	10 Greenbriar Ct	11/17/24
Tracy	13 Greenbriar Ct	11/17/24
Stacy Peterson	13 Greenbriar Ct	11/17/24
Ben B. B. B.	2 Golden Eagle Ct.	11/17/24
Scott R. R.	5 Greenbriar Ct	11-17-24
Julie R. R.	5 Greenbriar Ct	11-17-24
Joan L. L.	2204 Eagles Lake Dr	11-17-24
R. R. R.	2205 Eagles Lake Dr	11-17-24
D. D. D.	2205 EAGLES LAKE DR	11-17-24
B. B. B.	2200 Eagles Lake Dr.	11/17/24
D. D. D.	2205 Eagles Lake Dr	11-17-24
G. G. G.	1016 Westview Dr.	11-17-24
D. D. D.	"	11-17-24
T. T. T.	1012 Westview Dr.	11-17-24
W. W. W.	1012 Westview Dr.	11-17-24
L. L. L.	6 GREENBRIAR CT	11.17.24
M. M. M.	1008 Westview Dr.	11-17-2024
B. B. B.	1008 Westview Drive	11-17-2024
G. G. G.	6 Greenbriar Ct	11-12-2024

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Name	Address	Date
Walter H. Hittcraft	7 Golden Eagle Ct	11-17-24
Jon Stevens	2 Coronada Ct	11-17-24
Jim Rees	6 Coronada Ct.	11-17-24
Walter H. Hittcraft	7 Golden Eagle	11-17-24
Jim Rees	1910 Eagles Lake Dr	11-17-24
Larry Hays	1016 Colleen Dr	11-17-24
Dianne Hart	1016 Colleen Dr.	11-17-24
Andrea Angeli	1013 Colleen Dr.	11-17-24
Kelly R. Hall	1017 Colleen Dr	11-17-24
William J. Hesterman	10 PEREGRINE	11-17-24
Anna Swingle	14 Peregrine Place	11-17-24
ERIC S. SWINGLE	14 Peregrine Place	11-17-24
James Diapp	5 Eagles Way	11-17-24
Hubert	2 Osprey Ct	11-17-24
Mal G. Miller	2 Osprey Ct.	11-17-24
Adam Corissom	14 Osprey Ct.	11-17-24
Ben. Peter	20 Osprey Ct.	11-17-24
Amanda Riley	40 Osprey Ct.	11-17-24
Jeremy Riley	40 Osprey Ct	11-17-24
Karen Walter	29 Osprey Ct	11-17-24
Ann W. Walker	29 Osprey Ct	11-17-24
Ken Byn	19 Osprey Ct	11-17-24
Steve Morgan	9 OSPREY CT	11/17-24

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Name	Address	Date
Thomas Mansura	6 Eagles Way	11-17-24
James McPherson	5 Coronado Ct	11-17-24
Rick Borenstein	14 Coronado Ct	11-17-24
Malwate	1 Golden Eagle Ct	11-17-24
Laron Smart	1 Golden Eagle Ct	11-17-24
Dianne Bunn	1701 Eagle Lake Dr	11-17-24
Marcelo Rios	1012 Colleen Dr	11-17-24
Al K. Rios	1012 Colleen Dr	11/17/2024
Jeff Titto	1008 Colleen Dr	11/17/24
Brenda J Hill	1009 Colleen Dr	11-17-24
Tom Hill	1009 Colleen Dr	11-17-24
Karen Dondhue	1 Peregrine Dr	11-17-24
Jack Dondhue	1 Peregrine Dr	11-17-24
Wayne E Doney	5 Peregrine Place	11-17-24
Stephanie A Doney	5 Peregrine Place	11-17-24
Mildred A Heater	1824 Eagles Lake Dr	11-17-24
Robert Heater	1824 Eagles Lake Dr	11/17/24
Ray Lilly III	1 Eagles Way	11-17-24
Charles Scoopes	9 Eagles Way	11-17-24
Patrick Scoopes	9 Eagles Way	11-17-24
Wendy Castaldo	10 Osprey Ct.	11-17-24
Betty H. O'Brien	24 Osprey Ct	11-17-24
David Etherington	35 Osprey Ct	11-17-24

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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Name	Address	Date
ROD VENTURA	1 GLEN EAGLE CT.	11-17-24
Juan Ventura	1 Glen Eagle Ct.	11-17-24
Sue Kennison	2 RESTREPT.	11-17-24
Russell T. Poff	15 Glen Eagle	11/17/24
Michael G. Cox	9 GLEN EAGLE CT	11/17/24
Andrew Cox	9 Glencagle Ct.	11/17/24
Barb Poltschneider	2 Golden Eagle Ct.	11/17/24
Darlyn J. Foyt	6 Golden Eagle Ct	11/17/24
Mary E. Foyt	6 GOLDEN EAGLE CT	11/17/24
Dawn Jackson	Dawn Jackson Gross 2101 Eagles Lake Ct	11/17/24
Tom Gross	2101 Eagles Lake Ct	11/17/24
Patricia Tom	1000 N. Sunset Dr.	11/19/24
Chantye Tom	1000 N. SUNSET DR.	11-19-24
Steph Friend	1020 N SUNSET DR.	11-19-24
Deb Friend	" "	" "
Tom Jessup	1100 N SUNSET	11-19-24
Tom Shipman	1140 N. SUNSET DR.	11/19/24
Mark Ashton	1 coronada	11/19/24
Christ Kirkas	2109 Eagles Lake	11/19/24
Katie Hamilton	2109 Eagles Lake	11/19/24

City of
PIQUA COMMISSION AGENDA
STAFF REPORT

K.1.

MEETING DATE	December 3, 2024
REPORT TITLE	Ordinance No. O-20-24 (3rd Reading) An ordinance authorizing the establishment of the Fire Department Ladder Truck Capital Projects Fund
SUBMITTED BY	Jerry O'Brien, Director Finance
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	There have been discussions over time about the need for the Fire Department to purchase a new ladder truck. It has been proposed in prior budgets but was not pursued due to a lack of available funds. In 2024, the Fire Department purchased a used ladder truck that is expected to serve the Department for several years. In the meantime, the Fire Department wants to pursue a plan that will provide resources for the purchase of a new ladder truck when the useful life of the recently purchased used ladder truck has expired. The creation of this Capital Projects Fund would provide a mechanism for the Fire Department to accumulate resources over a period of several years to purchase the new ladder truck at the appropriate time. Transfers will be made each year from the Safety Fund to the Capital Projects Fund to establish a reserve for the purchase.
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$: \$0 Expenditure \$: Source of Funds: Transfers from Safety Fund Narrative: 1. Approve Ordinance No. O-20-24 establishing the Fire Department Ladder Truck Capital Projects Fund. 2. Do not approve Ordinance No. O-20-24 establishing the Fire Department Ladder Truck Capital Projects Fund.
ATTACHMENTS	None

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

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

WHEREAS, Ohio Revised Code Section 5705.13(C) authorizes the City to establish a Capital Projects Fund for the purpose of accumulating resources for the acquisition, construction, or improvement of fixed assets of the City, which includes motor vehicles; and,

WHEREAS, The City of Piqua Fire Department has identified the need for a ladder truck to provide the appropriate level of fire safety services to the citizens of Piqua; and,

WHEREAS, The City Commission recognizes the need to provide for resources to purchase a ladder truck; and,

WHEREAS, The City Commission wishes to create a Capital Projects Fund to accumulate resources to purchase the ladder truck.

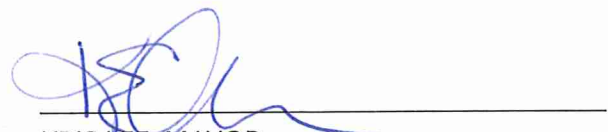
NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The City Commission authorizes the creation of the Fire Department Ladder Truck Capital Projects Fund which will be used to accumulate resources for the purchase of the truck.

SEC. 2: The main source of funds to be accumulated in the Fire Department Ladder Truck Capital Projects Fund will be transfers from the Safety Fund, up to \$300,000 annually.

SEC. 3: The Fire Department Ladder Truck Fund shall accumulate up to \$2,500,000 toward the purchase of the ladder truck over a period not to exceed ten years. In the event the truck is not purchased, or if there are funds left in the Fire Department Ladder Truck Capital Projects Fund after the purchase of the ladder truck, any funds not expended for a ladder truck will be returned to the Safety Fund.

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


KRIS LEE, MAYOR

PASSED: 12-3-2024

ATTEST: Diana Tamplin
CLERK OF COMMISSION

Comm Hohman

Comm DeBrosse

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.2.

MEETING DATE	December 3, 2024	
REPORT TITLE	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	
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 are working to secure approximately \$850,000 in grants for the project, which would lower the bond issuance amount to approximately \$3 million. One grant is for \$600,000, and the other grant is for \$250,000. We expect to know the final status of the grants by the time of the expected sale of the bonds in January 2025. 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 process for this 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 are 2 documents showing the preliminary numbers. One is if the bonds are issued at \$3.8 million, and the other shows the issuance at \$3 million. These were included to provide information on both scenarios.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	Up to \$3.8 million bond issuance
	Source of Funds:	Repayment will be transfers from the General and the Fort Piqua Plaza funds each year to the Debt Service Fund
	Narrative:	

ATTACHMENTS	1. City of Piqua - 2025 Capital Improvement - Bond Ordinance 2. Piqua - 2025 Bonds Preliminary Numbers \$3.8 million(11.14.2024) 3. Piqua - 2025 Bonds Preliminary Numbers \$3.0 million (11.14.2024)
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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 __, 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.

MAYOR KRIS LEE

PASSED: _____

ATTEST: _____
CLERK OF THE COMMISSION

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

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

Preliminary, subject to change

\$3,800,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

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Preliminary, subject to change

\$3,800,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Sources & Uses

Dated 01/29/2025 | Delivered 01/29/2025

Sources Of Funds

Par Amount of Bonds	\$3,800,000.00
Reoffering Premium	286,645.15
Total Sources	\$4,086,645.15

Uses Of Funds

Total Underwriter's Discount (0.800%)	30,400.00
Costs of Issuance	121,000.00
Gross Bond Insurance Premium (20.0 bp)	12,185.54
Deposit to Project Construction Fund	3,800,000.00
Deposit to Bond Retirement Fund	123,059.61
Total Uses	\$4,086,645.15

Preliminary, subject to change

\$3,800,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 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%	115,000.00	103.675%	-	-	-	119,226.25
12/01/2027	Serial Coupon	5.000%	2.900%	120,000.00	105.679%	-	-	-	126,814.80
12/01/2028	Serial Coupon	5.000%	2.920%	125,000.00	107.498%	-	-	-	134,372.50
12/01/2029	Serial Coupon	5.000%	2.990%	135,000.00	108.988%	-	-	-	147,133.80
12/01/2030	Serial Coupon	5.000%	3.060%	140,000.00	110.297%	-	-	-	154,415.80
12/01/2031	Serial Coupon	5.000%	3.130%	145,000.00	111.428%	-	-	-	161,570.60
12/01/2032	Serial Coupon	5.000%	3.220%	155,000.00	112.240%	-	-	-	173,972.00
12/01/2033	Serial Coupon	5.000%	3.270%	160,000.00	113.182%	-	-	-	181,091.20
12/01/2034	Serial Coupon	5.000%	3.340%	170,000.00	113.818%	-	-	-	193,490.60
12/01/2035	Serial Coupon	5.000%	3.400%	180,000.00	113.280%	c 3.515%	12/01/2034	100.000%	203,904.00
12/01/2036	Serial Coupon	5.000%	3.460%	190,000.00	112.745%	c 3.663%	12/01/2034	100.000%	214,215.50
12/01/2037	Serial Coupon	5.000%	3.500%	195,000.00	112.390%	c 3.773%	12/01/2034	100.000%	219,160.50
12/01/2038	Serial Coupon	5.000%	3.540%	205,000.00	112.036%	c 3.868%	12/01/2034	100.000%	229,673.80
12/01/2039	Serial Coupon	5.000%	3.580%	220,000.00	111.683%	c 3.951%	12/01/2034	100.000%	245,702.60
12/01/2042	Term 1 Coupon	5.000%	3.900%	720,000.00	108.911%	c 4.280%	12/01/2034	100.000%	784,159.20
12/01/2045	Term 2 Coupon	4.000%	4.240%	825,000.00	96.696%	-	-	-	797,742.00
Total	-	-	-	\$3,800,000.00	-	-	-	-	\$4,086,645.15

Bid Information

Par Amount of Bonds	\$3,800,000.00
Reoffering Premium or (Discount)	286,645.15
Gross Production	\$4,086,645.15
Total Underwriter's Discount (0.800%)	\$(30,400.00)
Bid (106.743%)	4,056,245.15
Total Purchase Price	\$4,056,245.15
Bond Year Dollars	\$49,132.78
Average Life	12.930 Years
Average Coupon	4.6664735%
Net Interest Cost (NIC)	4.1449375%
True Interest Cost (TIC)	3.9942190%

Series 2025 Bonds (11.14. | SINGLE PURPOSE | 11/14/2024 | 3:59 PM

Preliminary, subject to change

\$3,800,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2025	-	-	152,468.06	152,468.06
12/01/2026	115,000.00	5.000%	181,750.00	296,750.00
12/01/2027	120,000.00	5.000%	176,000.00	296,000.00
12/01/2028	125,000.00	5.000%	170,000.00	295,000.00
12/01/2029	135,000.00	5.000%	163,750.00	298,750.00
12/01/2030	140,000.00	5.000%	157,000.00	297,000.00
12/01/2031	145,000.00	5.000%	150,000.00	295,000.00
12/01/2032	155,000.00	5.000%	142,750.00	297,750.00
12/01/2033	160,000.00	5.000%	135,000.00	295,000.00
12/01/2034	170,000.00	5.000%	127,000.00	297,000.00
12/01/2035	180,000.00	5.000%	118,500.00	298,500.00
12/01/2036	190,000.00	5.000%	109,500.00	299,500.00
12/01/2037	195,000.00	5.000%	100,000.00	295,000.00
12/01/2038	205,000.00	5.000%	90,250.00	295,250.00
12/01/2039	220,000.00	5.000%	80,000.00	300,000.00
12/01/2040	230,000.00	5.000%	69,000.00	299,000.00
12/01/2041	240,000.00	5.000%	57,500.00	297,500.00
12/01/2042	250,000.00	5.000%	45,500.00	295,500.00
12/01/2043	265,000.00	4.000%	33,000.00	298,000.00
12/01/2044	275,000.00	4.000%	22,400.00	297,400.00
12/01/2045	285,000.00	4.000%	11,400.00	296,400.00
Total	\$3,800,000.00	-	\$2,292,768.06	\$6,092,768.06

Yield Statistics

Bond Year Dollars	\$49,132.78
Average Life	12.930 Years
Average Coupon	4.6664735%
DV01	3,337.45
Net Interest Cost (NIC)	4.1449375%
True Interest Cost (TIC)	3.9942190%
Bond Yield for Arbitrage Purposes	3.7908506%
All Inclusive Cost (AIC)	4.3517797%

IRS Form 8038

Net Interest Cost	3.8477248%
Weighted Average Maturity	12.758 Years

Series 2025 Bonds (11.14. | SINGLE PURPOSE | 11/14/2024 | 3:59 PM

Preliminary, subject to change

\$3,800,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
06/01/2025	-	-	61,593.06	61,593.06
12/01/2025	-	-	90,875.00	90,875.00
06/01/2026	-	-	90,875.00	90,875.00
12/01/2026	115,000.00	5.000%	90,875.00	205,875.00
06/01/2027	-	-	88,000.00	88,000.00
12/01/2027	120,000.00	5.000%	88,000.00	208,000.00
06/01/2028	-	-	85,000.00	85,000.00
12/01/2028	125,000.00	5.000%	85,000.00	210,000.00
06/01/2029	-	-	81,875.00	81,875.00
12/01/2029	135,000.00	5.000%	81,875.00	216,875.00
06/01/2030	-	-	78,500.00	78,500.00
12/01/2030	140,000.00	5.000%	78,500.00	218,500.00
06/01/2031	-	-	75,000.00	75,000.00
12/01/2031	145,000.00	5.000%	75,000.00	220,000.00
06/01/2032	-	-	71,375.00	71,375.00
12/01/2032	155,000.00	5.000%	71,375.00	226,375.00
06/01/2033	-	-	67,500.00	67,500.00
12/01/2033	160,000.00	5.000%	67,500.00	227,500.00
06/01/2034	-	-	63,500.00	63,500.00
12/01/2034	170,000.00	5.000%	63,500.00	233,500.00
06/01/2035	-	-	59,250.00	59,250.00
12/01/2035	180,000.00	5.000%	59,250.00	239,250.00
06/01/2036	-	-	54,750.00	54,750.00
12/01/2036	190,000.00	5.000%	54,750.00	244,750.00
06/01/2037	-	-	50,000.00	50,000.00
12/01/2037	195,000.00	5.000%	50,000.00	245,000.00
06/01/2038	-	-	45,125.00	45,125.00
12/01/2038	205,000.00	5.000%	45,125.00	250,125.00
06/01/2039	-	-	40,000.00	40,000.00
12/01/2039	220,000.00	5.000%	40,000.00	260,000.00
06/01/2040	-	-	34,500.00	34,500.00
12/01/2040	230,000.00	5.000%	34,500.00	264,500.00
06/01/2041	-	-	28,750.00	28,750.00
12/01/2041	240,000.00	5.000%	28,750.00	268,750.00
06/01/2042	-	-	22,750.00	22,750.00
12/01/2042	250,000.00	5.000%	22,750.00	272,750.00
06/01/2043	-	-	16,500.00	16,500.00
12/01/2043	265,000.00	4.000%	16,500.00	281,500.00
06/01/2044	-	-	11,200.00	11,200.00

Series 2025 Bonds (11.14. | SINGLE PURPOSE | 11/14/2024 | 3:59 PM

Preliminary, subject to change

\$3,800,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Debt Service Schedule

Part 2 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2044	275,000.00	4.000%	11,200.00	286,200.00
06/01/2045	-	-	5,700.00	5,700.00
12/01/2045	285,000.00	4.000%	5,700.00	290,700.00
Total	\$3,800,000.00	-	\$2,292,768.06	\$6,092,768.06

Yield Statistics

Bond Year Dollars	\$49,132.78
Average Life	12.930 Years
Average Coupon	4.6664735%
DV01	3,337.45
Net Interest Cost (NIC)	4.1449375%
True Interest Cost (TIC)	3.9942190%
Bond Yield for Arbitrage Purposes	3.7908506%
All Inclusive Cost (AIC)	4.3517797%

IRS Form 8038

Net Interest Cost	3.8477248%
Weighted Average Maturity	12.758 Years

Preliminary, subject to change

\$3,800,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Operation Of Project Construction Fund

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
01/29/2025	3,800,000.00	-	3,800,000.00	3,800,000.00	-
Total	\$3,800,000.00	-	\$3,800,000.00	\$3,800,000.00	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	3,800,000.00
Total Cost of Investments	\$3,800,000.00
Target Cost of Investments at bond yield	\$3,800,000.00
Yield to Receipt	-
Yield for Arbitrage Purposes	3.7908506%

Preliminary, subject to change

\$3,000,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

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Preliminary, subject to change

\$3,000,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Sources & Uses

Dated 01/29/2025 | Delivered 01/29/2025

Sources Of Funds

Par Amount of Bonds	\$3,000,000.00
Reoffering Premium	226,536.95
Total Sources	\$3,226,536.95

Uses Of Funds

Total Underwriter's Discount (0.800%)	24,000.00
Costs of Issuance	121,000.00
Gross Bond Insurance Premium (20.0 bp)	9,620.96
Deposit to Project Construction Fund	3,000,000.00
Deposit to Bond Retirement Fund	71,915.99
Total Uses	\$3,226,536.95

Preliminary, subject to change

\$3,000,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 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%	90,000.00	103.675%	-	-	-	93,307.50
12/01/2027	Serial Coupon	5.000%	2.900%	95,000.00	105.679%	-	-	-	100,395.05
12/01/2028	Serial Coupon	5.000%	2.920%	100,000.00	107.498%	-	-	-	107,498.00
12/01/2029	Serial Coupon	5.000%	2.990%	105,000.00	108.988%	-	-	-	114,437.40
12/01/2030	Serial Coupon	5.000%	3.060%	110,000.00	110.297%	-	-	-	121,326.70
12/01/2031	Serial Coupon	5.000%	3.130%	115,000.00	111.428%	-	-	-	128,142.20
12/01/2032	Serial Coupon	5.000%	3.220%	120,000.00	112.240%	-	-	-	134,688.00
12/01/2033	Serial Coupon	5.000%	3.270%	130,000.00	113.182%	-	-	-	147,136.60
12/01/2034	Serial Coupon	5.000%	3.340%	135,000.00	113.818%	-	-	-	153,654.30
12/01/2035	Serial Coupon	5.000%	3.400%	140,000.00	113.280%	c 3.515%	12/01/2034	100.000%	158,592.00
12/01/2036	Serial Coupon	5.000%	3.460%	150,000.00	112.745%	c 3.663%	12/01/2034	100.000%	169,117.50
12/01/2037	Serial Coupon	5.000%	3.500%	155,000.00	112.390%	c 3.773%	12/01/2034	100.000%	174,204.50
12/01/2038	Serial Coupon	5.000%	3.540%	165,000.00	112.036%	c 3.868%	12/01/2034	100.000%	184,859.40
12/01/2039	Serial Coupon	5.000%	3.580%	170,000.00	111.683%	c 3.951%	12/01/2034	100.000%	189,861.10
12/01/2042	Term 1 Coupon	5.000%	3.900%	570,000.00	108.911%	c 4.280%	12/01/2034	100.000%	620,792.70
12/01/2045	Term 2 Coupon	4.000%	4.240%	650,000.00	96.696%	-	-	-	628,524.00
Total	-	-	-	\$3,000,000.00	-	-	-	-	\$3,226,536.95

Bid Information

Par Amount of Bonds	\$3,000,000.00
Reoffering Premium or (Discount)	226,536.95
Gross Production	\$3,226,536.95
Total Underwriter's Discount (0.800%)	\$(24,000.00)
Bid (106.751%)	3,202,536.95
Total Purchase Price	\$3,202,536.95
Bond Year Dollars	\$38,791.67
Average Life	12.931 Years
Average Coupon	4.6671894%
Net Interest Cost (NIC)	4.1450748%
True Interest Cost (TIC)	3.9941294%

Preliminary, subject to change

\$3,000,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2025	-	-	120,380.56	120,380.56
12/01/2026	90,000.00	5.000%	143,500.00	233,500.00
12/01/2027	95,000.00	5.000%	139,000.00	234,000.00
12/01/2028	100,000.00	5.000%	134,250.00	234,250.00
12/01/2029	105,000.00	5.000%	129,250.00	234,250.00
12/01/2030	110,000.00	5.000%	124,000.00	234,000.00
12/01/2031	115,000.00	5.000%	118,500.00	233,500.00
12/01/2032	120,000.00	5.000%	112,750.00	232,750.00
12/01/2033	130,000.00	5.000%	106,750.00	236,750.00
12/01/2034	135,000.00	5.000%	100,250.00	235,250.00
12/01/2035	140,000.00	5.000%	93,500.00	233,500.00
12/01/2036	150,000.00	5.000%	86,500.00	236,500.00
12/01/2037	155,000.00	5.000%	79,000.00	234,000.00
12/01/2038	165,000.00	5.000%	71,250.00	236,250.00
12/01/2039	170,000.00	5.000%	63,000.00	233,000.00
12/01/2040	180,000.00	5.000%	54,500.00	234,500.00
12/01/2041	190,000.00	5.000%	45,500.00	235,500.00
12/01/2042	200,000.00	5.000%	36,000.00	236,000.00
12/01/2043	210,000.00	4.000%	26,000.00	236,000.00
12/01/2044	215,000.00	4.000%	17,600.00	232,600.00
12/01/2045	225,000.00	4.000%	9,000.00	234,000.00
Total	\$3,000,000.00	-	\$1,810,480.56	\$4,810,480.56

Yield Statistics

Bond Year Dollars	\$38,791.67
Average Life	12.931 Years
Average Coupon	4.6671894%
DV01	2,634.75
Net Interest Cost (NIC)	4.1450748%
True Interest Cost (TIC)	3.9941294%
Bond Yield for Arbitrage Purposes	3.7905102%
All Inclusive Cost (AIC)	4.4408723%

IRS Form 8038

Net Interest Cost	3.8474975%
Weighted Average Maturity	12.759 Years

Series 2025 Bonds (11.14. | SINGLE PURPOSE | 11/14/2024 | 11:22 AM

Preliminary, subject to change

\$3,000,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
06/01/2025	-	-	48,630.56	48,630.56
12/01/2025	-	-	71,750.00	71,750.00
06/01/2026	-	-	71,750.00	71,750.00
12/01/2026	90,000.00	5.000%	71,750.00	161,750.00
06/01/2027	-	-	69,500.00	69,500.00
12/01/2027	95,000.00	5.000%	69,500.00	164,500.00
06/01/2028	-	-	67,125.00	67,125.00
12/01/2028	100,000.00	5.000%	67,125.00	167,125.00
06/01/2029	-	-	64,625.00	64,625.00
12/01/2029	105,000.00	5.000%	64,625.00	169,625.00
06/01/2030	-	-	62,000.00	62,000.00
12/01/2030	110,000.00	5.000%	62,000.00	172,000.00
06/01/2031	-	-	59,250.00	59,250.00
12/01/2031	115,000.00	5.000%	59,250.00	174,250.00
06/01/2032	-	-	56,375.00	56,375.00
12/01/2032	120,000.00	5.000%	56,375.00	176,375.00
06/01/2033	-	-	53,375.00	53,375.00
12/01/2033	130,000.00	5.000%	53,375.00	183,375.00
06/01/2034	-	-	50,125.00	50,125.00
12/01/2034	135,000.00	5.000%	50,125.00	185,125.00
06/01/2035	-	-	46,750.00	46,750.00
12/01/2035	140,000.00	5.000%	46,750.00	186,750.00
06/01/2036	-	-	43,250.00	43,250.00
12/01/2036	150,000.00	5.000%	43,250.00	193,250.00
06/01/2037	-	-	39,500.00	39,500.00
12/01/2037	155,000.00	5.000%	39,500.00	194,500.00
06/01/2038	-	-	35,625.00	35,625.00
12/01/2038	165,000.00	5.000%	35,625.00	200,625.00
06/01/2039	-	-	31,500.00	31,500.00
12/01/2039	170,000.00	5.000%	31,500.00	201,500.00
06/01/2040	-	-	27,250.00	27,250.00
12/01/2040	180,000.00	5.000%	27,250.00	207,250.00
06/01/2041	-	-	22,750.00	22,750.00
12/01/2041	190,000.00	5.000%	22,750.00	212,750.00
06/01/2042	-	-	18,000.00	18,000.00
12/01/2042	200,000.00	5.000%	18,000.00	218,000.00
06/01/2043	-	-	13,000.00	13,000.00
12/01/2043	210,000.00	4.000%	13,000.00	223,000.00
06/01/2044	-	-	8,800.00	8,800.00

Series 2025 Bonds (11.14. | SINGLE PURPOSE | 11/14/2024 | 11:22 AM

Preliminary, subject to change

\$3,000,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Debt Service Schedule

Part 2 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2044	215,000.00	4.000%	8,800.00	223,800.00
06/01/2045	-	-	4,500.00	4,500.00
12/01/2045	225,000.00	4.000%	4,500.00	229,500.00
Total	\$3,000,000.00	-	\$1,810,480.56	\$4,810,480.56

Yield Statistics

Bond Year Dollars	\$38,791.67
Average Life	12.931 Years
Average Coupon	4.6671894%
DV01	2,634.75
Net Interest Cost (NIC)	4.1450748%
True Interest Cost (TIC)	3.9941294%
Bond Yield for Arbitrage Purposes	3.7905102%
All Inclusive Cost (AIC)	4.4408723%

IRS Form 8038

Net Interest Cost	3.8474975%
Weighted Average Maturity	12.759 Years

Preliminary, subject to change

\$3,000,000

The City of Piqua, Ohio

Capital Improvement Bonds, Series 2025

Dated January 29, 2025

Operation Of Project Construction Fund

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
01/29/2025	3,000,000.00	-	3,000,000.00	3,000,000.00	-
Total	\$3,000,000.00	-	\$3,000,000.00	\$3,000,000.00	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	3,000,000.00
Total Cost of Investments	\$3,000,000.00
Target Cost of Investments at bond yield	\$3,000,000.00
Yield to Receipt	-
Yield for Arbitrage Purposes	3.7905102%

City of

PIQUA

COMMISSION AGENDA

STAFF REPORT

K.3.

MEETING DATE	December 3, 2024	
REPORT TITLE	<u>Ordinance No. O-22-24 (2nd Reading)</u> 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	None	

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

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: 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: _____

ATTEST: _____
CLERK OF COMMISSION

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

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

City of

PIQUA

COMMISSION AGENDA

STAFF REPORT

K.4.

MEETING DATE	December 3, 2024		
REPORT TITLE	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		
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	None		

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**

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: _____

ATTEST: _____
CLERK OF COMMISSION

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

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

**Commission Agenda
Staff Report**

MEETING DATE	November 19, 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 0-18-24; 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: _____

ATTEST: _____
CLERK OF THE COMMISSION

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

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

City of

PIQUA

COMMISSION AGENDA

STAFF REPORT

K.6.

MEETING DATE	December 3, 2024
REPORT TITLE	<u>Ordinance No. O-25-24 - Amended (2nd Reading)</u> 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 \$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 \$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 \$1,703,103 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 \$1,793,434 is to transfer the proceeds received from the Port Authority discussed above in section 34 to the debt service

	fund. Included in the transfer is \$53,434 of excess proceeds from the 2023 bond issuance that were not needed for the Scott Drive project. Those funds will be used for debt service. 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 IMPACT (Project costs and funding sources)	Appropriations \$:	\$5,011,775 net increase to the budget
	Source of Funds:	Various funds
	Narrative:	
ATTACHMENTS	None	

ORDINANCE NO. O-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		\$112,460
Allocated Expenses	(\$20,430)		(\$20,430)
TOTAL	\$339,539	\$0	\$339,539
<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		\$460,770
TOTAL	\$522,786	\$0	\$522,786
<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	(\$417,680)	\$8,653,204
 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)			
009 Fire Department			
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
014 Police Department			
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	\$175,985		\$175,985
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	\$1,703,103	\$1,849,260
TOTAL	\$146,157	\$1,703,103	\$1,849,260
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	\$1,793,434	\$1,793,434
TOTAL	\$602,152	\$1,636,430	\$2,238,582
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

SEC. 42: That there be appropriated from the INFORMATION TECHNOLOGY FUND (408)

	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET
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 her 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.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by _____
seconded by _____ and on roll call the following vote ensued:

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

Commission Agenda Staff Report

MEETING DATE	November 19, 2024		
REPORT TITLE	An ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025		
SUBMITTED BY	Name & Title: Jerald O'Brien, Finance Director Department: Finance		
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution ☐ Regular
APPROVALS/REVIEWS	☒ City Manager		☒ Finance Director
	☐ Asst. City Manager		☐ Law Director
	☐ Department Director		☐ Other:
BACKGROUND	We are required to present and pass the 2025 Annual Budget by the end of the year. This is the first Reading of this ordinance with the Commission reviewing the Department Budgets on 11/26/2024.		
BUDGETING AND FINANCIAL IMPACT	Appropriations \$:	\$126,343,105 including transfers \$ 100,041,026 net of transfers	
	Source of Funds:	Various	
	Narrative		
OPTIONS	1.	Approve Ordinance No. O-26-24 accepting the Ordinance to make Appropriations for the City of Piqua for the year 2024.	
	2.	Approve Ordinance No. O-26-24 accepting the Ordinance to make Appropriations for the City of Piqua for the year 2024 with changes being made to the amounts requested.	
PROJECT TIMELINE	January 1, 2025		
STAFF RECOMMENDATION	We are requesting approval of Ordinance No. O-26-24 accepting the ordinance to make appropriations for the City of Piqua for the year 2025.		
REASON FOR SELECTING CONSULTANT/COMPANY	N/A		
ATTACHMENTS			

City of

PIQUA

COMMISSION AGENDA

STAFF REPORT

L.1.

MEETING DATE	December 3, 2024	
REPORT TITLE	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	
SUBMITTED BY	Frank Patrizio, Director Law	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Application received 11/15/2024 from Ohio Division of Liquor Control.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Narrative:	Deadline to respond is 12/16/2024
ATTACHMENTS	1. OH Div. of Liquor Control - Olive Garden	

Resolution No. R-130-24

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

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

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

WHEREAS, the Piqua City Commission has received from the Ohio Division of Liquor Control an application for a liquor permit from Olive Garden Holdings LLC., 904 Scott Drive, Piqua, OH 45356

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

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

SEC. 2: The legislative notice will be sent by the Clerk of Commission to the Ohio Division of Liquor Control no later than December 16, 2024.

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


KRIS LEE, MAYOR

PASSED: 12-3-24

ATTEST: Diana Tauplin
CLERK OF COMMISSION

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

Mayor Kris Lee yah
Commissioner Jim Vetter yah

Approved with amendment to Street reference. Should be Scott Drive.

Diana Tauplin

Commissioner Paul Simmons
Commissioner Thomas Hohman
Commissioner Frank DeBrosse

yah
yah
yah

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD
P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005

NOTICE TO LEGISLATIVE AUTHORITY

65362180010 PERMIT NUMBER		NEW TYPE	TO OLIVE GARDEN HOLDINGS LLC DBA THE OLIVE GARDEN ITALIAN RESTAURANT 6525 904 SCOTT DR PIQUA, OH, 45356
ISSUE DATE			
09/05/2024 FILING DATE			
D51 PERMIT CLASSES			
55 TAX DISTRICT	077	E031804 RECEIPT NO.	

FROM 11/15/2024

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



MAILED 11/15/24

RESPONSES MUST BE POSTMARKED NO LATER THAN.

12/16/24

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES NEW 6536218-0010
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING. ☐

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

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

(Signature)

(Title) ☐ Clerk of County Commissioner
☐ Clerk of City Council
☐ Township Trustee

(Date)

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

TO
CS RB
FP
11/17

Diana Tamplin

From: Chris Schmiesing
Sent: Wednesday, November 20, 2024 10:43 AM
To: Diana Tamplin; Rick Byron; Frank Patrizio
Cc: Melissa Kinney
Subject: RE: Liquor Permit

No objection from Economic Development.

Chris

-----Original Message-----

From: Diana Tamplin <dtamplin@piquaoh.gov>
Sent: Tuesday, November 19, 2024 2:40 PM
To: Chris Schmiesing <cschmiesing@piquaoh.gov>; Rick Byron <rbyron@piquaoh.gov>; Frank Patrizio <fpatrizio@piquaoh.gov>
Cc: Melissa Kinney <mkinney@piquaoh.gov>
Subject: Liquor Permit

Please respond asap as this will go on the next agenda. (Prepared next week - Dec 3rd meeting)

D

-----Original Message-----

From: No_Reply@piquaoh.gov <No_Reply@piquaoh.gov>
Sent: Tuesday, November 19, 2024 2:39 PM
To: Diana Tamplin <dtamplin@piquaoh.gov>
Subject: Message from "RNP002673CAA57B"

This E-mail was sent from "RNP002673CAA57B" (MP C4504).

Scan Date: 11.19.2024 14:39:24 (-0500)
Queries to: No_Reply@piquaoh.gov

Diana Tamplin

From: Rick Byron
Sent: Tuesday, November 19, 2024 3:12 PM
To: Diana Tamplin; Chris Schmiesing; Frank Patrizio
Cc: Melissa Kinney
Subject: RE: Liquor Permit

The police department does not have any objections.

Rick Byron, CLEE
Safety Services Director/Chief of Police City of Piqua/Piqua Police Department
937.778.2027 | www.piquaoh.gov

-----Original Message-----

From: Diana Tamplin <dtamplin@piquaoh.gov>
Sent: Tuesday, November 19, 2024 2:40 PM
To: Chris Schmiesing <cschmiesing@piquaoh.gov>; Rick Byron <rbyron@piquaoh.gov>; Frank Patrizio <fpatrizio@piquaoh.gov>
Cc: Melissa Kinney <mkinney@piquaoh.gov>
Subject: Liquor Permit

Please respond asap as this will go on the next agenda. (Prepared next week - Dec 3rd meeting)

D

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Sent: Tuesday, November 19, 2024 2:39 PM
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This E-mail was sent from "RNP002673CAA57B" (MP C4504).

Scan Date: 11.19.2024 14:39:24 (-0500)
Queries to: No_Reply@piquaoh.gov

City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.2.

MEETING DATE	December 3, 2024
REPORT TITLE	<u>Resolution No. R-131-24</u> 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.
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Resolution
BACKGROUND	Budget/Financial Impact (Project Costs and funding sources) Immediate Revenue Impact: • Rezoning from CX to S-RM will significantly hinder potential commercial developments that typically generate higher tax revenues through business activity, retails sales taxes, and commercial property taxes. This would represent a potential reduction in the projected revenue base. • Changing to S-RM could lead to increased residential property tax revenue once the duplexes are constructed. However, the revenue may be lower compared to a fully utilized commercial property. • The City would gain revenue from construction-related fees, permits, and potential utility connections associated with building duplexes. Long-Term Economic Considerations: • Introducing duplex units can attract new residents, potentially increasing spending within the local economy and supporting local businesses. • Residential development may increase the City's obligations for public services, such as road maintenance, utilities, fire, police and other community services. • Rezoning and subsequent residential development can reduce blight and vacancy, potentially enhancing

	surrounding property values and fostering neighborhood stability. Estimated Project Cost: \$1,000,000.00 (est) <u>Project Timeline</u> Start: January 2025 End: December 2030 <u>Staff Recommendation</u> Staff recommends approval of the rezoning request from Commercial Mixed Use (CX) to Suburban Residential Multi-Unit (S-RM), with careful consideration given to the proposed development of relatively small-sized senior apartments (approximately 600 SF duplexes). While the unit size is modest, there is a demonstrated demand for additional residential units in the community, particularly for multi-unit housing options catering to diverse demographics, including seniors. The proposed rezoning aligns with the City's broader goals of providing diverse housing options and meeting the needs of residents seeking more affordable or appropriately-sized living arrangements. Additionally, this new zoning would be contiguous to other S-RM zoned properties located south of the parcel, providing a cohesive and compatible transition from mixed density housing to commercial use, enhancing the overall character and connectivity of the area.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Reso. R-131-24 PACKET	

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.

WHEREAS, the Planning Commission has studied the proposed amendment to the Zoning Map to change the zoning designation of parcel N44-076549 from CX - Corridor Mixed-Use to S-RM Suburban Residential Multi-Unit; and

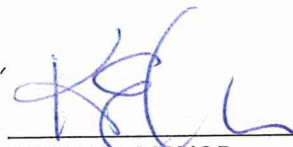
WHEREAS, the Planning Commission has conducted a public hearing and provided a resolution for consideration by the Piqua City Commission; and

WHEREAS, the Planning Commission voted three (3) aye, and two (2) abstained in recommending approval of PC 25-24, a Zoning Map Amendment; and

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

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

- SEC. 1: The Zoning Map Amendment reflected in Exhibit A, which includes parcel N44-076549 is hereby approved
- SEC. 2: The City Planner shall reflect the changes in Exhibit A in the Official City of Piqua Zoning Map.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 12/3/24

ATTEST: Diana L Temple
CLERK OF COMMISSION

Comm Hohman

Comm Simmons

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

RESOLUTION No. PC 25-24

WHEREAS, the Planning Commission of Piqua has considered a request to rezone the parcel N44-076549 from Commercial Mixed Use (CX) to Suburban Residential Multi-Unit (S-RM) zoning, as presented by the applicant; and

WHEREAS, the subject parcel has remained vacant and undeveloped, and the proposed rezoning would facilitate the construction of duplex units, addressing a documented need for additional residential units, particularly for senior housing in the community; and

WHEREAS, the proposed S-RM zoning would be contiguous to similarly zoned parcels, creating a cohesive transition between mixed density housing and commercial use, and contributing to the harmonious development of the surrounding area; and

WHEREAS, the proposed rezoning aligns with the City's broader goals to provide diverse and affordable housing options, meeting the needs of various demographics and enhancing the overall housing inventory; and

WHEREAS, the Planning Commission has reviewed the proposal, heard public input, and determined that the rezoning is consistent with the City's Comprehensive Plan, zoning regulations, and community development goals;

NOW THEREFORE BE IT RESOLVED, board member E. Harvey hereby moves to recommend approval of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member T. Wright and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☒	☐	☐	☐
Mr. Eddie Harvey	☒	☐	☐	☐
Mr. Terry Wright	☒	☐	☐	☐
Mr. Adam Seas	☐	☐	☒	☐
Mr. Micah Underwood	☐	☐	☒	☐

ATTEST: E. A. Mink
Clerk of Commission

Bradley C. Bubp Chairperson

Date: 4/10/24

STAFF REPORT

Planning Commission

Date: November 18, 2024

Re: PC 25-24 – Zoning Designation Request – N44-076549

Applicant: Project Development Company

Owner: Michael Routson

Address: 300 Kienle Drive

Parcel #: N44-076549

Zoning: CX – Corridor Mixed Use

Request: The applicant requests a zoning designation change for Parcel #N44-076549 from "CX - Corridor Mixed Use" to "S-RM - Suburban Residential Multi-Unit." It is also their desire to replat as presented in the application.

Staff Comments and Recommendations:

Budget/Financial Impact (Project Costs and funding sources)

Immediate Revenue Impact:

- Rezoning from CX to S-RM will significantly hinder potential commercial developments that typically generate higher tax revenues through business activity, retail sales taxes, and commercial property taxes. This would represent a potential reduction in the projected revenue base.
- Changing to S-RM could lead to increased residential property tax revenue once the duplexes are constructed. However, the revenue may be lower compared to a fully utilized commercial property.
- The City would gain revenue from construction-related fees, permits, and potential utility connections associated with building duplexes.

Long-Term Economic Considerations:

- Introducing duplex units can attract new residents, potentially increasing spending within the local economy and supporting local businesses.
- Residential development may increase the City's obligations for public services, such as road maintenance, utilities, fire, police and other community services.
- Rezoning and subsequent residential development can reduce blight and vacancy, potentially enhancing surrounding property values and fostering neighborhood stability.

STAFF REPORT

Estimated Project Cost: \$1,000,000.00 (est)

Options (include deny / approval option)

Could also be considered to be rezoned to "S-RA Suburban Residential Attached", which is appropriate where no alleys are present and where walkability and increased housing variety is desired.

Project Timeline

Start: January 2025
End: December 2030

Staff Recommendation

Staff recommends approval of the rezoning request from Commercial Mixed Use (CX) to Suburban Residential Multi-Unit (S-RM), with careful consideration given to the proposed development of relatively small-sized senior apartments (approximately 600 SF duplexes).

While the unit size is modest, there is a demonstrated demand for additional residential units in the community, particularly for multi-unit housing options catering to diverse demographics, including seniors. The proposed rezoning aligns with the City's broader goals of providing diverse housing options and meeting the needs of residents seeking more affordable or appropriately-sized living arrangements. Additionally, this new zoning would be contiguous to other S-RM zoned properties located south of the parcel, providing a cohesive and compatible transition from mixed density housing to commercial use, enhancing the overall character and connectivity of the area.

However, staff recommends that the applicant provide additional information on unit design, amenities, and accessibility features to ensure the development offers suitable and attractive housing for the intended senior population. This due diligence will help maximize the positive impact of the project and ensure long-term community value.



Zoning Designation Request Application

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change;
 - \$150.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

☒ Application	☒ Lot Plan (Show existing and proposed zoning)	10-24-24 ☒ \$150 Fee Pd. \$75- (Cash or Check)
---	---	---

Paid \$75 check No 6050

Paid \$75 Check No 6053

APPLICANT INFORMATION	☒ Primary Contact	☒ Billing Contact
First Last Name: <i>Michael Routson</i>		
Contact Person First Last Name: <i>Same</i>		
Mailing Address: [REDACTED]		
[REDACTED]		
Type of legal interest held by applicant: <i>Deed Sole Proprietor</i>		
OWNER INFORMATION		
First Last Name: <i>Michael Routson</i>		
Mailing Address: [REDACTED]		
Phone Number: <i>Same</i>	Email: <i>Same</i>	

1

201 W Water St | Piqua, OH 45356 | Office | 937.778.2049



Zoning Designation Request
Application

LOCATION DETAILS

Street Address: 300 Kienle Dr.

Parcel ID Number: N44 076549
Lot 7693

Existing Zoning District: CX

Proposed Zoning District: S-RM-

PROJECT INFORMATION - Attach additional page(s) if necessary.

Briefly describe the reason for the requested zoning change:

Currently have A 4 unit on the property and wish to add six duplexes for senior housing.

ACKNOWLEDGMENT AND AUTHORIZATION

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

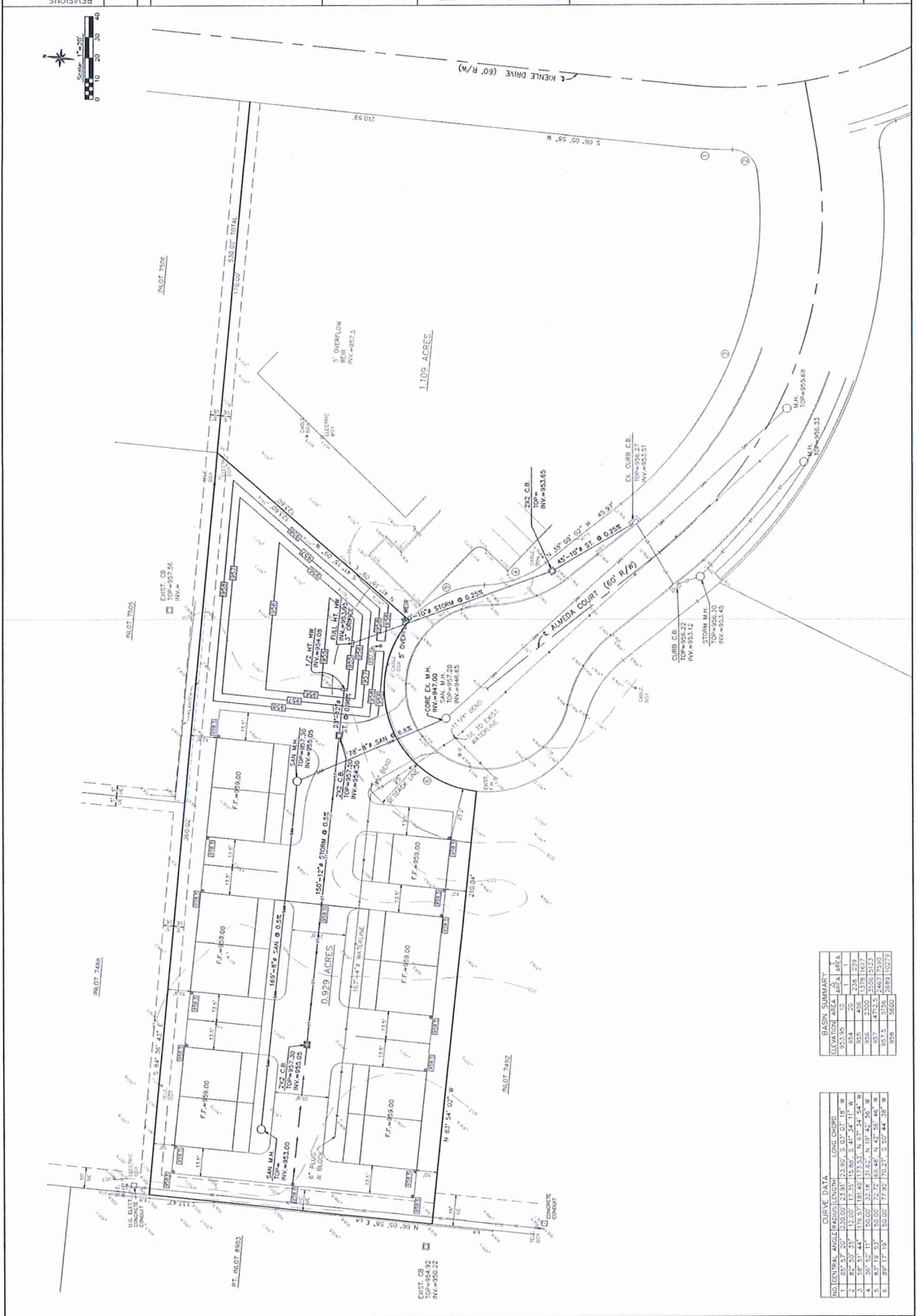
Applicant Name

Date

Applicant Signature

Title

Mr. Richard Rounson
2000 Shawmut Rd
Ft. Mill, SC 29506-9709

[illegible]

BASIN SUMMARY			
ELEVATION	AREA	Δ	AREA
953.95	10	1	1
954	20	238	239
955	456	1378	1617
956	2300	3506	5123
957	4712.5	2467	7590
957.5	5156	2689	10279
958	5600		

CURVE DATA		
CENTRAL ANGLE	RADIUS	LENGTH
1 05° 57' 20"	23.00	23.90, S 0.37° 18' W
2 88° 50' 35"	12.00	17.55, S 18° 34' 11" W
3 5° 21' 44"	176.57	181.40, T 73.53° S, 6.37° 34' W
4 36° 52' 11"	50.00	32.18, N 31.62° E, 10° 42' 56" W
5 83° 19' 53"	50.00	72.12, S 66.48° E, N 42° 56' 46" W
6 89° 17' 19"	50.00	77.92, S 50° 44' 38" W

Introducing.....

The Cottages

of Sandalwood.

A Community of discriminate seniors who desire independent living without the burden of home ownership.

Comprised of 6, one bedroom duplexes, no steps, handicap accessible, energy efficient all electric homes, equipped with all appliances including washer and dryer, on a landscaped lot with one tree, and cement driveway and 20'x12' patio. Annual leasing at \$24,000.00.



Pictured here is a right side of the duplex

PC 25-24

N 44-076549

Index

Cover introduction

Marketing Brochure

Project Drawing

Letter of Intent

Aerial View Construction Site

Explanation of HRA

Over View 6 Buildings

Front View

Floor Plans

Interior View

Heating and air conditioning

Slab Specifications

View driveway side

Back, side and roof view

Definitive Plan Breakdown

Calendar of events

Property Deed

Future Phase II

Back Cover Picture

Intention

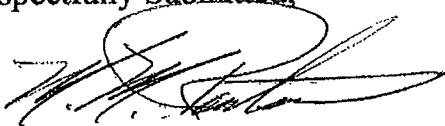
Subject Property: 300 Kienle Drive, Piqua, Ohio 45356

It is my intention..... to fulfill a need I see for senior housing in Miami County by bringing my property at 300 Kienle to it's highest and best use by building 6 modern farmhouse duplexes designed with the older person or handicapped in mind. One bedroom, one bath, open concept, with mud room for w/d, water heater, breaker box, closet and exit to driveway / patio. A safe, senior community conveniently located near shopping, Doctors, and easy access to I-75.

In my 50 year career I have owned and managed over 400 units and look forward to the completion of this project. I am the owner of Sandalwood Place and Sandalwood Extension. 62 units and a laundry facility.

My objective is to create 6 duplexes, (12 one bedroom Farm House design, apartment homes) over the next four years, on the property known as 300 Kienle Drive, Piqua, Ohio 45356 lot number # 7693.

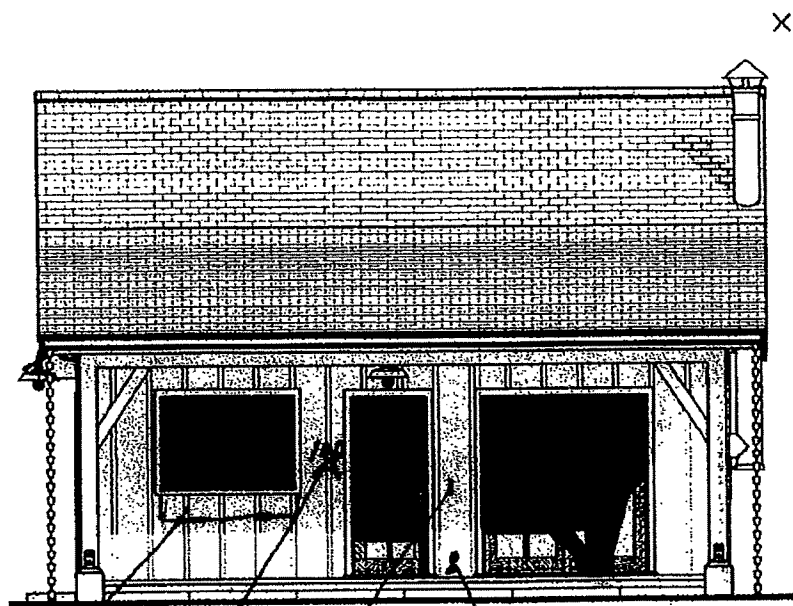
Respectfully Submitted,



M.M. Routso, 2980 Shawnee Trail, Piqua, Ohio 45356 937-778-0524



300 Kienle
Construction Site



Gallery Picture 3

4 of 9

Flower Box?
House Number
Door Bell
Outlet

+ E Q C

What is HRA?

Home Rental Association

H R A is an organization that makes and enforces rules and guidelines for a subdivision, planned community, or condominium building.

To maintain the aesthetics, property values, and overall quality of life within a community. They act as governing bodies, creating and enforcing rules and regulations that all residents must abide by.

H R A collect fees that cover the cost of amenities and services provided, such as landscaping, window washing, snow removal, mowing grass, weeding, instal light bulbs and smoke detector batteries, hang pictures and shelving, maintain all your appliances including toilet repairs, sink and drain issues, insect spraying, lost key service, garbage disposal maintenance, all electrical related problems, any heat or a/c problems.

HRA offers many benefits, such as amenities, maintenance, security, and many other things. Enforces rules to ensure that the entire community looks nice.

Fax

Lease and Rental Contract Apt. # _____
() Term

1. I / We hereby agree to lease the apartment located at _____

2. For a period of no less than _____ at a rent of \$ _____ per _____ (\$ _____ per year). Rent is due on or before the first of each period by check or money order. Cash will not be accepted and rent must be mailed to the landlord's address. Envelopes post marked after the 7th. Will be charged a 10% late fee and tenant agrees to pay this late fee without delay. Bad check charge is \$30.00. Eviction for non-payment begins on the 9th. No deductions may be made from the rent. This lease will continue on a month to month basis until renewed.

The tenant will pay the circled utilities: electric Water/sewer gas trash none.
You have contracted this apartment for the period of the lease, moving out does not relieve you of this obligation but would cause a breach of contract and legal action against you for the balance due. See an attorney if in doubt of your rights. 30 days written notice of intended vacancy is required, there is no proration of rent to the end of the month. Rent begins when you take the keys and rent is charged until the keys are returned to the landlord. Keys may not be mailed. No part of the premises may be sublet or occupied by anyone other than the people listed here.

Lessee _____ Guest _____

Policy permits only 2 people in a 1 bedroom apt. and criteria prohibits anyone with a criminal history. Lease does not permit any type business, yard sales, clothes line. No domestic fighting or open containers of alcohol. Proper attire is required shirts must be worn outside. You may be evicted if police are called to your unit. Landlord is not responsible for accidents incurred by tenant or guest, or loss or damage of personal property.

3. There may be no excessive noise, no illegal drugs, illegal activities or excessive traffic. No pets or the babysitting of pets. Guests may not bring pets. You may not put food outside for pets. Resident will keep all belongings inside the apartment and will not hang anything on the building or fence. No satellite dishes or antennas are allowed without the written consent of landlord. Only approved outdoor furniture will be allowed on the patio. Charcoal grills are prohibited and gas grills may not be operated within 10 to 12 feet of the building. Resident will practice good housekeeping and keep the premises free from garbage or trash. Landlord does not accept responsibility or liability for insect control. No tomato, sunflower or vegetable growing. Flowers are encouraged.

4. Any and all changes to apartment must be approved in writing by landlord and tenant will report any and all repairs immediately and will not attempt to repair themselves or allow anyone else. Tenant will report a faulty or defective smoke alarm to the landlord at once and will request a replacement battery when needed, and battery may never be removed from the detector.

5. There shall be no unlicensed or inoperative vehicles or parts stored or parked on the property. They will be towed at tenant expense. Auto repairs, maintenance, washing of vehicles is strictly prohibited, and you may never drive on the grass. No boats, trailers, RVs are allowed on the property. Private parking is \$30. month. Tenant is allowed _____ parking space.

6. Resident may not hang anything over the windows except curtains, shades, drapes or blinds that are white or beige backed as seen from the outside. Winter plastic and seasonal decorations must be confined to the inside of the window or entry door. Tenant may never remove the screens. Lost key service is \$20.00. Tenant may not change, or add door locks.

7. A refundable damage deposit of \$ _____ shall be paid herewith and any expenses to return this unit to "ready to rent condition" will be taken out of the deposit. There will be an \$87.00 outside maintenance fee deducted from all deposits. Your deposit may never be used for rent. The tenant will be liable for any damages not listed and attached to this contract. Allow 4 weeks for your refund check and statement. Violation of any of the terms in this contract may result in the loss of part or all of your deposit and possible legal action against you. See an attorney if you are in doubt of your rights. Normal cleaning and damage charges: missing or damaged screen \$100.00, broken window \$100.00, hole in wall or door \$100.00, carpet cleaning \$40 - \$90.00, appliance cleaning \$35.00 each, bathroom cleaning \$60.00, broken or missing light or fixture \$25.00, soiled, dirty, smoke-covered walls \$150.00, trash, furniture removal \$35.00, burns or torn carpet, or tile \$50.00, pro-rated/back rent, court cost as applicable.

8. I / We have heard this lease read, and understand and agree to comply with all the terms and conditions and promise to respect the rights of my neighbors.

Date _____

Tenant _____

_____, owner
Mail rent to:



Mr. Michael Routson
2980 Shawnee Trl.
Piqua, OH 45356

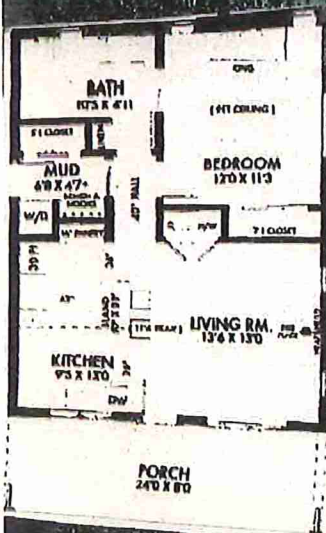
EMAIL: MRROUTSON@AOL.COM

The Cottages

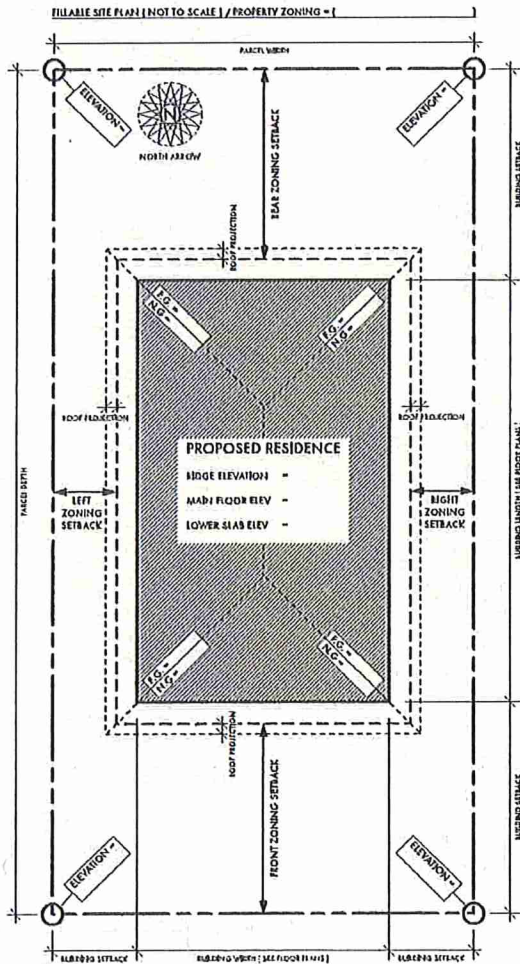
Of Sandalwood Place

Mom or Dad should not have to live in a noisy apartment when they could be renting their own home. 800 square feet of energy efficient, one level floor space, no steps! Handicap accessible, of course. One bath with walk in shower, very modern kitchen with all deluxe appliances.

Now Taking Applications for 2025 call 937-778-0524



34' x 36'



*** IMPORTANT - READ CAREFULLY BEFORE COMMENCING WORK ***

1. THE PROPOSER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE PROJECT. THE PROPOSER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE PROJECT.

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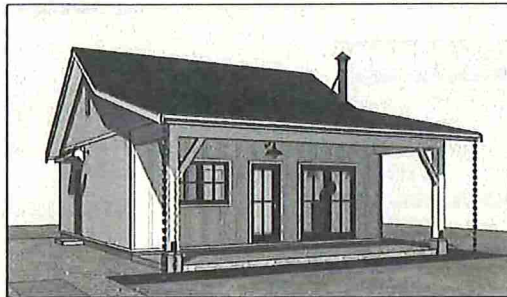
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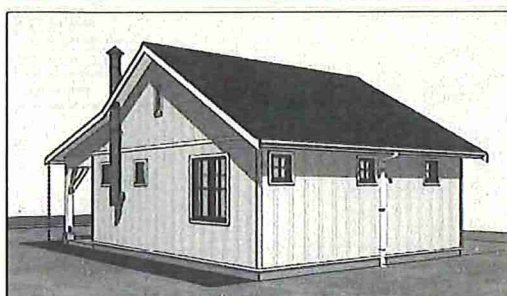
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PERMIT COPY

DATE: _____

BY: _____

FOR: _____

PROJECT: _____

LOCATION: _____

OWNER: _____

DESIGNER: _____

CONTRACTOR: _____

LIST OF DRAWINGS:

- A1 SITE PLAN, PERSPECTIVES & NOTES
- A2 FLOOR PLANS
- A3 BUILDING ELEVATIONS
- A4 BUILDING & WALL SECTIONS
- E1 ELECTRICAL LAYOUT

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

2. ALL FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE BOOK (IFC).

3. ALL ROOFS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ROOFING CODE BOOK (IRC).

4. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EXTERIOR WALL CODE BOOK (IEW).

5. ALL INTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INTERIOR WALL CODE BOOK (IIW).

6. ALL FLOORS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FLOORING CODE BOOK (IFC).

7. ALL CEILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CEILING CODE BOOK (IC).

8. ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STAIRS CODE BOOK (IS).

9. ALL PORCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PORCHES CODE BOOK (IP).

10. ALL DECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DECKS CODE BOOK (ID).

11. ALL PATIOS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PATIOS CODE BOOK (IP).

12. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DRIVEWAYS CODE BOOK (ID).

13. ALL GARAGES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GARAGES CODE BOOK (IG).

14. ALL ATTIC SPACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ATTIC SPACE CODE BOOK (IAS).

15. ALL BASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BASEMENTS CODE BOOK (IB).

16. ALL CRAWL SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CRAWL SPACES CODE BOOK (ICS).

17. ALL MECHANICAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL SYSTEMS CODE BOOK (IMS).

18. ALL ELECTRICAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL SYSTEMS CODE BOOK (IES).

19. ALL PLUMBING SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING SYSTEMS CODE BOOK (IPS).

20. ALL HEATING SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEATING SYSTEMS CODE BOOK (HS).

21. ALL COOLING SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COOLING SYSTEMS CODE BOOK (CS).

22. ALL VENTILATION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL VENTILATION SYSTEMS CODE BOOK (VS).

23. ALL INSULATION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INSULATION SYSTEMS CODE BOOK (IS).

24. ALL SOUND ATTENUATION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOUND ATTENUATION SYSTEMS CODE BOOK (SAS).

25. ALL FIRE PROTECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE PROTECTION SYSTEMS CODE BOOK (FPS).

26. ALL SECURITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SECURITY SYSTEMS CODE BOOK (SS).

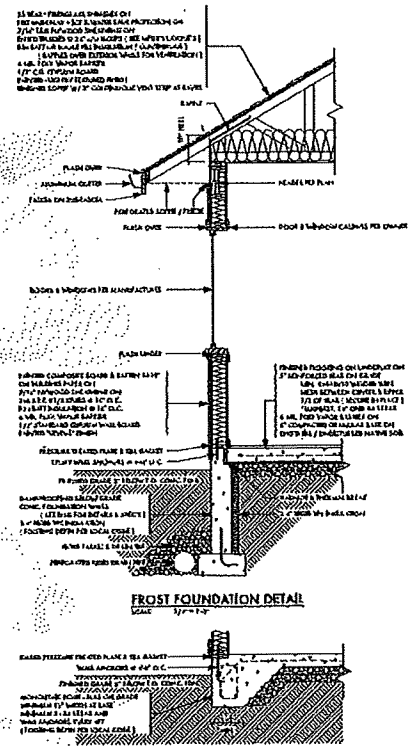
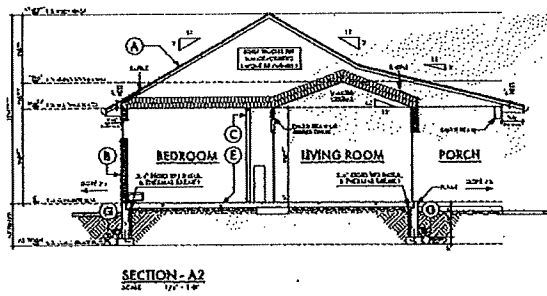
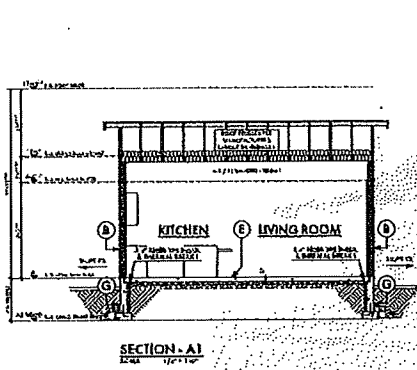
27. ALL ACCESSIBILITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY SYSTEMS CODE BOOK (AS).

28. ALL ENERGY EFFICIENCY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY SYSTEMS CODE BOOK (EES).

29. ALL SUSTAINABILITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABILITY SYSTEMS CODE BOOK (SS).

30. ALL OTHER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OTHER SYSTEMS CODE BOOK (OS).

Actual duplex plans are forthcoming.



MONOLITHIC S.O.G. DETAIL
SCALE: 1/2" = 1'-0"

- A. ROOF CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON ROOF
 - 2. 1/2" MIN. INSULATION ON ROOF
 - 3. 1/2" MIN. INSULATION ON ROOF
 - 4. 1/2" MIN. INSULATION ON ROOF
 - 5. 1/2" MIN. INSULATION ON ROOF
 - 6. 1/2" MIN. INSULATION ON ROOF
 - 7. 1/2" MIN. INSULATION ON ROOF
 - 8. 1/2" MIN. INSULATION ON ROOF
 - 9. 1/2" MIN. INSULATION ON ROOF
 - 10. 1/2" MIN. INSULATION ON ROOF
- B. EXTERIOR WALL CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 2. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 3. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 4. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 5. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 6. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 7. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 8. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 9. 1/2" MIN. INSULATION ON EXTERIOR WALL
 - 10. 1/2" MIN. INSULATION ON EXTERIOR WALL
- C. INTERIOR WALL CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 2. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 3. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 4. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 5. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 6. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 7. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 8. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 9. 1/2" MIN. INSULATION ON INTERIOR WALL
 - 10. 1/2" MIN. INSULATION ON INTERIOR WALL
- D. FLOOR CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON FLOOR
 - 2. 1/2" MIN. INSULATION ON FLOOR
 - 3. 1/2" MIN. INSULATION ON FLOOR
 - 4. 1/2" MIN. INSULATION ON FLOOR
 - 5. 1/2" MIN. INSULATION ON FLOOR
 - 6. 1/2" MIN. INSULATION ON FLOOR
 - 7. 1/2" MIN. INSULATION ON FLOOR
 - 8. 1/2" MIN. INSULATION ON FLOOR
 - 9. 1/2" MIN. INSULATION ON FLOOR
 - 10. 1/2" MIN. INSULATION ON FLOOR
- E. SLAB ON GRADE CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 2. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 3. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 4. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 5. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 6. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 7. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 8. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 9. 1/2" MIN. INSULATION ON SLAB ON GRADE
 - 10. 1/2" MIN. INSULATION ON SLAB ON GRADE
- F. GARAGE FLOOR SLAB CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 2. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 3. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 4. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 5. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 6. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 7. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 8. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 9. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
 - 10. 1/2" MIN. INSULATION ON GARAGE FLOOR SLAB
- G. FOUNDATION WALL CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 2. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 3. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 4. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 5. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 6. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 7. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 8. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 9. 1/2" MIN. INSULATION ON FOUNDATION WALL
 - 10. 1/2" MIN. INSULATION ON FOUNDATION WALL
- H. PATIO CONSTRUCTION**
- 1. 1/2" MIN. INSULATION ON PATIO
 - 2. 1/2" MIN. INSULATION ON PATIO
 - 3. 1/2" MIN. INSULATION ON PATIO
 - 4. 1/2" MIN. INSULATION ON PATIO
 - 5. 1/2" MIN. INSULATION ON PATIO
 - 6. 1/2" MIN. INSULATION ON PATIO
 - 7. 1/2" MIN. INSULATION ON PATIO
 - 8. 1/2" MIN. INSULATION ON PATIO
 - 9. 1/2" MIN. INSULATION ON PATIO
 - 10. 1/2" MIN. INSULATION ON PATIO
- ALSO NOTE:**
- 1. 1/2" MIN. INSULATION ON ROOF
 - 2. 1/2" MIN. INSULATION ON ROOF
 - 3. 1/2" MIN. INSULATION ON ROOF
 - 4. 1/2" MIN. INSULATION ON ROOF
 - 5. 1/2" MIN. INSULATION ON ROOF
 - 6. 1/2" MIN. INSULATION ON ROOF
 - 7. 1/2" MIN. INSULATION ON ROOF
 - 8. 1/2" MIN. INSULATION ON ROOF
 - 9. 1/2" MIN. INSULATION ON ROOF
 - 10. 1/2" MIN. INSULATION ON ROOF

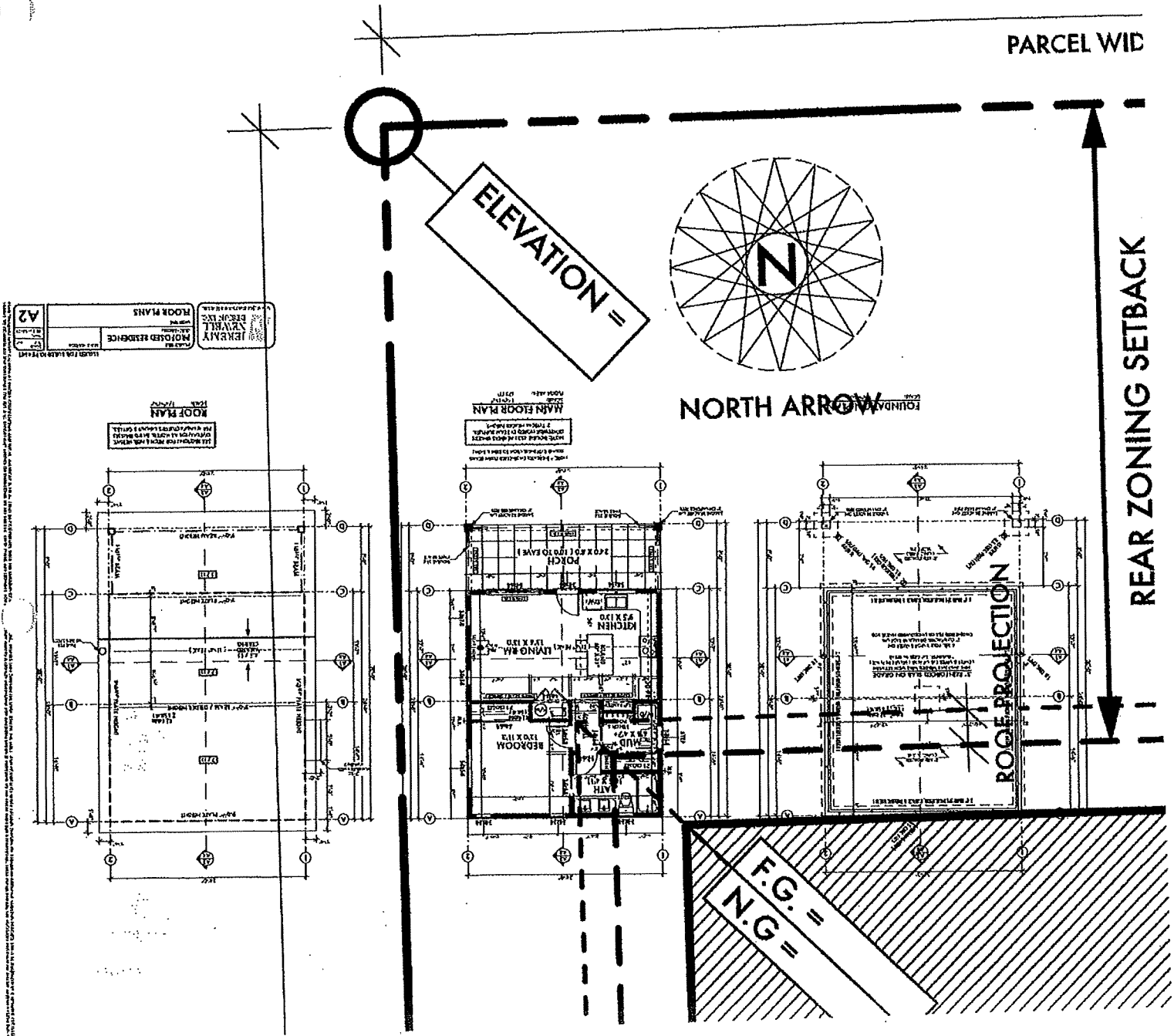
JEREMY NEWELL
ARCHITECT

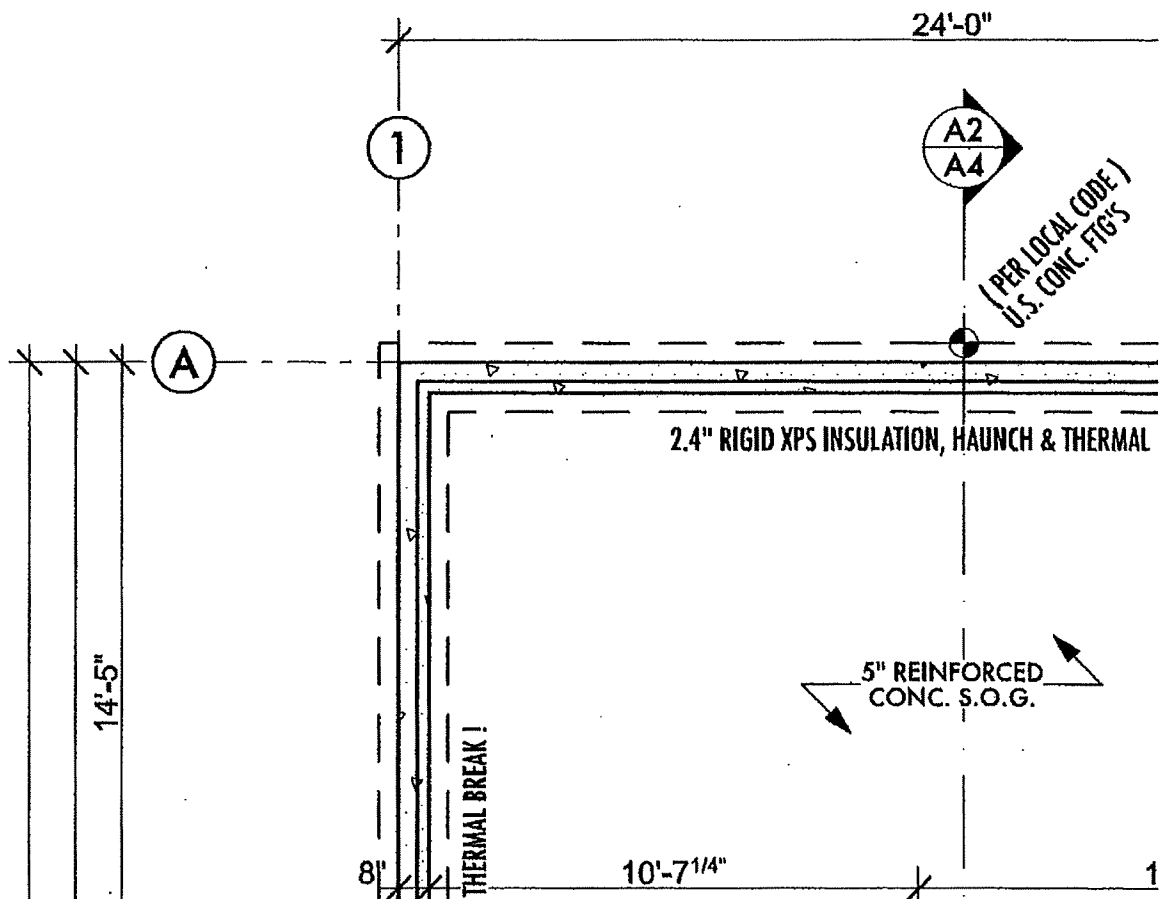
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100% RECYCLED PAPER

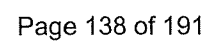
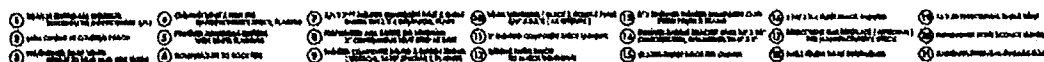
BUILDING & WALL SECTIONS

A4

FILLABLE SITE PLAN (NOT TO SCALE) / PROPERTY







Hand
Held
Sprayer



Non
Locking

Grab
Bar

Non
Solid
Faucet

Non-Slip

Tall Toilet

800 482 0464

672sq' Living Area

24' W X 28' Deep

Porch 8' X 24

15' Drive Way

Patio Slab 12 X 15

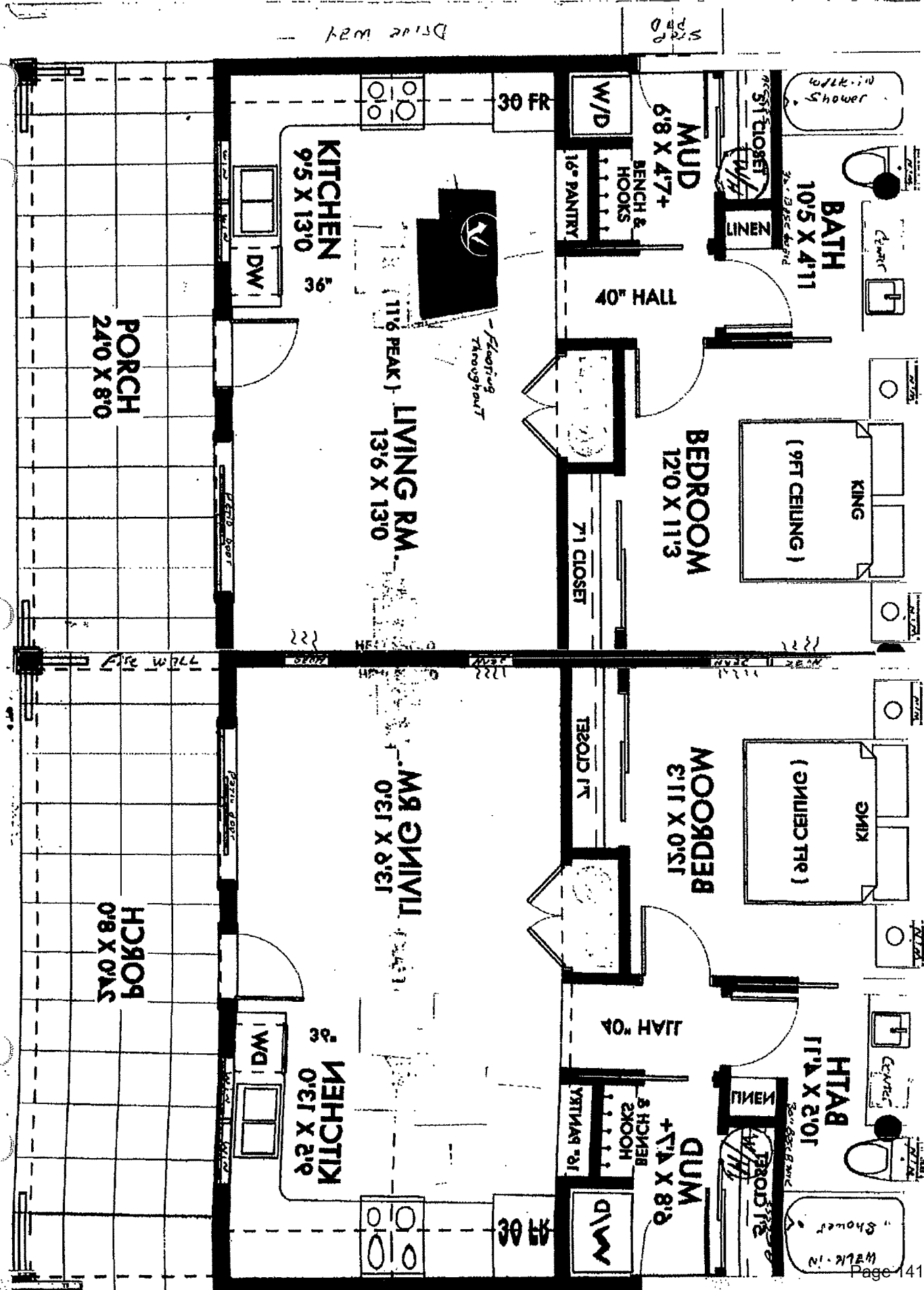
House Plan 42920

24' W X 28' Deep - 672sq' Living Area



Gallery Picture 5

6 of 9

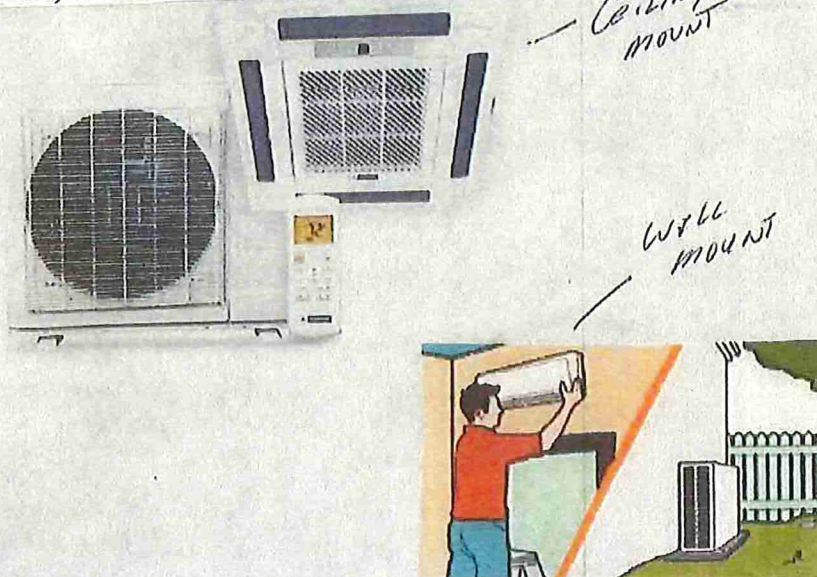


Blueridge mini-splits are a high quality, energy efficient and inexpensive option for cooling and heating many types of spaces without ductwork. Blueridge mini-splits compare favorably to well-known brands at a fraction of the price. They have the highest online product ratings of all mini-split brands. Their affordability, ease of installation, and high quality make them a favorite among contractors and homeowners.

This is the system I intend to use at the Cottages.

Google mini-split for more info

It's a better way to heat and cool any space without the need for ductwork. Includes an outdoor heat pump condenser and 1 to 5 indoor air handlers. It's inexpensive to own and operate, easier to install and whisper quiet.



**30,000 BTU (2.5 Ton) 21 SEER / 21 SEER2 - M3
SERIES - Two Zone Ductless Mini-Split Heat Pump
System w/ WIFI**

Baseboard heat in bathroom
& mudroom



Nova Concrete Construction LLC
 1268 East Ash St Ste 129
 Piqua, OH 45356
 (937) 418-5127
 Novaconcretesolutions@gmail.com
 www.novaconcreteconstruction.com

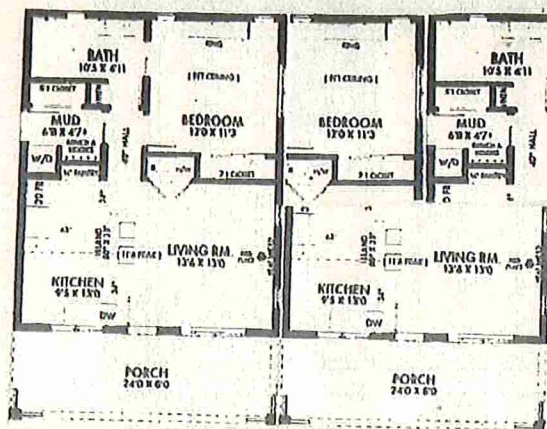
Estimate

To:
 Michael Routson

Project
Address:
 Alameda Project

Date of
Issue: 10/7/2024
Expiration
Date: 11/6/2024

Project Scope:						
Install a new 48' x 28' slab with a monolithic footer and a 8' x 48' porch pad						
Item	Description			Cost	Quantity	Unit Amount
Concrete Mix	Fiber reinforced 4500 psi			\$200.00	41	Yard \$ 8,200.00
Rebar	1/2" x 10'			\$ 7.50	35	Unit \$ 262.50
Gravel	411 stone			\$ 25.00	40	Ton \$ 1,000.00
Concrete Sealant	Diamond Clear low gloss			\$150.00	1	5 Gal \$ 150.00
Expansion Joint	Vinyl 1/2" x 4" x 5'			\$130.00	1	Bnd \$ 130.00
Wire Mesh				\$250.00	3	Sqft \$ 750.00
Vapor Barrier				\$140.00	2	Yard \$ 280.00
Trucking				\$300.00	9	Load \$ 2,700.00
Step Installation				\$200.00	0	Step \$ -
Equipment				\$150.00	8	Day \$ 1,200.00
Working Crew				\$600.00	8	Day \$ 4,800.00
Excavation / Demo	Site preparation			\$ 1.25	2336	Sqft \$ 2,920.00
Base Installation	Grade, Corrections and Compaction			\$ 1.25	2336	Sqft \$ 2,920.00
Clean and Seal Existing Concrete	Chem Cleaner	Pressure Wash	5 YR Sealer	\$ 0.99	0	Sqft \$ -
				Estimated Price		\$25,312.50
This estimate is an approximation and is not guaranteed. Sometimes when the existing driveway or other pads are removed we find that the ground underneath is too soft and is not suitable to install a new base on until it has been corrected, usually by removing area and filling with large stone. It is a rare occurrence but does happen. This may change final price						



Piqua

Senior Living **APARTMENTS**

• Clean • Quiet • Safe

Mike Routson

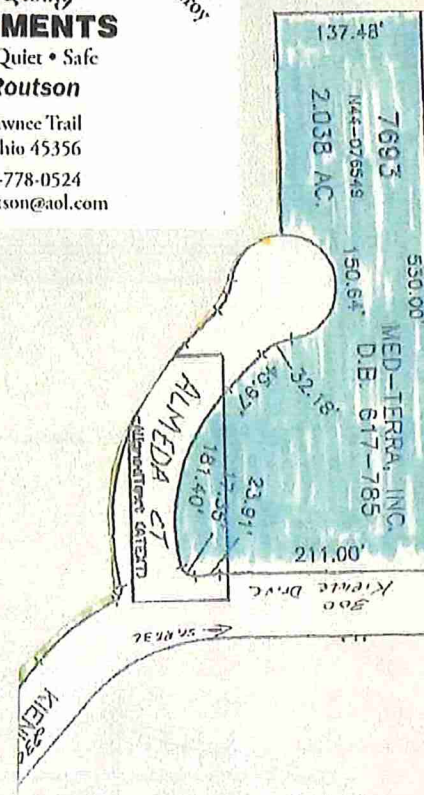
Mail 2980 Shawnee Trail

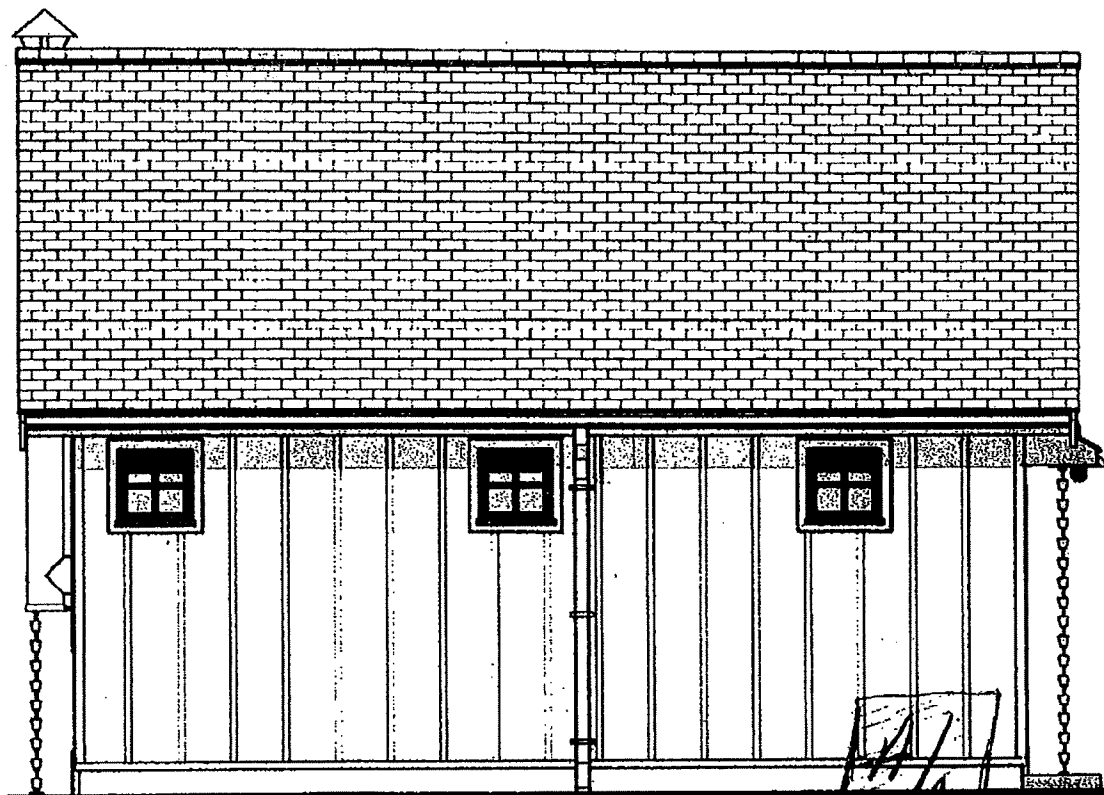
Rent To: Piqua, Ohio 45356

Call: 937-778-0524

Email: mroutson@aol.com

Troy



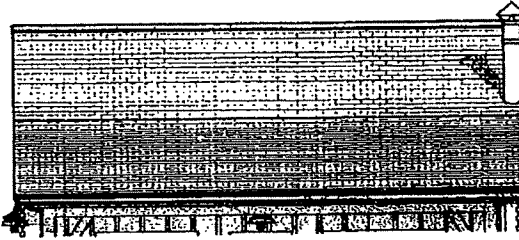
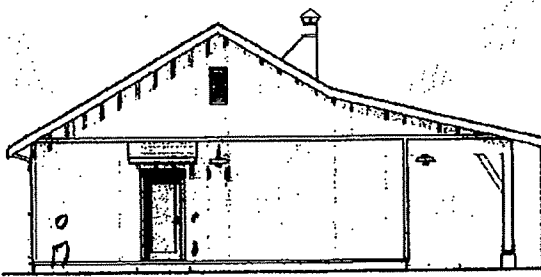
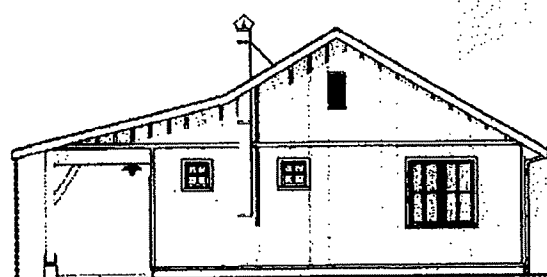


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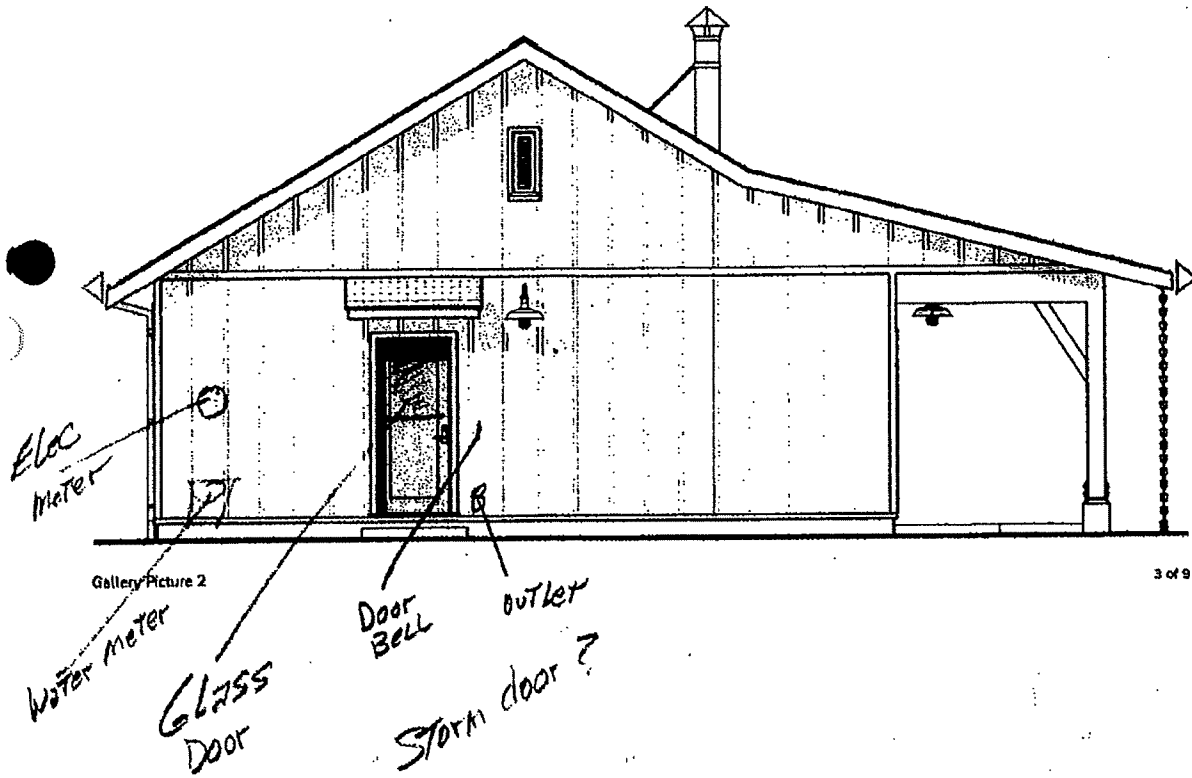
Rear Elevation

Photographs may show modified designs. Image quality may be compromised.

PHOTO GALLERY



+ R Q L

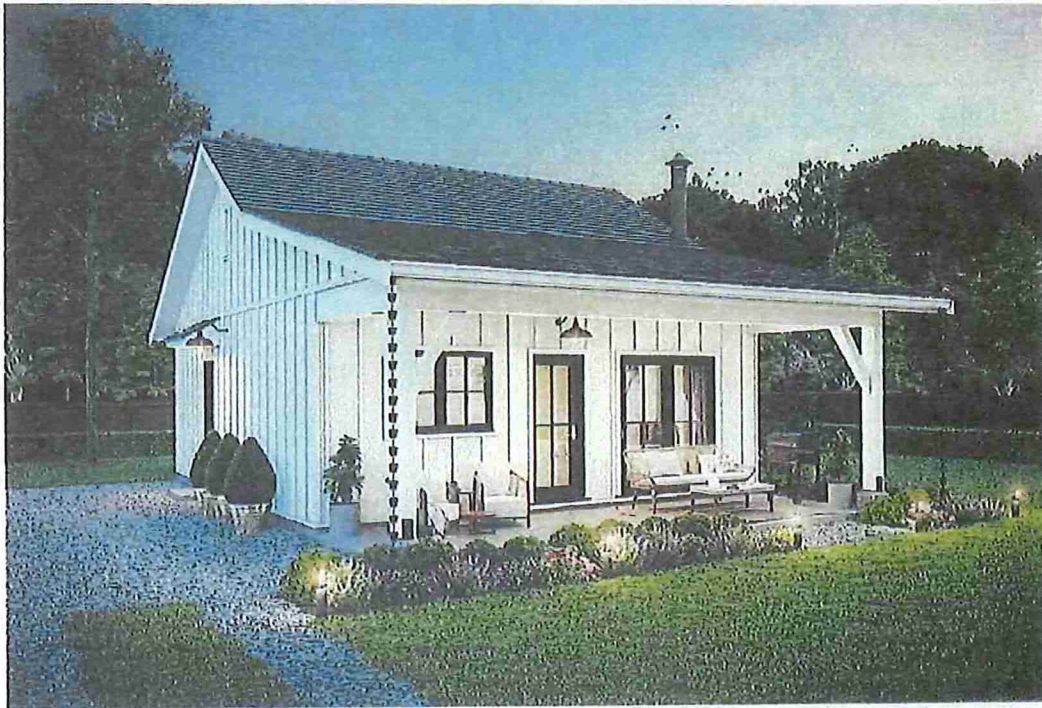


The Cottages

Of Sandalwood Place

Senior living for the discriminate single resident. Downsizing is much easier when you are moving into a beautiful, brand new one bedroom home. Over 800 square feet of energy efficient, one level, floor space, no steps! Handicap accessible, of course. One bath with walk in shower, most modern kitchen with all deluxe appliances.

Now Taking Applications for 2025 call 937-778-0524



**Start a new chapter in your life. \$1,595 per month plus HRA fee. Limited availability.
100 Almeda , Piqua, Ohio**

**Definitive Plans for 300 Kienle
Almeda Project.....M. Routson**

Excavation: The elevation excavating and retention area will be done by a Mr. Scott Black, 937-606-0169. According to the elevation plans submitted by Michael Cozatt, 937-339-2921, engineer.

Water and Sewer: I have contacted Browning Plumbing, 937-626-3997, to run the water and sewer lines and will later bring service to the meter on each unit and make connections according to Cozatt drawings. The resident will pay water, sewer and trash.

Electric: Temporary electric will be established by Steinke / Rossiter Electricians, 937-418-3657. 100 amp service has been recommended.

All permanent interior electric will be distributed by Steinke / Rossiter.

Foundation: Nova Concrete, Shay Morton, 937-418-5127, will do the site prep , footers, slab, patio, in conjunction with the plumbing placements by Browning.

Framing, Roofing; Miller Builders, 419-631-6907, are providing the labor and materials. Trusses 2 ft. On center, 5/8" plywood sheathing, felt paper 50 year shingles, blue.

Walls: 2x6 wall studs, house wrap, 50 year primed and painted white L.P. Smart paneling. Fire wall between units.

Landscaping: Matt Spencer, 937-477-5260, will provide initial and on-going landscaping and yard care. Each unit will have 5 boxwood bushes and one red maple tree on a grass lawn, with a mail box at the end of the drive way. Each unit will be lighted with outdoor lighting timed in sequence with a timer so they all come on and go off at the same time.

HVAC and Water Heater: Each unit will have a 40 gallon electric water heater and a mini-split air conditioner and heat system installed by Burkett's Heating and cooling, 937-937-773-8350

Miscellaneous:

Front porch: 28'x48' cement with 1" drop at slab.

16" O.C. Exterior/center wall studs

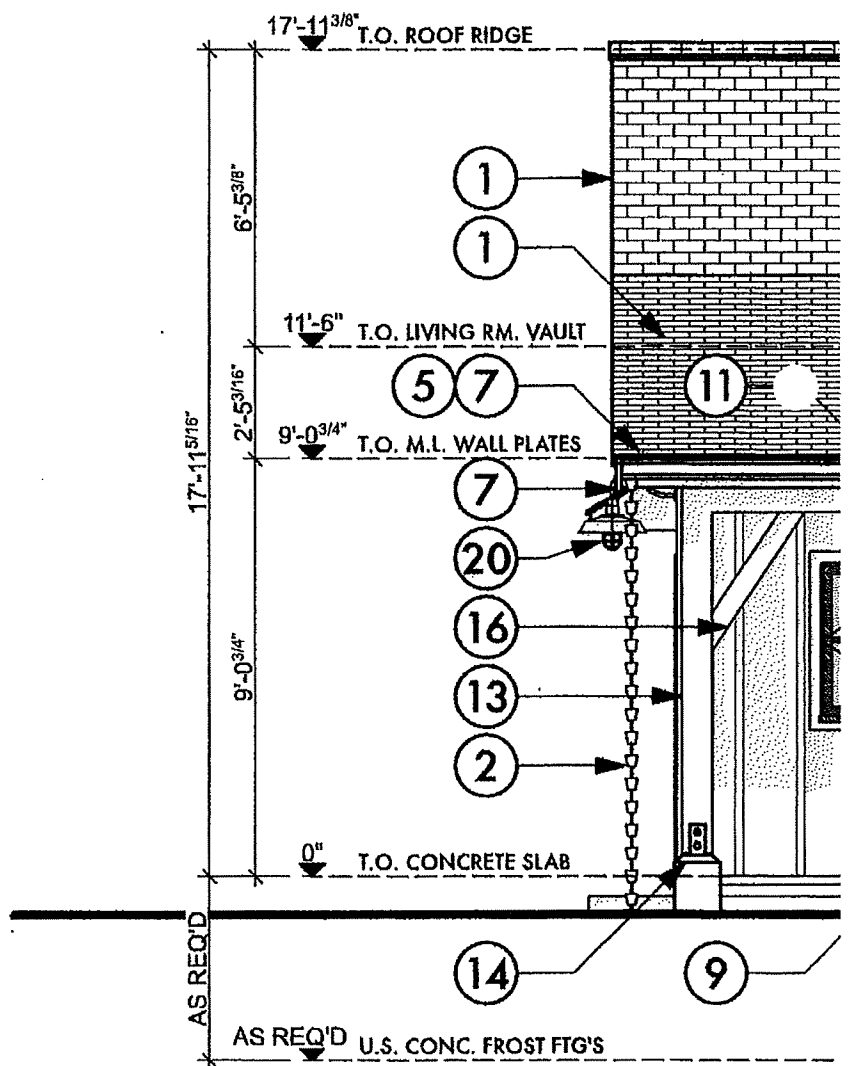
16" O.C. 2"x 4" interior wall studs

Five, 9' porch posts.

8 custom thermopane windows, 2 Patio doors, 4 entry doors

Anchor bolts and hurricane ties. Trusses secured to walls and walls secured to slab.

Building plan # 42920 Google search



FRC. J.
SCALE:

Building Schedule

2024 Zoning change approved

2025 Complete 1 duplex

Jan - March Permit & Site Prep

March Slab Poured

April Exterior Walls and roof

May - July Interior Finished

August Leased 1 side

Sept - Dec Interior finished & leased

2026 Complete 2 duplexes

2027 complete 2 duplexes

TRANSFERRED 504
In compliance with CRC 319.202
MATTHEW W. GEARHARDT, Miami Co. Auditor
Kelly R. Hegemier
2022
Total Fee: \$
CRC 319.54
CRC 322.02
Exempt ☒

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY JC DATE 8/2/2024

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
20240R-08427
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/22/2024 11:03:18 AM
REFERENCES 0
RECORDING FEE 42.00
PAGES 3

MIFFG BOX

QUIT CLAIM DEED - (Statutory Form - O.R.C. Section 5302.11)

KNOW ALL MEN BY THESE PRESENTS:

Alisha Ann Routson, married, grants to Michael M. Routson and Jean E. Routson, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 2980 Shawnee Trail, Piqua, OH 45356 the following real property:

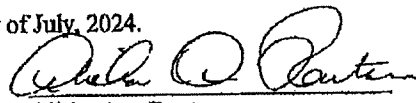
Situate in the State of Ohio, County of Miami, and City of Piqua, and bounded and described as follows:
Being Inlot number 7693 of the Eastview Subdivision, Section One as the same is shown in Plat Book 15, Page 3 which is a replat of part of Eastview Subdivision, Section One, as shown in Plat Book 13, Page 45, all of the Miami County Recorder's Office Records of Plats.

Parcel: N44-076549
Property Address: 300 Kienle, Piqua, OH 45356

SAVING AND EXCEPTING the taxes and assessments due and payable in June, 2024, and thereafter, all of which the grantees herein assume and agree to pay. The grantees also agree to accept the property subject to all easements, restrictions and covenants of record.

Prior Instrument Reference Volume 2022 OR- 12078 of the Official Records of the Recorder of Miami County, Ohio 2021OR-15862

Witness her hand this 15th day of July, 2024.


Alisha Ann Routson

STATE OF OHIO, COUNTY OF MIAMI, SS:

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, by Alisha Ann Routson, married, this 15th day of July, 2024.

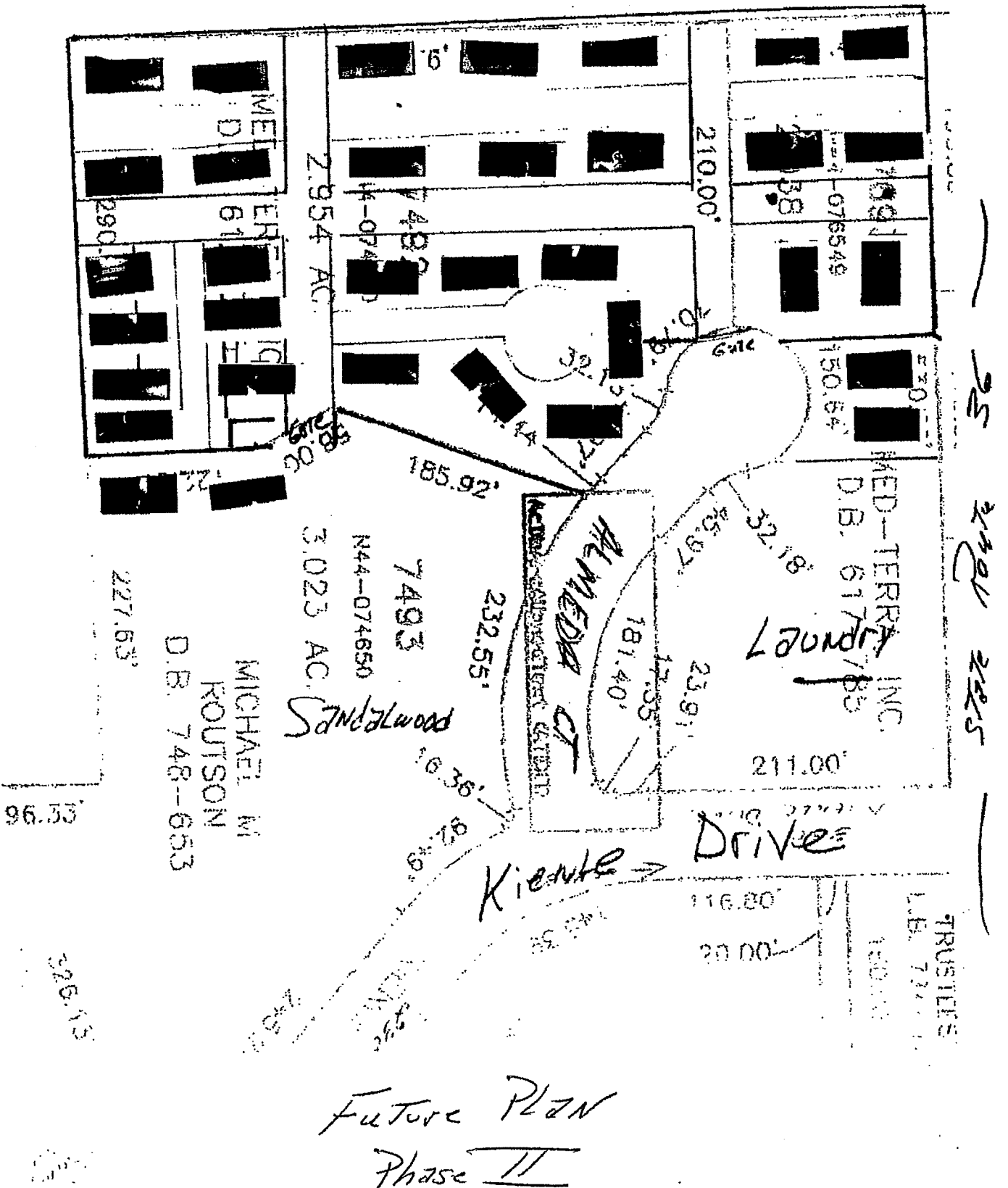


MICHAEL E. GUTMANN
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Exp. Date
Section 147.03 O.R.C.

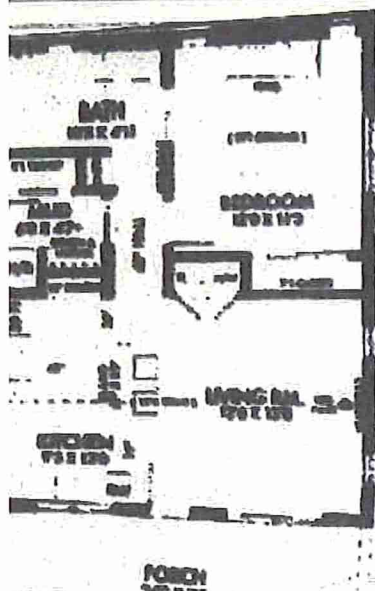

Notary Public - State of Ohio 10/20/24

MCCULLOCH, FELGER, FITE & GUTMANN CO., L.P.A. ATTORNEYS AT LAW
FIFTH THIRD BANK BUILDING - PIQUA, OH 45356

• Border fence + 2 Gates

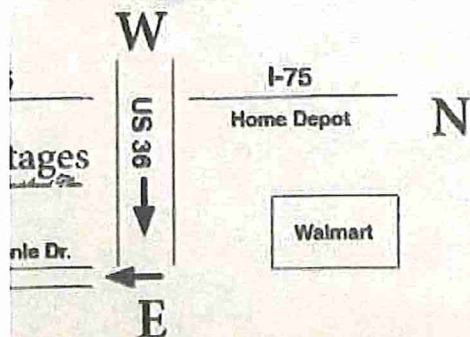


ious Floor Plan
 safe neighborhood
 ed Ceiling
 Concept
 Appliances Provided
 friendly with restrictions
 gy Efficient
 Utilities - All Electric



824 Sq. Ft.

**Centrally Located
 in Piqua**



ASK Alisha...

For more information
 regarding your time frame
 and leasing requirements.



Alisha, Leasing

937-778-0524

Office Hours 10am - 4pm Daily



- Tired of noisy apartment living?
- Downsizing with no where to go?
- Can't do the steps any more?
- You can afford better but can't find anything?
- Ready to turn a page in your life?
- Too young for ass't living?
- Looking for a better neighborhood?

is This You?

10/30/2024, 5:

Rentalship made easy...

ase. This means you will never have
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our unit and your time with no

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light bulb.

are living in a senior community

HRA over watch to assure that lease
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want to down size.

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ges

ood Place

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lage offers a simple open layout
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er month with a 3 year lock down
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ck Your House!

we will build it.

Cottages Available...

ur Order Today with

oney Down!

Military Discounts Apply.

day

1-778-0524

The Cottages

of Sandalwood Place



- Only 12 Units Available -
Almeda Ct. Piqua

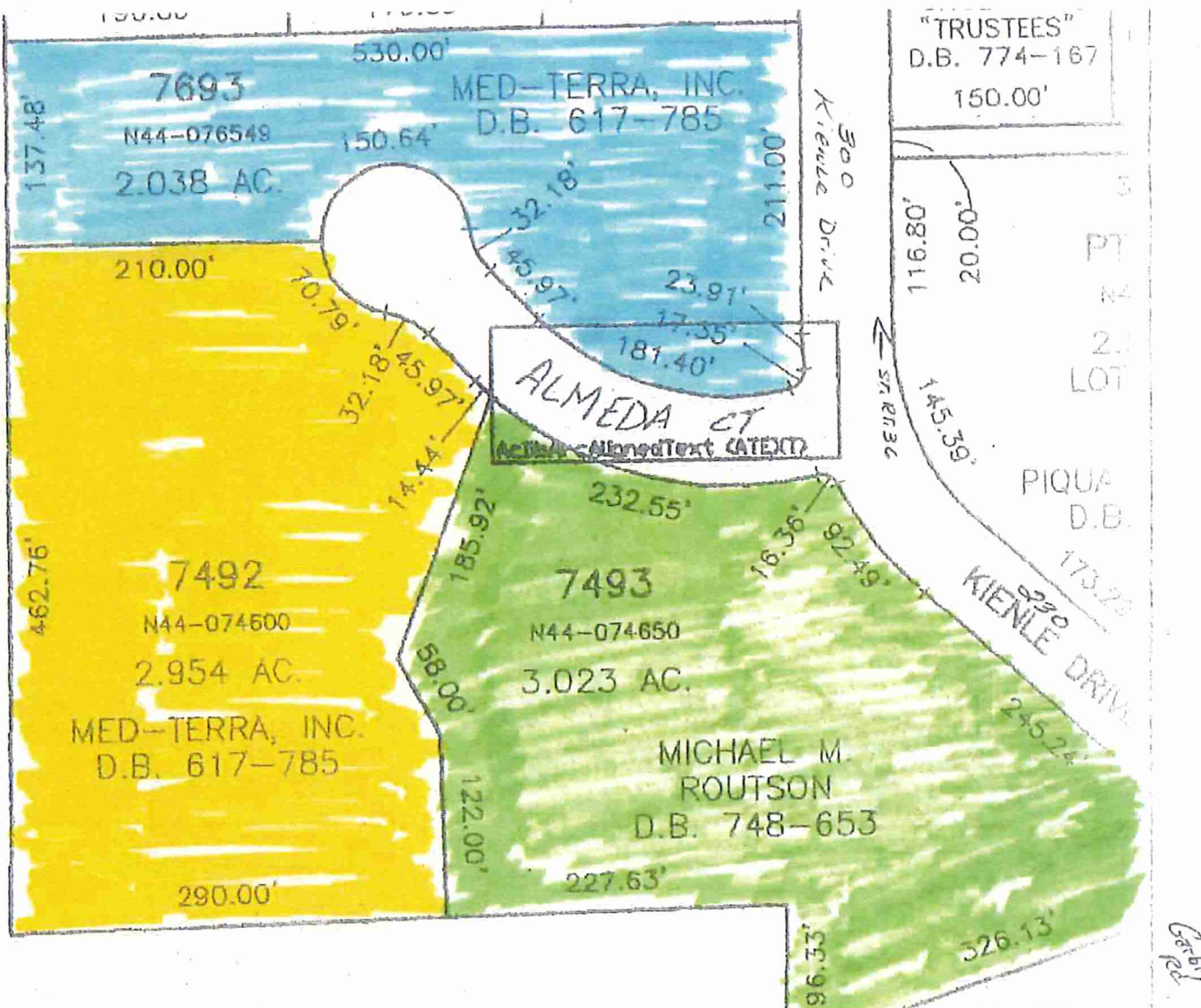
Pre- Lease! Now!

- No Money Down -

**Senior
Living
Homes
For Rent**

10/30/2024, 5:

3)



Piqua

Troy

Senior Living **APARTMENTS**

• Clean • Quiet • Safe

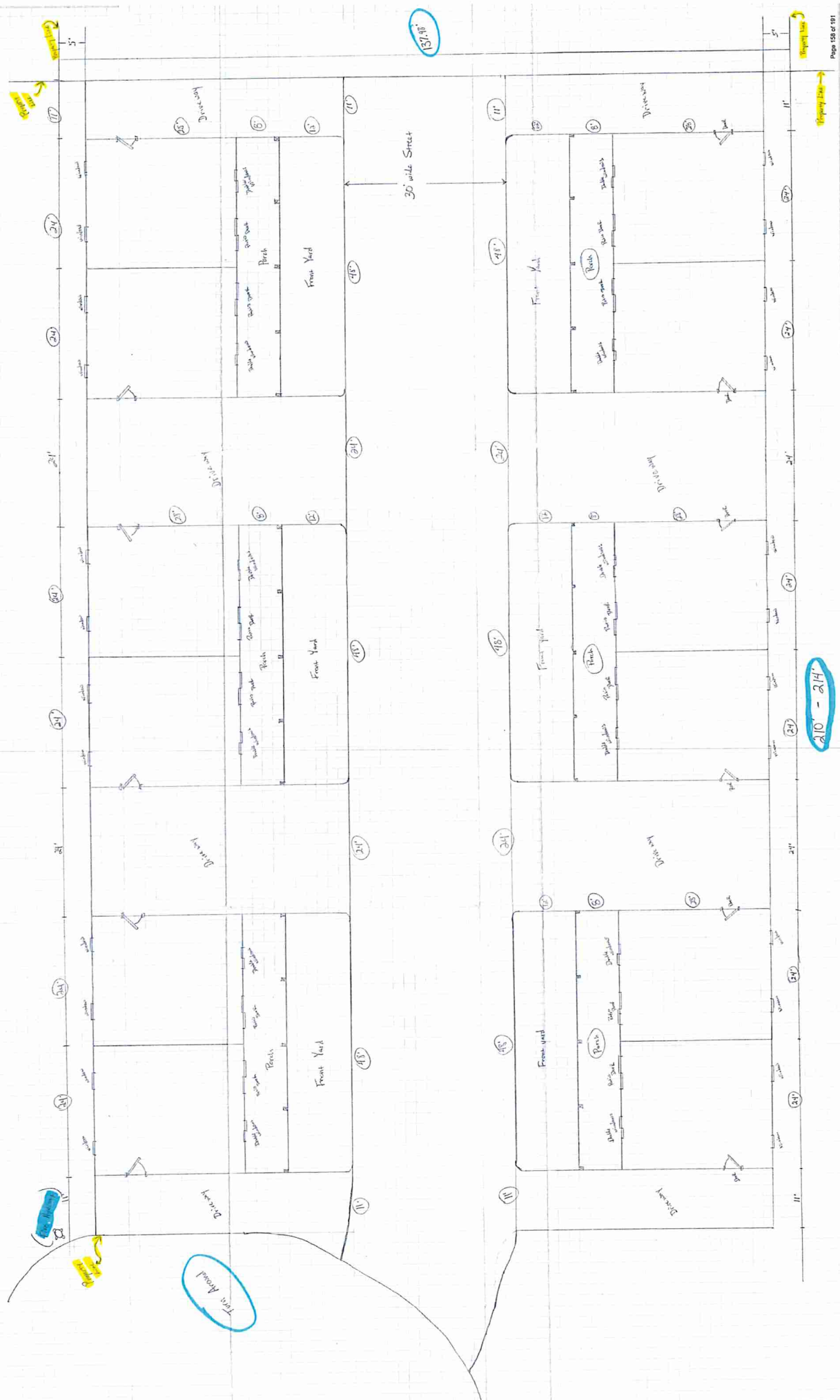
Mike Routson

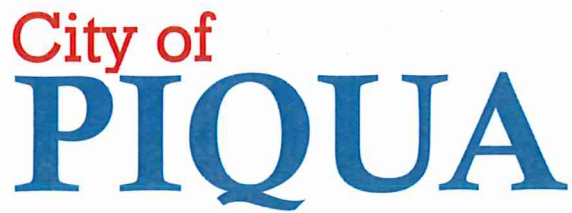
Mail 2980 Shawnee Trail

Rent To: Piqua, Ohio 45356

Call: 937-778-0524

Email: mroutson@aol.com





Development Department

Chad Henry – City Planner
201 West Water Street Piqua, Ohio 45356
chenry@piquaoh.gov
(937) 778-2049

November 8, 2024

*** MEETING NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Monday, November 18, 2024 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing piquapermits@piquaoh.gov. Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The agenda may be accessed by visiting the City's website using this link <https://piquaoh.gov/1614/Agendas-Minutes>.

Please contact this office if you have any questions pertaining to this notice.

A handwritten signature in blue ink that reads "Chad Henry".

Chad Henry
City Planner

PC 25-24	N44-074400	HARMAN MANAGEMENT CORPORATION	1251 EASH ST	Piqua	OH	45356
PC 25-24	N44-074400	HARMAN MANAGEMENT CORPORATION	595 MILLICH DR STE 106	CAMPBELL	CA	95008
PC 25-24	N44-074600	UPPER VALLEY MEDICAL CENTER	ALMEDIA CT	Piqua	OH	45356
PC 25-24	N44-074600	UPPER VALLEY MEDICAL CENTER	110 N MAIN ST STE 1250	DAYTON	OH	45402
PC 25-24	N44-074650	ROUTSON MICHAEL M	230 KIENLE DR	Piqua	OH	45356
PC 25-24	N44-074755	ITS ALL MINE LLC	301 KIENLE DR	Piqua	OH	45356
PC 25-24	N44-074755	ITS ALL MINE LLC	356 W PETERSON RD	TROY	OH	45373
PC 25-24	N44-075250	ASH STREET ENTERPRISES LLC	1255 ASH STE	Piqua	OH	45356
PC 25-24	N44-075250	ASH STREET ENTERPRISES LLC	757 OAK LEA DR	TIPP CITY	OH	45371
PC 25-24	N44-075300	VALVOLINE LLC	PO BOX 55630	LEXINGTON	KY	40555
PC 25-24	N44-075300	VALVOLINE LLC	1275 ASH STE	Piqua	OH	45356
PC 25-24	N44-076549	ROUTSON MICHAEL M & JEAN E	2980 SHAWNEE TR	PIQUA	OH	45356
PC 25-24	N44-076549	ROUTSON MICHAEL M & JEAN E	300 KIENLE DR	Piqua	OH	45356
PC 25-24	N44-076573	MLC1 INVESTMENTS LLC	1301 ASH STE	Piqua	OH	45356
PC 25-24	N44-076573	MLC1 INVESTMENTS LLC	21 NEWBRIDGE PKWY UNIT 407	ASHEVILLE	NC	28804
PC 25-24	N44-076575	RED INVESTMENTS LIMITED LIABILITY COMPANY	ASH STE	Piqua	OH	45356
PC 25-24	N44-076575	RED INVESTMENTS LIMITED LIABILITY COMPANY	6340 E ST RT 41	TROY	OH	45373
PC 25-24	N44-078768	TG3 REAL ESTATE - PIQUA	EASH ST	Piqua	OH	45356
PC 25-24	N44-078768	TG3 REAL ESTATE - PIQUA	50 NASHUA RD STE 203	LONDON	IN	3053
PC 25-24	N44-078770	TG3 REAL ESTATE - PIQUA	1243 E ASH ST	Piqua	OH	45356
PC 26-24	J27-054406	BOWMAN ROBERT R JR & SHEILA K	8060 N LOONEY RD	PIQUA	OH	45356
PC 26-24	J27-054408	SHUMAKER SHEILA D	8120 LOONEY RD N	UNINCORPORATED		
PC 26-24	J27-054409	PISANO TERRA N	8150 N LOONEY RD	PIQUA	OH	45356
PC 26-24	J27-054425	SMITH PATRICIA & OLIVIA MILSTEAD	8155 N WOODLAWN DR	PIQUA	OH	45356
PC 26-24	J27-054427	THOMAS MICHAEL G & CAROL S	8135 N WOODLAWN DR	PIQUA	OH	45356
PC 26-24	J27-054428	HILLGALL LLC (LC)	586 HILLGAIL CIR SW	PATASKALA	OH	43062
PC 26-24	J27-054428	HILLGALL LLC (LC)	8115 WOODLAWN DR	UNINCORPORATED		
PC 26-24	J27-054431	HANEY ELLEN	WOODLAWN N	UNINCORPORATED		
PC 26-24	J27-054431	HANEY ELLEN	8105 WOODLAWN DR	PIQUA	OH	45356
PC 26-24	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	P.O. BOX 105842	ATLANTA	GA	
PC 26-24	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	1200 EASH ST	Piqua	OH	45356
PC 26-24	N44-076265	HOPKINS VICTORIA M & @ (3)	WOODLAWN DR	Piqua	OH	45356
PC 26-24	N44-076265	HOPKINS VICTORIA M & @ (3)	175 COUTH TRAIL	TIFFIN	OH	44883

PC 26-24	N44-076267	STEPHAN ROBERT D	1035 EASH ST	Piqua	
PC 26-24	N44-076267	STEPHAN ROBERT D	1035 W US RT 36	PIQUA OH	45356
PC 26-24	N44-076269	JASSGILL INC	315 LOONEY RD	PIQUA OH	45356
PC 26-24	N44-076269	JASSGILL INC	8030 LOONEY RD N	Piqua OH	45356
PC 26-24	N44-101485	ALEXANDER ROBIN S (TR) & JULIE A (TR)	8090 N LOONEY RD	Piqua	
PC 26-24	N44-101485	ALEXANDER ROBIN S (TR) & JULIE A (TR)	8404 UNION-SHELBY RD	PIQUA OH	45356
PC 26-24	N44-101572	LIM FRANK (TR) & NELLIE (TR)	1202 EASH ST	Piqua OH	45356
PC 26-24	N44-101572	LIM FRANK (TR) & NELLIE (TR)	12461 MATTHEWS LN	SAINT LOUI MO	63127
PC 27-24	M40-011330	MILKEN FARMS LLC	BAUSMAN RD	UNINCORPORATED	
PC 27-24	M40-011350	BAKER T ADAM & MOLL R	4750 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-011360	MILKEN FARMS LLC	WASHINGTON RD	UNINCORPORATED	
PC 27-24	M40-011360	MILKEN FARMS LLC	2592 PEEBLES RD	TROY OH	45373
PC 27-24	M40-011600	BANHAM TIMMINS	4985 WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-011610	HIEGEL THOMAS A (TOD) & CHRISTENA (TOD)	4985 WASHINGTON RD	UNINCORPORATED	
PC 27-24	M40-011700	BILLET TODD	4755 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-011800	MILLER WAYNE HENRY TRS & PHYLLIS A TRUSTEE	FARRINGTON RD W	UNINCORPORATED	
PC 27-24	M40-011800	MILLER WAYNE HENRY TRS & PHYLLIS A TRUSTEE	9357 HORATIO-HARRIS CREEK RD	BRADFORD OH	45308
PC 27-24	M40-012000	PICKREL LEAH B	2675 W FARRINGTON RD	PIQUA OH	45356
PC 27-24	M40-012100	HOLFINGER OPAL E TRUSTEE	2795 W ELDEAN RD	TROY OH	45373
PC 27-24	M40-012100	HOLFINGER OPAL E TRUSTEE	2910 FARRINGTON RD W	UNINCORPORATED	
PC 27-24	M40-012200	HOLFINGER CONSTANCE L (TR)	2600 W FARRINGTON RD	PIQUA OH	45356
PC 27-24	M40-012210	STANAFORD BOBBY L & LISA B	112 W BROADWAY ST	COVINGTO OH	45318
PC 27-24	M40-012210	STANAFORD BOBBY L & LISA B	2590 FARRINGTON RD	UNINCORPORATED	
PC 27-24	M40-030700	BROWN MIKEL RIKE TRUSTEE	5140 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-030800	ELEY CHAD & SARAH	PO BOX 90	MINSTER OH	45865
PC 27-24	M40-030800	ELEY CHAD & SARAH	5340 WASHINGTON N	UNINCORPORATED	
PC 27-24	M40-030900	SCHAURER KEITH A & ANN L	5730 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-040000	MANSON KENNETH C	5650 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-040050	YOUNG FLOYD JR II & CARRIE A	5630 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-040800	ANTHONY KEVIN A & LORI E	5734 DRAKE RD	PIQUA OH	45356
PC 27-24	M40-040900	LANE GREGORY K & DOROTHY A	5748 DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041000	BROWN MARK A & JENNIFER L	5770 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041100	LANGSTON FREDERICK W & TAMMI L	5784 N DRAKE RD	PIQUA OH	45356

PC 27-24	M40-041200	DIDIER WILLIAM E & JOETTA (TOD)	5706 DRAKE RD N	UNINCORPORATED	45356
PC 27-24	M40-041210	FERGUSON CHRISTOPHER	5620 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041220	MCGILLVARY VINCENT	3232 NEWMARK DR	MIAMISBUFOH	45342
PC 27-24	M40-041220	MCGILLVARY VINCENT	5900 DRAKE RD N	UNINCORPORATED	
PC 27-24	M40-041230	PELTIER JEFFERY L & DONNA J	5670 DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041250	POLING MICHAEL P & TERESA A	5656 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041260	DIDIER WILLIAM E SR (TRUSTEE)	208 FORD RD	PIQUA OH	45356
PC 27-24	M40-041500	STEPHAN PATRICIA L	5665 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-041600	PHILLIPS DANIEL	5649 N DRAKE	PIQUA OH	45356
PC 27-24	M40-041700	PIERRON ANGELA L (TR) & JAMES M HEISER (TR)	5615 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041750	HIEGEL JAMES A	DRAKE RD	UNINCORPORATED	
PC 27-24	M40-041750	HIEGEL JAMES A	1006 S GORDON ST	PIQUA OH	45356
PC 27-24	M40-041800	MCCOY JOHN D JR	5515 WASHINGTON RD N	PIQUA OH	45356
PC 27-24	M40-041850	DIDIER WILLIAM E (TOD)	WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-041900	MCCOY JOHN D JR	5495 WASHINGTON RD N	PIQUA OH	45356
PC 27-24	M40-042000	HIEGEL THOMAS A (TOD) & CHRISTENA L (TOD) & @ (3	5255 WASHINGTON RD	UNINCORPORATED	
PC 27-24	N44-075975	SHERRYWOOD ESTATES LLC	PO BOX 742	PIQUA OH	45356
PC 27-24	N44-075975	SHERRYWOOD ESTATES LLC	DRAKE RD	PIQUA OH	45356
PC 27-24	N44-078240	HOHMAN FARMS LLC	11641 MOSTELLER RD	CINCINNATI OH	45241
PC 27-24	N44-078240	HOHMAN FARMS LLC	5530 CO RD 25A N	PIQUA OH	45356
PC 27-24	N44-101766	PIQUA MATERIALS INC	11641 MOSTELLER RD	CINCINNATI OH	45241
PC 27-24	N44-101766	PIQUA MATERIALS INC	5030 CO RD 25A N	PIQUA OH	45356
PC 27-24	N44-101770	HOHMAN FARMS LLC	PO BOX 43461	CINCINNATI OH	45243
PC 27-24	N44-101770	HOHMAN FARMS LLC	2305 FARRINGTON RD W	PIQUA OH	45356

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

L.3.

MEETING DATE	December 3, 2024
REPORT TITLE	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.
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Resolution
BACKGROUND	Economic Development Benefits: • The CX zoning fosters a mix of commercial and office development, which can lead to job creation, attract new businesses, and stimulate economic activity within the corridor. • The designation aligns with existing City infrastructure and planned corridor improvements, potentially reducing the need for new infrastructure investments compared to alternative land uses. Long-Term Cost Considerations: • As new businesses and developments occupy the parcel, there may be a moderate increase in demand for public services such as fire, police, and maintenance of public areas. • Enhanced activity may require traffic studies, intersection improvements, or traffic-calming measures to ensure the corridor remains safe and accessible. <u>Project Timeline</u> As soon as possible. <u>Staff Recommendation</u> Staff recommends approval of the rezoning request for the subject parcel from its existing designation to "CX - Corridor Mixed Use." This recommendation is based on several key considerations. Rezoning the parcel aligns it with the City's

	2023 zoning code update, which established the "CX - Corridor Mixed Use" district to support a blend of commercial and residential uses along arterial and major collector corridors. Bringing the parcel into this designation ensures consistency with surrounding properties and the intended land use framework for the area. The "CX" zoning provides compatibility with nearby properties and supports the City's goal of fostering mixed-use developments that enhance economic and community vitality along key corridors. By providing flexibility in land use, the designation allows for office and commercial growth that aligns with the character and needs of the area. Rezoning the parcel also allows the owner to satisfy appraisal requirements, which can facilitate potential property improvements or development, driving increased economic activity, job creation, and public revenue generation. Lastly, the proposed rezoning corrects a previous oversight from the 2023 zoning update, where the parcel was inadvertently left out of the new zoning designations. Rezoning it to "CX" rectifies this and ensures consistent application of zoning principles across similar properties within the area. For these reasons, staff recommends that the Planning Commission forward a recommendation of approval to the City Commission to rezone the subject parcel to "CX - Corridor Mixed Use." This designation satisfies the property owner's request, supports the broader goals of the City's zoning code, and enhances the parcel's economic potential.								
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	<table border="1"> <tr> <td>Budgeted \$:</td><td>N/A</td></tr> <tr> <td>Expenditure \$:</td><td>N/A</td></tr> <tr> <td>Source of Funds:</td><td>N/A</td></tr> <tr> <td>Narrative:</td><td>N/A</td></tr> </table>	Budgeted \$:	N/A	Expenditure \$:	N/A	Source of Funds:	N/A	Narrative:	N/A
Budgeted \$:	N/A								
Expenditure \$:	N/A								
Source of Funds:	N/A								
Narrative:	N/A								
ATTACHMENTS	1. Reso. R-132-24 PACKET								

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.

WHEREAS, the Planning Commission has studied the proposed amendment to the Zoning Map to confirm the zoning designation of parcel N44-101485 to CX - Corridor Mixed-Use; and

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

WHEREAS, the Planning Commission voted three (3) aye, and two (2) abstained in recommending approval of PC 26-24, a Zoning Map Amendment; and

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

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

- SEC. 1: The Zoning Map Amendment reflected in Exhibit A, which includes parcel N44-101485 is hereby approved
- SEC. 2: The City Planner shall reflect the changes in Exhibit A in the Official City of Piqua Zoning Map.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 12-3-2024

ATTEST: Diana Temple
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

RESOLUTION No. PC 26-24

WHEREAS, the Planning Commission of Piqua has received a request to rezone the parcel N44-101485 from its existing designation to "CX - Corridor Mixed Use" to better align with the City's 2023 zoning code update; and

WHEREAS, the "CX - Corridor Mixed Use" zoning district is designed to accommodate a mix of commercial and residential uses along the City's arterial and major collector corridors, fostering developments that integrate office, commercial, and residential components to enhance economic and community vitality; and

WHEREAS, the proposed rezoning of the subject parcel is consistent with and supports the City's Comprehensive Plan and zoning code goals by promoting mixed-use developments that are compatible with the character and needs of the surrounding area; and

WHEREAS, rezoning the parcel will rectify a previous oversight during the 2023 zoning update, which inadvertently omitted this property from being properly designated, and will ensure consistency with the zoning designations of neighboring properties; and

WHEREAS, proper designation of the parcel as "CX - Corridor Mixed Use" will support the property owner's request to facilitate appraisal, thereby unlocking opportunities for potential property improvements, increased economic activity, job creation, and enhanced public revenue generation; and

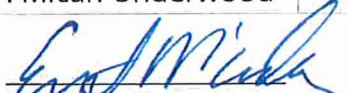
WHEREAS, the Planning Commission has reviewed the rezoning proposal, including its potential impacts, and finds that it serves the best interests of the community, aligns with established development goals, and supports the City's ongoing efforts to create vibrant, flexible, and economically viable corridors;

NOW THEREFORE BE IT RESOLVED, board member E. Harvey hereby moves to recommend approval of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member T. Wright and the voting record on this motion is hereby recorded as follows.

RESOLUTION No. PC 26-24

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☒	☐	☐	☐
Mr. Eddie Harvey	☒	☐	☐	☐
Mr. Terry Wright	☒	☐	☐	☐
Mr. Adam Seas	☐	☐	☒	☐
Mr. Micah Underwood	☐	☐	☒	☐

ATTEST:


Clerk of Commission

 Chairperson

Date: 11/12/24

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change;
 - \$150.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

☒ Application	☒ Lot Plan (Show existing and proposed zoning)	☐ \$150 Fee (Cash or Check)
--	--	--

APPLICANT INFORMATION	☐ Primary Contact	☐ Billing Contact
First Last Name: City of Piqua		
Contact Person First Last Name: Chad Henry		
Mailing Address: 201 W. Water Street, Piqua OH 45356		
Phone Number: (937) 778-2049	Email: chenry@piquaoh.gov	
Type of legal interest held by applicant:		
OWNER INFORMATION		
First Last Name: Robin S. & Julie A. Alexander		
Mailing Address: [REDACTED]		
Phone Number:	Email:	

LOCATION DETAILS

Street Address: 8090 N. Looney Rd

Parcel ID Number: N44-101485

Existing Zoning District: None

Proposed Zoning District: CX - Corridor Mixed Use

PROJECT INFORMATION - Attach additional page(s) if necessary.

Briefly describe the reason for the requested zoning change:

The City of Piqua is requesting to rezone parcel N44-101485 to CX - Corridor Mixed Use because it was inadvertently omitted during the zoning updates adopted in May 2023. This rezoning aligns the parcel with the intended zoning framework, promoting a mix of uses that foster economic development, flexibility in land use, and compatibility with surrounding properties and the overall corridor development strategy. Rezoning ensures consistency with the city's long-term vision and planning objectives for the area.

ACKNOWLEDGMENT AND AUTHORIZATION

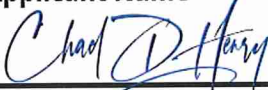
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

Chad D. Henry

11/4/24

Applicant Name

Date



City Planner, City of Piqua

Applicant Signature

Title

STAFF REPORT

Planning Commission

Date: November 18, 2024

Re: PC 26-24 – Zoning Designation Request – N44-101485

Applicant: City of Piqua; Chad Henry, City Planner

Owner: Robin S. & Julie A. Alexander

Address: 8090 N. Looney Road

Parcel #: N44-101485

Zoning: None

Request: The applicant requests a zoning designation change for Parcel #N44-101485 to "CX - Corridor Mixed Use".

Staff Comments and Recommendations:

Budget/Financial Impact (Project Costs and funding sources)

Revenue Considerations:

- Rezoning the parcel to CX is anticipated to increase its market value, which could lead to higher property tax assessments and an increase in tax revenues for the City.
- The CX zoning designation encourages commercial development along key corridors. This could lead to greater business activity, potentially increasing sales tax revenues through new or expanded businesses.

Development-Related Fees:

- Rezoning and potential redevelopment of the parcel may generate revenue from building permits, zoning application fees, and other related charges as projects move through the City's development processes.

Economic Development Benefits:

- The CX zoning fosters a mix of commercial and office development, which can lead to job creation, attract new businesses, and stimulate economic activity within the corridor.
- The designation aligns with existing City infrastructure and planned corridor improvements, potentially reducing the need for new infrastructure investments compared to alternative land uses.

STAFF REPORT

Long-Term Cost Considerations:

- As new businesses and developments occupy the parcel, there may be a moderate increase in demand for public services such as fire, police, and maintenance of public areas.
- Enhanced activity may require traffic studies, intersection improvements, or traffic-calming measures to ensure the corridor remains safe and accessible.

Options (include deny / approval option)

None.

Project Timeline

As soon as possible.

Staff Recommendation

Staff recommends approval of the rezoning request for the subject parcel from its existing designation to "CX - Corridor Mixed Use." This recommendation is based on several key considerations. Rezoning the parcel aligns it with the City's 2023 zoning code update, which established the "CX - Corridor Mixed Use" district to support a blend of commercial and residential uses along arterial and major collector corridors. Bringing the parcel into this designation ensures consistency with surrounding properties and the intended land use framework for the area.

The "CX" zoning provides compatibility with nearby properties and supports the City's goal of fostering mixed-use developments that enhance economic and community vitality along key corridors. By providing flexibility in land use, the designation allows for office and commercial growth that aligns with the character and needs of the area.

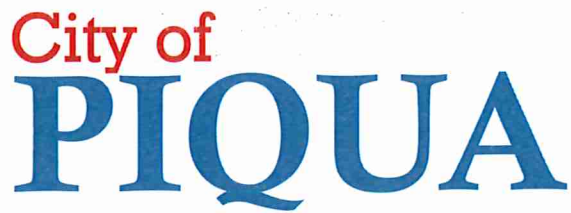
Rezoning the parcel also allows the owner to satisfy appraisal requirements, which can facilitate potential property improvements or development, driving increased economic activity, job creation, and public revenue generation.

Lastly, the proposed rezoning corrects a previous oversight from the 2023 zoning update, where the parcel was inadvertently left out of the new zoning designations. Rezoning it to "CX" rectifies this and ensures consistent application of zoning principles across similar properties within the area.

For these reasons, staff recommends that the Planning Commission forward a recommendation of approval to the City Commission to rezone the subject parcel to "CX - Corridor Mixed Use." This designation satisfies the property owner's request, supports the broader goals of the City's zoning code, and enhances the parcel's economic

STAFF REPORT

potential.



Development Department

Chad Henry – City Planner
201 West Water Street Piqua, Ohio 45356
chenry@piquaoh.gov
(937) 778-2049

November 8, 2024

*** MEETING NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Monday, November 18, 2024 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing piquapermits@piquaoh.gov. Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The agenda may be accessed by visiting the City's website using this link <https://piquaoh.gov/1614/Agendas-Minutes>.

Please contact this office if you have any questions pertaining to this notice.

A handwritten signature in blue ink that reads "Chad Henry".

Chad Henry
City Planner

PC 25-24	N44-074400	HARMAN MANAGEMENT CORPORATION	1251 E ASH ST	Piqua	OH	45356
PC 25-24	N44-074400	HARMAN MANAGEMENT CORPORATION	595 MILLICH DR STE 106	CAMPBELL CA		95008
PC 25-24	N44-074600	UPPER VALLEY MEDICAL CENTER	ALMEDIA CT	Piqua	OH	45356
PC 25-24	N44-074600	UPPER VALLEY MEDICAL CENTER	110 N MAIN ST STE 1250	DAYTON	OH	45402
PC 25-24	N44-074650	ROUTSON MICHAEL M	230 KIENLE DR	Piqua	OH	45356
PC 25-24	N44-074755	ITS ALL MINE LLC	301 KIENLE DR	Piqua	OH	45356
PC 25-24	N44-074755	ITS ALL MINE LLC	356 W PETERSON RD	TROY	OH	45373
PC 25-24	N44-075250	ASH STREET ENTERPRISES LLC	1255 ASH ST E	Piqua	OH	45356
PC 25-24	N44-075250	ASH STREET ENTERPRISES LLC	757 OAK LEA DR	TIPP CITY	OH	45371
PC 25-24	N44-075300	VALVOLINE LLC	PO BOX 55630	LEXINGTON KY		40555
PC 25-24	N44-075300	VALVOLINE LLC	1275 ASH ST E	Piqua	OH	45356
PC 25-24	N44-076549	ROUTSON MICHAEL M & JEAN E	2980 SHAWNEE TR	PIQUA	OH	45356
PC 25-24	N44-076549	ROUTSON MICHAEL M & JEAN E	300 KIENLE DR	Piqua	OH	45356
PC 25-24	N44-076573	MLC1 INVESTMENTS LLC	1301 ASH ST E	Piqua	OH	45356
PC 25-24	N44-076573	MLC1 INVESTMENTS LLC	21 NEWBRIDGE PKWY UNIT 407	ASHEVILLE NC		28804
PC 25-24	N44-076575	RED INVESTMENTS LIMITED LIABILITY COMPANY	ASH ST E	Piqua	OH	45356
PC 25-24	N44-076575	RED INVESTMENTS LIMITED LIABILITY COMPANY	6340 E ST RT 41	TROY	OH	45373
PC 25-24	N44-078768	TG3 REAL ESTATE - PIQUA	E ASH ST	Piqua	OH	45356
PC 25-24	N44-078768	TG3 REAL ESTATE - PIQUA	50 NASHUA RD STE 203	LONDON OH		3053
PC 25-24	N44-078770	TG3 REAL ESTATE - PIQUA	1243 E ASH ST	Piqua	OH	45356
PC 26-24	J27-054406	BOWMAN ROBERT R JR & SHEILA K	8060 N LOONEY RD	PIQUA	OH	45356
PC 26-24	J27-054408	SHUMAKER SHEILA D	8120 LOONEY RD N	UNINCORPORATED		
PC 26-24	J27-054409	PISANO TERRA N	8150 N LOONEY RD	PIQUA	OH	45356
PC 26-24	J27-054425	SMITH PATRICIA & OLIVIA MILSTEAD	8155 N WOODLAWN DR	PIQUA	OH	45356
PC 26-24	J27-054427	THOMAS MICHAEL G & CAROL S	8135 N WOODLAWN DR	PIQUA	OH	45356
PC 26-24	J27-054428	HILLGALL LLC (LC)	586 HILLGAIL CIR SW	PATASKALA OH		43062
PC 26-24	J27-054428	HILLGALL LLC (LC)	8115 WOODLAWN DR	UNINCORPORATED		
PC 26-24	J27-054431	HANEY ELLEN	WOODLAWN N	UNINCORPORATED		
PC 26-24	J27-054431	HANEY ELLEN	8105 WOODLAWN DR	PIQUA	OH	45356
PC 26-24	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	P.O. BOX 105842	ATLANTA	GA	
PC 26-24	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	1200 E ASH ST	Piqua	OH	45356
PC 26-24	N44-076265	HOPKINS VICTORIA M & @ (3)	WOODLAWN DR	Piqua	OH	45356
PC 26-24	N44-076265	HOPKINS VICTORIA M & @ (3)	175 COUTH TRAIL	TIFFIN	OH	44883

PC 26-24	N44-076267	STEPHAN ROBERT D	1035 E ASH ST	Piqua	45356
PC 26-24	N44-076267	STEPHAN ROBERT D	1035 W US RT 36	PIQUA OH	45356
PC 26-24	N44-076269	JASSGILL INC	315 LOONEY RD	PIQUA OH	45356
PC 26-24	N44-076269	JASSGILL INC	8030 LOONEY RD N	Piqua OH	45356
PC 26-24	N44-101485	ALEXANDER ROBIN S (TR) & JULIE A (TR)	8090 N LOONEY RD	Piqua	45356
PC 26-24	N44-101485	ALEXANDER ROBIN S (TR) & JULIE A (TR)	8404 UNION-SHELBY RD	PIQUA OH	45356
PC 26-24	N44-101572	LIM FRANK (TR) & NELLIE (TR)	1202 E ASH ST	Piqua OH	63127
PC 26-24	N44-101572	LIM FRANK (TR) & NELLIE (TR)	12461 MATTHEWS LN	SAINT LOUIS MO	UNINCORPORATED
PC 27-24	M40-011330	MILKEN FARMS LLC	BAUSMAN RD	PIQUA OH	45356
PC 27-24	M40-011350	BAKER T ADAM & MOLLI R	4750 N WASHINGTON RD	UNINCORPORATED	45373
PC 27-24	M40-011360	MILKEN FARMS LLC	WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-011360	MILKEN FARMS LLC	2592 PEEBLES RD	TROY OH	45373
PC 27-24	M40-011600	BANHAM TIMMINS	4985 WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-011610	HIEGEL THOMAS A (TOD) & CHRISTENA (TOD)	4985 WASHINGTON RD	UNINCORPORATED	45356
PC 27-24	M40-011700	BILLET TODD	4755 N WASHINGTON RD	PIQUA OH	45308
PC 27-24	M40-011800	MILLER WAYNE HENRY TRS & PHYLLIS A TRUSTEE	FARRINGTON RD W	BRADFORD OH	45356
PC 27-24	M40-011800	MILLER WAYNE HENRY TRS & PHYLLIS A TRUSTEE	9357 HORATIO-HARRIS CREEK RD	PIQUA OH	45373
PC 27-24	M40-012000	PICKREL LEAH B	2675 W FARRINGTON RD	TROY OH	45356
PC 27-24	M40-012100	HOLFINGER OPAL E TRUSTEE	2795 W ELDEAN RD	UNINCORPORATED	45318
PC 27-24	M40-012100	HOLFINGER OPAL E TRUSTEE	2910 FARRINGTON RD W	PIQUA OH	45356
PC 27-24	M40-012200	HOLFINGER CONSTANCE L (TR)	2600 W FARRINGTON RD	COVINGTO OH	45356
PC 27-24	M40-012210	STANAFORD BOBBY L & LISA B	112 W BROADWAY ST	UNINCORPORATED	45356
PC 27-24	M40-012210	STANAFORD BOBBY L & LISA B	2590 FARRINGTON RD	PIQUA OH	45865
PC 27-24	M40-030700	BROWN MIKEL RIKE TRUSTEE	5140 N WASHINGTON RD	MINSTER OH	45356
PC 27-24	M40-030800	ELEY CHAD & SARAH	PO BOX 90	UNINCORPORATED	45356
PC 27-24	M40-030800	ELEY CHAD & SARAH	5340 WASHINGTON N	PIQUA OH	45356
PC 27-24	M40-030900	SCHAURER KEITH A & ANN L	5730 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-040000	MANSON KENNETH C	5650 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-040050	YOUNG FLOYD JR II & CARRIE A	5630 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-040800	ANTHONY KEVIN A & LORIE	5734 DRAKE RD	PIQUA OH	45356
PC 27-24	M40-040900	LANE GREGORY K & DOROTHY A	5748 DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041000	BROWN MARK A & JENNIFER L	5770 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041100	LANGSTON FREDERICK W & TAMMIL L	5784 N DRAKE RD	PIQUA OH	45356

PC 27-24	M40-041200	DIDIER WILLIAM E & JOETTA (TOD)	5706 DRAKE RD N	UNINCORPORATED	
PC 27-24	M40-041210	FERGUSON CHRISTOPHER	5620 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041220	MCGILLVARY VINCENT	3232 NEWMARK DR	MIAMISBUF OH	45342
PC 27-24	M40-041220	MCGILLVARY VINCENT	5900 DRAKE RD N	UNINCORPORATED	
PC 27-24	M40-041230	PELTIER JEFFERY L & DONNA J	5670 DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041250	POLING MICHAEL P & TERESA A	5656 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041260	DIDIER WILLIAM E SR (TRUSTEE)	208 FORD RD	PIQUA OH	45356
PC 27-24	M40-041500	STEPHAN PATRICIA L	5665 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-041600	PHILLIPS DANIEL	5649 N DRAKE	PIQUA OH	45356
PC 27-24	M40-041700	PIERRON ANGELA L (TR) & JAMES M HEISER (TR)	5615 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041750	HIEGEL JAMES A	DRAKE RD	UNINCORPORATED	
PC 27-24	M40-041750	HIEGEL JAMES A	1006 S GORDON ST	PIQUA OH	45356
PC 27-24	M40-041800	MCCOY JOHN D JR	5515 WASHINGTON RD N	PIQUA OH	45356
PC 27-24	M40-041850	DIDIER WILLIAM E (TOD)	WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-041900	MCCOY JOHN D JR	5495 WASHINGTON RD N	PIQUA OH	45356
PC 27-24	M40-042000	HIEGEL THOMAS A (TOD) & CHRISTENA L (TOD) & @ (3	5255 WASHINGTON RD	UNINCORPORATED	
PC 27-24	N44-075975	SHERRYWOOD ESTATES LLC	PO BOX 742	PIQUA OH	45356
PC 27-24	N44-075975	SHERRYWOOD ESTATES LLC	DRAKE RD	PIQUA OH	45356
PC 27-24	N44-078240	HOHMAN FARMS LLC	11641 MOSTELLER RD	CINCINNATI OH	45241
PC 27-24	N44-078240	HOHMAN FARMS LLC	5530 CO RD 25A N	PIQUA OH	45356
PC 27-24	N44-101766	PIQUA MATERIALS INC	11641 MOSTELLER RD	CINCINNATI OH	45241
PC 27-24	N44-101766	PIQUA MATERIALS INC	5030 CO RD 25A N	PIQUA OH	45356
PC 27-24	N44-101770	HOHMAN FARMS LLC	PO BOX 43461	CINCINNATI OH	45243
PC 27-24	N44-101770	HOHMAN FARMS LLC	2305 FARRINGTON RD W	PIQUA OH	45356

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

L.4.

MEETING DATE	December 3, 2024	
REPORT TITLE	Resolution No. R-133-24 A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of insurance.	
SUBMITTED BY	Catherine Bogan, Director Human Resources	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	This resolution updates the new contract year to 2025	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	Included in the 2025 appropriations;
	Expenditure \$:	\$578,084
	Source of Funds:	Various
	Narrative:	
ATTACHMENTS	None	

Resolution No. R-133-24

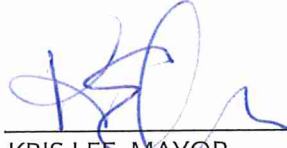
A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of insurance.

WHEREAS, on January 22, 2002, the Commission passed Resolution No. R-16-02 awarding a contract to Miami Valley Risk Management Association, Inc. for the purpose of entering into a risk management pool for property and liability insurance; and

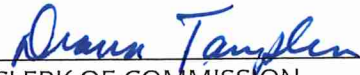
WHEREAS, it is a desire of the City of Piqua to continue participation in the risk management pool in calendar year 2025 through the Miami Valley Risk Management Association.

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 not to exceed \$578,084 to Miami Valley Risk Management Association for property and liability insurance for the calendar year 2025.
- SEC. 2: The Finance Director certifies funds are available or anticipated to come into the City Treasury and is hereby authorized to draw his warrants on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$578,084.
- SEC. 3: This Resolution shall take effect and be in force from the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 12-3-2024

ATTEST: 
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm Hohenan, seconded by Mayor Lee, and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Jim Vetter

yah
yah

Commissioner Paul Simmons
Commissioner Thomas Hohman
Commissioner Frank DeBrosse

yah
yah
yah

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

L.5.

MEETING DATE	December 3, 2024	
REPORT TITLE	<u>Resolution No. R-134-24</u> A Resolution authorizing the city manager to enter into a contract with the city's accounting system provider Springbrook for an upgrade	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The City's current accounting system, Springbrook, was implemented in 2012. It appears the system only underwent minor upgrades since that time. Springbrook implemented major changes to their software but the City did not implement those changes. This was in part due to the customization to the system to accommodate our utilities billing process. That process is no longer performed in Springbrook. The server for the system is at its end of life and is no longer supported by the company. This poses a risk of losing accounting data should the server fail. Moreover, Springbrook has introduced significant improvements to their product and have moved to a cloud-based solution since the City first implemented it. The upgrade will allow the City to take advantage of increased functionalities and efficiencies in the new version of the software. Expected go-live date for the upgrade is mid-2025.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	\$21,534.57 in 2024 and \$86,750 in 2025.
	Source of Funds:	Various funds contributing to the IT internal service fund
	Narrative:	
ATTACHMENTS	1. Springbrook Contract	

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

WHEREAS, the City accounting system (Springbrook) is in need of a major upgrade to increase security of accounting data and to utilize improvements made to later versions of the software; and

WHEREAS, the Finance Department has been in discussion with Springbrook representatives to determine the City's needs; and

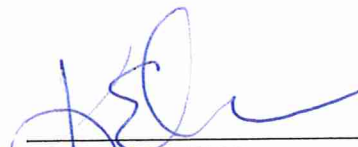
WHEREAS, Springbrook has proposed a solution that would upgrade our accounting system to their new cloud version in place of our current on-site version.

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 Springbrook to purchase an upgrade to the City's accounting system which includes a software 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 \$108,284.57 through December 31, 2025. The contract will auto-renew annually at not more than a 5% increase.

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


KRIS LEE, MAYOR

PASSED: 12-3-2024

ATTEST: 
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

yah

Commissioner Jim Vetter
Commissioner Paul Simmons
Commissioner Thomas Hohman
Commissioner Frank DeBrosse

yah
yah
yah
yah

SUMMARY OF SPRINGBROOK CONTRACT

6,654.78 owed for remainder of 2024 on new subscription
(4,470.21) credit on 2024 invoice for old subscription
2,184.57 net owed in 2024

19,350.00 one-time implementation cost
21,534.57 total owed in 2024

86,750.00 2025 amount of subscription

108,284.57 total contract

Order Form: Q-34698-1
Date: 11/14/2024, 1:06 PM
Renewal Period: 12/4/2024 - 12/31/2024

Phone: (866) 777-0069
Email: Info@sprbrk.com

Ship To:
City of Piqua, OH
201 W. Water Street
Piqua, Ohio 45356

Bill To:
Piqua, OH - City of Accounts Payable
City of Piqua, OH
201 W. Water Street
Piqua, Ohio 45356
jobrien@piquaoh.gov

Credit on 2024 bill
already paid.



Account Manager	E-mail	Phone Number	Payment Terms
Tom Hamm	tom.hamm@sprbrk.com	(513) 689-4431	Net 30

PRODUCT	QTY	NET PRICE
✓ Payroll Maintenance	1.00	USD 454.94
✓ Purchase Orders Maintenance	1.00	USD 151.80
✓ Cash Receipts Maintenance	1.00	USD 227.51
✓ Human Resources Management Maintenance	1.00	USD 454.94
✓ Inventory Control Maintenance	1.00	USD 227.51
✓ Finance Suite Maintenance	1.00	USD 2,270.78
✓ Work Orders Maintenance	1.00	USD 303.42
✓ Accounts Receivable Maintenance	1.00	USD 151.80
✓ Fixed Assets Maintenance	1.00	USD 227.51
Total:		USD 4,470.21

THIS IS NOT AN INVOICE

This is a courtesy notification of your upcoming Springbrook Software contract renewal. Please review your contract and billing details for accuracy and notify your account manager of any changes. Changes to your agreement must be made prior to the start of the new contract term.

Order Form: Q-34019-1
 Date: 10/28/2024, 12:19 PM
 Renewal Period: 12/4/2024 - 12/31/2024

Amount owed for
 remainder of 2024
 for new subscription.



Phone: (866) 777-0069
 Email: info@sprbrk.com

Ship To:
 Jerry O'Brien
 City of Piqua, OH
 201 W. Water Street
 Piqua, Ohio 45356
 jobrien@plquaoh.gov

Bill To:
 Piqua, OH - City of Accounts Payable
 City of Piqua, OH
 201 W. Water Street
 Piqua, Ohio 45356
 jobrien@plquaoh.gov

Account Manager	E-mail	Phone Number	Payment Terms
Tom Hamm	tom.hamm@sprbrk.com	(513) 689-4431	Net 30

PRODUCT	QTY	NET PRICE
✓ Work Orders Subscription	1.00	USD 452.60
✓ Purchase Orders Subscription	1.00	USD 360.55
✓ Payroll Subscription	1.00	USD 843.83
✓ Inventory Control Subscription	1.00	USD 364.38
✓ Human Resources Management Subscription	1.00	USD 767.12
✓ Fixed Assets Subscription	1.00	USD 364.38
✓ Finance Suite Subscription	1.00	USD 3,179.73
✓ Accounts Receivable Subscription	1.00	USD 322.19
Total:		USD 6,654.78

THIS IS NOT AN INVOICE

This is a courtesy notification of your upcoming Springbrook Software contract renewal. Please review your contract and billing details for accuracy and notify your account manager of any changes. Changes to your agreement must be made prior to the start of the new contract term.

Order Form: Q-31574-1
 Date: 9/12/2024, 8:00 AM
 Expires On: 11/22/2024

Phone: (866) 777-0069
 Email: Info@sprbrk.com



Ship To:
 Jerry O'Brien
 City of Piqua, OH
 201 W. Water Street
 Piqua, Ohio 45356
 jobrien@piquaoh.gov

Bill To:
 Piqua, OH - City of Accounts Payable
 City of Piqua, OH
 201 W. Water Street
 Piqua, Ohio 45356
 jobrien@piquaoh.gov

Account Manager	E-mail	Phone Number	Payment Terms
Tom Hamm	tom.hamm@sprbrk.com	(513) 689-4431	Net 30

Annual Product Pricing		
PRODUCT	QTY	NET PRICE
Work Orders Subscription	1	USD 5,900.00
Inventory Control Subscription	1	USD 4,750.00
Fixed Assets Subscription	1	USD 4,750.00
Purchase Orders Subscription	1	USD 4,700.00
Accounts Receivable Subscription	1	USD 4,200.00
Finance Suite Subscription	1	USD 41,450.00
Payroll Subscription	1	USD 11,000.00
Human Resources Management Subscription	1	USD 10,000.00
Annual Product Pricing Total:		USD 86,750.00

Fixed Fee Professional Services			
PRODUCT	DESCRIPTION	QTY	NET PRICE
Fixed Fee Professional Services Migration	Fixed Fee Professional Services Migration	1	USD 19,350.00
Fixed Fee Professional Services Total:			USD 19,350.00

Grand Total: USD 106,100.00
 * excludes applicable sales tax

Order Details

Customer Name: City of Piqua, OH

Customer Contact: Jerry O'Brien

Governing Agreement(s): This Order Form is governed by the applicable terms found at:
MSA: <http://sprbrk.app.box.com/v/sprbrk-saas-terms>
MLA: <http://sprbrk.app.box.com/v/sprbrk-onpremise-terms>
Professional Services: <http://sprbrk.app.box.com/v/sprbrk-svcs-terms>

Term(s): 1 Year

Order Terms

In the event of an inconsistency between this Order Form, any governing agreement, purchase order, or invoice, the Order Form shall govern as it pertains to this transaction.

- This Order Form shall become effective as of the last date of signature (the "Effective Date").
- Order Start Date: Software Licenses, Subscriptions, Maintenance, and Hosting commence upon the earlier of a) date of delivery* or log-in to hosted software to Customer; or b) 60 days after Order Form Effective Date.
- Subscriptions, Maintenance, Hosting, and Support ("Recurring Services") continue from the Order Start Date through the term listed in this Order Form (or if not listed, one (1) year).
- Orders for Recurring Services auto-renew unless the Customer or Springbrook provides a written notice of non-renewal at least sixty (60) days before the end of the Order Term.
- Subscription Service fees and any Recurring Services will be subject to an automatic annual increase by not more than five percent (5%) of the prior year's Subscription Service fees ("Standard Annual Price Increase").
- Any Software Licenses or Hardware are one-time non-refundable purchases.
- CivicPay Online Subscription fee and CivicPay IVR Subscription fee are subject to increase at per account rate, based on actual accounts.
- CivicPay IVR Message Block Subscriptions expire upon the earlier exhaustion of the Message Block or twelve (12) months from the Order Start Date. Upon expiration, Message Blocks automatically renew.

** The date of delivery of software to the Customer is the date the software is made available to the Customer, either by delivery of software or delivery of first log-in to a hosted environment, which may be either a test or production environment. This date of delivery is frequently earlier than the dates professional services are completed, the Customer completes user acceptance testing, the Customer distributes additional logins to end-users, and the Customer go-live in a production environment.*

Invoice Timing and Delivery

Invoices are delivered electronically via e-mail to the billing contact on file for the Customer. Customer invoices are issued for the full amount of software and services purchased as follows:

Products Ordered

Invoice Timing

Estimated Professional Services,
On-Site Professional Services, and
Travel Expenses*:

Monthly, in arrears for services in the prior month unless specified in Special Terms.

Fixed Fee Professional Services:

The Effective Date of this Order Form unless specified in Special Terms.

Print Services and Transaction Fees:

Monthly, in arrears for transactions in the prior month.

Hardware and One-Time Licenses:

Upon the Effective Date of this Order Form.

Software Licenses, Subscriptions,
Maintenance,
and Hosting (New):

Annually in advance upon Order Start Date.

Software Licenses, Subscriptions,
Maintenance, and Hosting
(Renewal):

Sixty (60) days in advance of the Order Start Date.

Software Subscriptions, Maintenance,
and Hosting (Add-Ons):

Upon delivery of the product, order will be pro-rated to sync with the existing anniversary billing date and will renew annually thereafter.

Software Subscriptions (Migrations):

Upon delivery of the product, order will be synced with the existing anniversary billing date and will renew annually thereafter unless specified in the Special Order Terms. This order replaces and supersedes any previously executed order as it relates to the products listed within this order. Upon delivery of new product, customer will receive a prorated credit for any prepaid, unused maintenance fees that will be applied to the customer's first invoice.

** Professional Services time and material pricing is based on expected hours using Springbrook's standard implementation approach. While our goal is to provide accurate hour estimates, there may be variations in actual hours and charges. If project costs surpass the estimated hours within this order form by the greater of \$15,000 or 20%, a signed change order is necessary to proceed. Adjustments under this threshold will be executed and invoiced accordingly. On-site professional services are subject to a daily minimum rate regardless of time spent on-site. Travel expenses related to on-site travel will be invoiced as they are incurred.*

Special Order Terms

Special Order Terms (if any):

Upon contract commencement, customer will no longer license and maintain the License & Permit module. For the initial invoicing, payment is due within Net 60 of the invoice date. Beginning with the renewal period in 2026, payment terms will revert to Net 30 from invoice date.

By signing, both parties agree to the terms and conditions set forth in this agreement.

* If the Customer requires a PO number on invoices, the Customer must provide Springbrook with the PO number and a copy of the PO prior to invoice issuance. If a PO number is not provided prior to the invoice issuance date, invoices issued on this Order Form will be valid without a PO reference.

Springbrook Holding Company, LLC

City of Piqua, OH

Signature: _____

Signature: _____

Name (Print): _____

Name (Print): _____

Title: _____

Title: _____

Date: _____

Date: _____

Purchase Order # (if required) _____



Springbrook v7 to Cloud Migration Statement of Work

Following is a description of the project scope for a v7 premise upgrade of Springbrook Software to Springbrook's Enterprise Cloud solution. Any work or deliverables not explicitly stated below should be considered out of scope for the purposes of this agreement. Customized software is not supported in Springbrook's cloud product. If your agency has customizations in your current version of the software, Springbrook will conduct an analysis to determine any standard functionality that may be used to replace those custom items.

The process for migrating from a v7 premise installation of Springbrook to Springbrook's Enterprise Cloud solution consists of the following major phases:

1. **Analyze Custom Software (if applicable):** After completing the analysis, Springbrook will offer alternative solutions to meet your business needs that were previously satisfied through customization. However, please be aware that there is no guarantee that standard functionality will replicate all previously customized functionality. If your agency has business needs not met by Springbrook's standard functionality, Springbrook reserves the right to charge additional professional service fee for the analysis, development, testing, and delivery of such solutions. *
2. **Performing a test migration.** During this phase, Springbrook staff will work directly with your IT or other staff to get a current copy of the existing Springbrook database and complete an initial conversion/upgrade of the database and load it to your Cloud database for review. Only one (1) conversion/test migration will be performed as part of this project. *
3. **Complete configuration of Springbrook Cloud.** During this phase, a Springbrook Professional Services Consultant will work with staff to complete configuration of the Cloud system, including configuring imports, exports, and check/bill prints to ensure the Cloud system works similarly to the existing premise version. Any request to change functionality from how things work in the premise version are generally considered out of scope for the purposes of this project – this includes, but is not limited to, setting up new users or modifying permission for existing users, configuring additional imports/exports for new banks, third-party bill printers, third-party AML providers, changing the formats of existing check prints, etc.*
4. **Complete enhancement overview session.** During this phase, a Springbrook Professional Services Consultant will provide one (1) overview session to your key staff of differences between Springbrook Cloud and your current v7 software. The focus of this single session is generally on understanding the differences between the two versions and does not include training/re-training in the software. *
5. **Perform final data migration.** During this phase, we'll repeat the test migration, but this will be the last and final data migration to the Springbrook Cloud solution. Once Springbrook staff have obtained a copy of the current v7 database, staff will be unable to use the local version of Springbrook until the Cloud solution is live. In most cases, this downtime will span 2-3 business days (with the potential to extend up to 5 business days). Read-only access to the local v7 version of Springbrook will be available while the final Cloud migration is performed. Please note that integrated systems that rely on Springbrook data, including our CivicPay and Employee Self Service systems, will be unavailable during the final migration as well.
6. **Go live with Springbrook Cloud.** Once the final data migration has occurred and the Cloud system has been verified by Springbrook staff, it will be made available to your staff to begin live processing. A Springbrook Professional Services consultant will be available during the first week to field phone calls and emails regarding questions or issues discovered. Following the first week of go live, additional assistance with using Springbrook Cloud should be directed to Springbrook Technical Support resources. *

**If additional services are requested, a separate agreement will be required to govern the terms and cost for that additional out of scope work.*