



PIQUA CITY COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 18, 2025

5:30 PM

COMMISSION CHAMBER - 2ND FLOOR

201 WEST WATER STREET

PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

ROLL CALL

EXECUTIVE SESSION

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

ADJOURNMENT FROM EXECUTIVE SESSION

PROCLAMATION

- 1) Black History Month

MOTION TO APPROVE BUSINESS AGENDA

- 1) Rules of Conduct

CONSENT AGENDA

- 1) **Approval of Minutes**
Approval of the Minutes from the February 4, 2025, Regular City Commission Meeting
- 2) **Resolution No. R-24-25**
A resolution appointing a member to the Park Board
- 3) **Resolution No. R-25-25**
A resolution appointing a member to the Energy Board
- 4) **Resolution No. R-26-25**
A resolution appointing a member to the Energy Board

OLD BUSINESS

- 1) **Ordinance No. O-1-25 (2nd Reading)**

An ordinance to amend Chapter 50 of the Piqua Code to update Sanitation Rates

NEW BUSINESS

1) Ordinance No. O-2-25 (1st Reading)

An ordinance to amend Chapter 50 of the Piqua Code

2) Ordinance No. O-3-25 (1st Reading)

An ordinance to adopt revisions of Chapter 90: Animals to permit backyard chickens

3) Resolution No. R-27-25

A resolution accepting annexation of 38.654 acres of land from Concord Township to the City of Piqua

4) Resolution No. R-28-25

A resolution authorizing a petition to the Board of Miami County Commissioners for a change in the boundary lines of Concord Township

5) Resolution No. R-29-25

A resolution authorizing a petition to the Board of Miami County Commissioners for a change in the boundary lines of Washington Township

6) Resolution No. R-30-25

A resolution authorizing a Zoning Map amendment to the City of Piqua Zoning Map for a 5.079 acre split from parcel #N44-250148 to Conservation (CN)

7) Resolution No. R-31-25

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

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.)

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

WHEREAS, *Black History Month is an annual celebration that recognizes and honors the significant contributions, achievements, and rich cultural heritage of African Americans throughout history; and*

WHEREAS, *the observance of Black History Month provides an opportunity for all citizens to reflect on the past struggles and accomplishments of African Americans, whose perseverance and resilience have shaped our nation and strengthened our community; and*

WHEREAS, *African Americans have played an integral role in the history of Piqua, Ohio, contributing to its economic, cultural, educational, and civic growth; and*

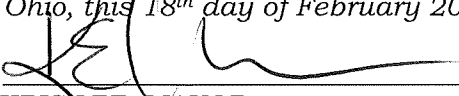
WHEREAS, *we acknowledge the importance of fostering inclusivity, understanding, and respect among all people, and recognize that diversity is a source of strength for our community; and*

WHEREAS, *the City of Piqua is committed to promoting equality, justice, and opportunity for all residents, and encourages the ongoing study and appreciation of African American history and culture; and*

WHEREAS, *we honor the legacy of African American trailblazers, leaders, and everyday citizens who have made a lasting impact on our city, state, and nation, and reaffirm our commitment to building a more just and equitable society;*

NOW, THEREFORE, *I, Kris Lee, Mayor of the City of Piqua, Ohio, do hereby proclaim February 2025 as **BLACK HISTORY MONTH** in the City of Piqua and encourage all residents to join in celebrating the rich history and contributions of African Americans and to participate in activities and events that honor this important heritage.*

IN WITNESS WHEREOF, *I have hereunto set my hand and caused to be affixed the Seal of the City of Piqua, Ohio, this 18th day of February 2025.*


KRIS LEE, MAYOR

PROCEDURAL RULES AND RULES OF CONDUCT FOR CITY COMMISSION MEETINGS

BUSINESS AGENDA

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

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

NON-AGENDA PUBLIC COMMENT

13. Non-agenda public comment sessions may, upon the discretion of the Commission, commence after the regular business meeting of the commission adjourns.
14. Any non-agenda public comment shall not begin after 9 p.m. and shall not continue after 9 p.m.
15. Comments by the public shall be addressed to the Commission and mayor and shall be limited to a 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, FEBRUARY 4, 2025**

CALL TO ORDER

Piqua City Commission met at 5:30 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

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 Hohman to adjourn from Executive Session, and Commissioner Simmons 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.

WORK SESSION

1) Sanitation Services

City Manager Paul Oberdorfer presented a slide show addressing the crisis facing the City of Piqua Sanitation Department. In the presentation Paul Oberdorfer addressed an updated timeline from when the needs of the Sanitation Department were first brought to the Commission's attention up to now. The options to resolve the crisis were given by Paul Oberdorfer and Catherine Bogan from Human Resources presented information on employee recruitment and staffing issues.

The Commissioners asked questions, which Catherine Bogan and Paul Oberdorfer answered.

MOTION TO APPROVE BUSINESS AGENDA

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

1) Rules of Conduct for City Commission Meeting

CONSENT AGENDA

1) **Approval of Minutes**

Approval of the Minutes from the January 28, 2025, Regular City Commission Meeting

2) **Resolution No. R-19-25**

A resolution of appreciation for the second half of 2024 City of Piqua Volunteers

Introduction: The Park Board has discussed the need to recognize volunteers who play a vital role in the city by contributing to Community Service projects, serving on Boards and Committees, and giving their time to better the Community. A list of volunteers is produced biannually so they can be recognized and thanked for their outstanding efforts. This list acknowledges those citizens who serve on a city board or committee, along with citizens who support city parks, projects, or community projects. Efforts will continue to gather more names and continue to appreciate those who serve. Citizens are encouraged to log their volunteer efforts and submit them to the Park Board for recognition.

Commissioner's Comments: Mayor Lee said that we have a lot of volunteers from various boards and committees. We appreciate all the volunteers who take their time and dedicate their hard work and effort to serving on a board. Some things they advise us on, and other times they participate in activities and help the City. We want them to know that they are much appreciated. A list of volunteers is in the packet and is on the City's web page.

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.

NEW BUSINESS

1) **Ordinance No. O-1-25**

An ordinance to amend Chapter 50 of the Piqua Code to update Sanitation Rates

Introduction: Brian Brookhart stated that over the past 6 months, discussions and studies have been conducted into the most efficient and cost-effective way to provide Sanitation services to the citizens of Piqua. At the January 28, 2025, City Commission Meeting, a proposal to enter into a contract with Rumpke of Ohio to provide these services was rejected. In order to continue to provide these services in-house, the Sanitation Fund must be kept solvent. This ordinance will provide the funds needed to allow the Sanitation Division to continue providing Sanitation Services. The funds will be used to update the staffing model for the division and to combat the 5 challenges facing the division (as previously discussed). The Sanitation Division is in a state of crisis due to the 5 challenges and initiatives being placed on hold while discussions and studies were conducted. The passage of this ordinance is critical to allow the division to re-staff, re-equip, retain employees, institute safety initiatives, and plan for the future.

Additional information is attached, including a Crisis Plan to combat challenges and get the division operating effectively, the White Paper from September which explains the challenges in detail, and an updated slide deck featuring the rate charts.

Commissioner's Comments: Mayor Lee asked why the rates were not listed for five years in this proposal. Commissioner Simmons said that he understands that it is an estimate, but the rate listed for 2027 is almost twice as much as 2025. Commissioner Simmons asked what the penalty fee was used for. Commissioner Hohman replied that the penalty can be applied after several warnings of a resident violating the code. Paul Oberdorfer explained that the rate structure was adjusted to emulate what Rumpke was offering. Instead of spreading the capital improvement of cart replacement and the purchase of new packer trucks over five years, we showed what it would look like by spreading it over three years. Commissioner Simmons questioned the fees for cart replacement, and Paul Oberdorfer said the fee is if a cart is lost or damaged.

Public Comments:

Greg Neves said we already have trucks and bins, and he does not see any reason why we need to go to Rumpke. Mr. Neves said the main reason the Sanitation workers bid out of their positions is because they thought their jobs were being eliminated. He said he'd like to see them stay. Paul Oberdorfer responded to Mr. Neves by saying that they were told that they were all going to move into other positions. Paul Oberdorfer said, for a point of clarification, that through a Memorandum of Understanding (MOU) they were all being offered jobs and there was not going to be any displacement. Commissioner Hohman asked when the MOU was finalized, and Catherine Bogan said it was finalized in October.

Jeff Grimes had the following questions: what department the Sanitation workers were going to be placed in, why do we have so much turnover in the Sanitation department, how do the schools

keep bus drivers, and would there be a way to use smaller trucks, so a CDL is not needed. Mr. Grimes said the people who he has talked to said employees are leaving because of management. Mr. Grimes said that if we get rid of management, employees will stay. Mr. Grimes said he does not like to see people lose their jobs. Commissioner Hohman answered Jeff Grimes' questions by saying that the staffing shortage in Sanitation is not limited to just that department. The Sanitation workers would be moved to other departments where jobs were being held for the Sanitation workers. Commissioner Hohman continued to answer Jeff's questions by saying school bus drivers may choose the schools over the city because of the hours. Commissioner Hohman explained the Enterprise Fund and that it restricts how we can purchase equipment. Catherine Bogan said we do not have the flexibility to arbitrarily change wages due to the bargaining unit. Catherine Bogan added that management does not assign wages unilaterally and that the union bargains for the wages.

Kim Heisler said that it is very interesting that just last week we were having long conversations regarding Sanitation Services, and it is very obvious that things have changed. It feels to the citizens like now it is a forced hand. You said that the sanitation workers knew in October that they were going to have a job, so why did you not wait to post those jobs until there was a decision? Commissioner Hohman said there was a decision last week. We were holding back posting the openings until after the Commission voted down the resolution approving a contract with Rumpke. Ms. Heiser said that you guys should have known why you bought the trucks and had foresight about the finances.

Adam Seas said bus drivers who work for Piqua City Schools work full-time and their management staff are amazing. Mr. Seas asked why the sanitation situation was not brought up a year or two ago. Adam Seas said if you are going to go to Rumpke, citizens need to have a choice of our own provider.

Commissioner Hohman said that you can trust that Rumpke rates are not going to increase. Mayor Lee said that overall, the city services have been good.

Eva Silvers felt that financially, Rumpke is the better option. Eva said she is concerned about citizens paying for two services, but all the trash and recycling is going in one truck. Ms. Silvers asked the following questions: what will happen with the Sanitation trucks, is Rumpke going to bill through our utility office, and what would be the difference between citizens hiring their own service. Paul Oberdorfer replied to Eva's comment about letting everyone choose their own provider and said that there would be some citizens who are responsible versus ones who may not be. We have to meet public health requirements. Eva Silvers told the Commissioners that when they are given the ultimatum, they need to listen to the majority of the Community.

Jonathon Wessel asked if there was a clause in the contract that would allow the City to back out of the contract with Rumpke. Mr. Wessel said that everyone agrees that we are in this situation because we did not have regular increases. He said if this ordinance passes, we should amend it to put regular rate increases in the ordinance. Mr. Wessel suggested that we keep any monies in a fund after the department has been abolished. Paul Oberdorfer responded that we would bring recommendations to the Commission on how to handle the Sanitation fund. Commissioner

Hohman recommended that the rates be even higher in the ordinance so we are not passing the same problem on to the next Commission. Commissioner Vetter said he agrees with having a rate increase built in.

Roland Sourmail said he does not want to change the city services, but if the city is not going to do it, then citizens should be able to pick any vendor they want. Mr. Sourmail said the city should not be involved in who picks up his trash. Mayor Lee said the next agenda item is a proposal to choose your own vendor. Roland Sourmail questioned why we are worried about something that may happen 10 years from now when the next guy may come in and change it. Mr. Sourmail questioned why we cannot get anyone to work for the city and why we cannot make employees from another department pick up trash.

Mayor Lee said this is an ordinance and this is the first reading.

2) Resolution No. R-22-25

A resolution allowing the City Manager to enter into a contract with Rumpke for Sanitation Services for the City of Piqua

Introduction: Brian Brookhart gave an overview stating that over the past 6 months, discussions and studies have been conducted into the most efficient and cost-effective way to provide Sanitation Services to the citizens of Piqua. Three options are now under review, including keeping the service in-house with significant rate increases to the citizens, hiring Rumpke to provide the service, or an open-vendor citizen selected service. If approved, this resolution would choose the second option of hiring Rumpke to provide the service.

Commissioner's Comments: Mayor Lee confirmed that this was the same resolution that was voted down last week. Mayor Lee said he understands that there are some changes that necessitate this. Paul Oberdorfer responded, yes, there have been changes, and we are bringing all three solutions to Commission for consideration. Commissioner Simmons said last week we heard this was bad and voted 2-3 against the resolution. This week we are being told it is really bad. Commissioner Simmons said his phone had rung off the hook with people opposing the city using Rumpke. He said he had only received one email in support of the city using Rumpke.

Public Comments: Greg Neves asked why there were not more bids put out. Paul Oberdorfer said a Request for Proposal (RFP) went out, and only one response was received, and it was from Rumpke. Paul Oberdorfer said the City of Sidney only received one also. Mr. Neves said if the Sanitation workers did not think that they were going to lose their jobs, then they probably would not have bid out of the Sanitation Department. Mr. Neves said that we have to take care of our own people because Rumpke is not going to take care of our people. Paul Oberdorfer said for a point of clarification, all the employees were being offered jobs and would remain at the same level of pay. No employee was going to lose their jobs. Mayor Lee said he knew that, but they all felt pressured to bid for a job.

Jeff Grimes said that everyone is worried about whether the low income and the senior citizens can afford the trash pick-up. He asked if there is any way the rates could be reduced for them. Mayor Lee confirmed with Paul Oberdorfer that a reduced fee for senior citizens is currently in place. Mr.

Grimes asked if the City would still be doing the billing. Paul Oberdorfer answered and said, there was an option for Rumpke to do it, but we decided to keep it in-house. Jeff Grimes asked what expenses we were going to have, saying the trucks were already bought. Mayor Lee replied that the trucks we currently have need to be replaced. Mr. Grimes suggested buying something different than arm trucks, so a CDL is not required. He said the school does not have a problem getting drivers. Mr. Grimes asked for a breakdown on what new expenses we would have. Jeff Grimes said he received a text from a Refuse Driver saying they were tired of being treated so poorly. Mr. Grimes said the text also said they felt threatened. Catherine Bogan said she takes issue that Mr. Grimes is making comments on behalf of the employees. Ms. Bogan said this is not the appropriate forum. Ms. Bogan asked any employee who feels threatened to come to her office tomorrow so they could discuss their concerns.

Adam Seas said he had heard the same thing from employees that Jeff Grimes described. Mr. Seas said he does not have a problem with Rumpke. Mr. Seas suggested reaching out to substitute bus drivers. Adam Seas said this is a controversial issue, and he thinks it should be tabled. Mr. Seas said he is on a board and saw this coming, but he said some citizens were left in the dark. If we are going to choose Rumpke, he feels everyone should be able to choose their own provider. Adam Seas says he does not have ill will towards City staff, but it is disturbing how employees feel.

Commissioner Hohman asked employees to let their union representative or Human Resources know if they have a grievance or feel threatened. He said you owe it to yourself to report it. Paul Oberdorfer said he feels using employee dissatisfaction is an emotional appeal to take the eye off the issue. Mr. Oberdorfer said the employees have known since Sept of 2024 that all jobs were going to be maintained even though we did not have to do that. Mr. Oberdorfer said that schools have shortages too.

Jonathon Wessel told the Commissioners if new facts were presented to them, it is okay to change their vote from the last meeting. Mr. Wessel read from Roberts Rules of Order that a motion to reconsider can be made by a member who voted with the prevailing side. In this case, a motion to reconsider would need to be made by someone who voted against the resolution.

Commissioner Hohman felt that with the terms of the contract changing significantly, it would be enough to consider it as a new resolution. Mayor Lee said he did not have a problem with having a motion to reconsider the previous resolution. Commissioner DeBrosse asked if the resolution had changed. Jessica Stiltner said yes and a motion to reconsider does not seem appropriate. Law Director Stiltner said maybe it would be appropriate if it was in the same meeting.

Roland Sourmail said we should make employees from another department do the job if we are short on staff. Mayor Lee said that you have to have a Memo of Understanding to make employees do another job. Paul Oberdorfer said you can not arbitrarily make them do another job. Roland Sourmail said if we need them, they have to go where they are needed. Commissioner Hohman said you would not be able to make them do this for the long term.

Kim Heisler said that she took offense with what Catherine said and felt it was the citizens that were not being treated fairly. Kim Heisler said we the people are being treated badly. Kim asked if

employees are actually protected, and the mayor said, as a former police officer, the unions do a great job at protecting their members. Kim Heisler suggested we get creative and pay for CDLs. Kim Heisler asked whether full-time workers would be taking a pay cut. Ms. Heiser asked what the unemployment rate is in Piqua. Catherine Bogan said employees can move laterally or can voluntarily take a lower paying position. We have to be very careful talking about pay, bonuses, and other ideas in this forum.

A motion was made by Commissioner Hohman to approve R-22-25, and Commissioner DeBrosse seconded the motion. Commissioner DeBrosse, Commissioner Hohman, and Commissioner Vetter voted in favor, and Mayor Lee and Commissioner Simmons voted against the resolution. The motion carried Yes 3, No 2.

3) Resolution No. R-23-25

A resolution directing the City Manager to create an open-vendor citizen-selected program for Sanitation Services

Introduction: Paul Oberdorfer said the Administration wished to remove this resolution. Commissioner Hohman said a Commissioner needed to make the motion to remove a resolution from the agenda.

A motion was made by Commissioner Hohman to withdraw Resolution R-23-25, and Commissioner DeBrosse seconded the motion. Commissioner DeBrosse, Commissioner Vetter, and Commissioner Hohman voted in favor, and Mayor Lee and Commissioner Simmons voted against the resolution. The motion carried Yes 3, No 2.

4) Resolution No. R-18-25

A resolution regarding the applied for Liquor Permit for Spring Thru Drive Thru Inc, 225 Spring Street, Piqua, OH 45356

Introduction: Jessica Stiltner said this resolution does not approve the liquor permit, but is a review to see if there were any objections.

Commissioner's Comments: Mayor Lee asked if they were changing their license. Jessica Stiltner said no. Mayor Lee asked how long a license is good for, and Jessica Stiltner said the Spring Thru Drive Thru license was originally issued in 1991. Ms. Stiltner said the reason for the change is that part of the ownership is changing. Commissioner Hohman asked Chief Byron if there were any concerns, and Chief Byron said there are no concerns. Chief Byron said the change in ownership appears to be a long-term employee of the business that the current owner is giving 50% of the liquor license to. Chief Byron said he is not aware if it is a partnership now or what the situation is.

A motion was made by Commissioner Hohman to approve R-18-25, and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

Commissioner Simmons said he needed to leave to care for his wife.

A motion was made by Commissioner Hohman to excuse Commissioner Simmons from the

meeting. Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

5) Resolution No. R-20-25

A resolution regarding the applied for Liquor Permit for Murphy Oil USA, Inc, 1302 E Ash Street, Piqua, OH 45356.

Introduction: Jessica Stiltner informed the Commission that this request is to add to an existing liquor permit. Murphy Oil already has a C1 permit, and this gives them a C2 permit, which covers the sale of wine and mixed beverages in sealed containers.

Commissioner's Comments: Commissioner Vetter confirmed this is for the gas station at Wal-Mart and not for inside Wal-Mart. Jessica Stiltner read the exact address.

A motion was made by Commissioner Hohman to approve, and Commissioner DeBrosse seconded the motion. Mayor Lee, Commissioners DeBrosse, Hohman, and Vetter were in favor, and the motion was carried unanimously.

6) Resolution No. R-21-25

A resolution authorizing a purchase order to Horton Emergency Vehicles Company for the purchase of a medic for the Piqua Fire Department.

Introduction: Fire Chief Adams introduced this resolution by saying the Fire Department put together a committee to research a new medic for our city. The Horton Medic has storage features, life cycle costs, a history of reliability, ruggedness, ease of maintenance, lowest cost, etc. which has convinced the committee to select this medic as the best choice for our city. A Letter of Commitment was signed in April 2023 for delivery in the spring of 2025. This unit is on the state bid. We plan to remove Medic 21 (2004) from our fleet this year to reduce our maintenance costs and enhance operational readiness. If no other city department wishes to repurpose the vehicle, Medic 21 will be sold on Govdeals. With this new purchase, our Medic fleet will be maintained at four units.

Commissioner's Comments: Mayor Lee said that we need to provide you with equipment that is up-to-date. Commissioner Hohman asked for an update on the progress of the EMTs hired last fall. Chief Adams said that six of the EMTs completed their paramedic certification and five are in paramedic school. He said that two current employees are getting ready to start paramedic school. The Paramedic program is at least a year long. It is the highest level of training available. Commissioner Hohman congratulated the Fire team. It would be irresponsible of us not to give them the equipment they need, saving money by keeping them in service and having a replacement schedule.

A motion was made by Commissioner Vetter to approve, and Commissioner Hohman seconded the motion. Mayor Lee, Commissioners Hohman, DeBrosse and Vetter were in favor and the motion was carried unanimously.

COMMISSIONERS COMMENTS

Commissioner Vetter said he has compiled a list on why we should not allow chickens because he is aware that this is being presented again. He was happy to represent the City on December 20th when a Habitat for Humanity home was dedicated on Manier Avenue. The Spay and Neuter Program needs volunteers. He reported that through this program, we have rehomed 99 cats. He is very happy about having quarterly financial meetings with the Commission. There are joint conversations planned with Main Street Piqua about more lighting downtown, and he is very happy about that. There will be discussions about the Mote Park building and a hydraulic canal update.

Mayor Lee asked for a Power Project update. Paul Oberdorfer said he would be setting up a meeting to see if they are going to complete their lease. Mayor Lee said when Mr. Wessel brought up a resolution showing back up on the agenda a week after it was voted against, it made him think of another time this had happened. He said this happened right after Commissioner Hohman became Commissioner. Mayor Lee said there is additional information, but he still voted no because he likes our services, and he is listening to his constituents. He said he is looking forward to working with Rumpke. He said he missed out on his son's senior night at Lehman Catholic to be here.

ADJOURNMENT

A motion was made by Commissioner Hohman to adjourn the meeting at 9:25 pm, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

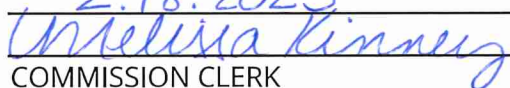
NON-AGENDA PUBLIC COMMENT

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


KRIS LEE, MAYOR

PASSED:

ATTEST:

2.18.2025

COMMISSION CLERK

Resolution No. R-24-25
A resolution appointing a member to the Park Board

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: Bonnie Davis is hereby appointed as a member of the Park Board to fill an opening with a term ending on March 1, 2030, or until a successor is confirmed and qualified.

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



KRIS LEE, MAYOR

PASSED: 2.18.2025

ATTEST: Melissa Kinney
CLERK OF COMMISSION

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

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah
Yah

Form Name:	Board/Committee Application (Newest)
Submission Time:	September 6, 2024 2:31 pm
Browser:	Chrome 128.0.0.0 / Windows
IP Address:	208.38.225.10
Unique ID:	1262856369
Location:	39.8255, -84.2012

Board and Committee Application

Name:	Bonnie Davis
Address:	1512 Echo Lake Drive Piqua, OH 45356
Home Phone:	9374182410
Email:	piquamom@hotmail.com
Board or Committee Applying for: (Please apply for one board only)	Park Board
Length of Residence in City of Piqua-City Limits:	65 years
Registered Voter:	Yes
Have you ever been convicted of a felony?	No
Education Background:	High School Degree - some college courses but no degree
Civic and Professional Activities:	I have run a very successful youth tennis program for the past 10 years. I was President and Secretary of the former Piqua Tennis Association which ran a tennis tournament in the city of many years. I have also been involved in committees and boards at my church, Piqua Westminster Presbyterian.
Are you a City of Piqua Government Academy Graduate?	no
Background, Experience and Interest relative to the appointment to a City Board/Committee:	I am an avid tennis and pickleball player and have knowledge of the game and the courts and surfaces necessary for these activities. I am also interested in the maintenance of the parks in the city.
I certify that I am a U.S. citizen, permanent resident, or a foreign national with authorization to work in the United States:	Yes
How did you find out about this position?	Word of Mouth

Resolution No. R-25-25
A resolution appointing a member to the Energy Board

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: Sharon Lyons is hereby appointed as a member of the Piqua Energy Board for a term of five (5) years to expire on March 1, 2030, or until her successor is confirmed and qualified;

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



KRIS LEE, MAYOR

PASSED: 2.18.2025

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Simmons

Comm. Vetter

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

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah
Yah

Name:*

Sharon

First Name

Lyons

Last Name

Address:*

105 Clifton Drive

Address Line 1

Address Line 2

Piqua

City

Ohio

State

45356

ZIP Code

Home Phone:*

(937) 418-6199

Work Phone:

(937) 615-1916

Email:*

slyons@hartzell.com

Board or Committee Applying for: (Please apply for one board only)*

☐ Park Board ☒ Energy Board

Length of Residence in City of Piqua-City Limits:*

64 years

Registered Voter:*

☒ Yes ☐ No

Have you ever been convicted of a felony?*

☐ Yes ☒ No

Education Background:*

High School Education
Accounting Degree from Edison State College

Civic and Professional Activities:*

Energy Board
Notary

Background, Experience and Interest relative to the appointment to a City Board/Committee:*

Past and present member of the Energy Board
Manage utility costs at my place of employment.

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

☒ Yes ☐ No

How did you find out about this position?

☐ Word of Mouth ☐ City Website ☐ Social Media ☐ Newspaper or Other Media Channel ☒ Other

Current Member

Upload your Resume:



Drag and drop here or [Browse files](#)

Max file size: 10 MB

Upload a cover letter (Optional):



Drag and drop here or [Browse files](#)

Max file size: 10 MB

Additional Information

Sharon L. Lyons

105 Clifton Drive ■ Piqua, OH 45356 ■ 937-418-6199

Seasoned staff accountant with 44 years of working experience, always prompt, dedicated, detail-oriented, self-starter who works well individually as well as on a team and with all levels of management.

Education

Edison State Community College – Associate Degree in Accounting June/1980
Piqua High School – Graduate June/1978

Experience

Hartzell Industries, Inc. June/1980 – present

Accounts Receivable Clerk – June/1980 Posted cash receipts for all Hartzell Companies, researched problems with customers' accounts, assisted credit manager with special projects.

Jr. Accountant Trainee – August/1981 Audited accounts payable vouchers, managed fixed assets and produced utility reports for all Hartzell Companies. Assisted with financial statement preparation for Hartzell Veneer, Inc.

Financial Reporting Systems Technician – June/1983 Added to current position responsibility for developing new financial reports and maintaining current financial reports as well as maintaining general ledger records for all Hartzell Companies.

Administrative Assistant – June/1985 Added clerical duties for employee retirement benefits to existing position. Financial statement preparation for Hartzell Industries, Inc.

Administrative Assistant/Executive Secretary – December/1989 Added secretarial duties for CEO, President and Sales Manager to current position. Started managing rental properties and maintenance department for Hartzell Industries. Worked with property and casualty lines of insurance. Handled legal matters relating to trademarks and patents and lawsuits resulting from insurance claims. Obtained notary license.

Accountant – Senior - June/2000 Added financial statement preparation for Hartzell Hardwoods, Inc. and Arkansas Face Veneer Co., Inc. Assumed duties as year end audit coordinator and relinquished secretarial duties. Involved in decisions regarding utilities.

Senior Staff Accountant - July/2006 Continue to manage rental properties, maintenance department for Hartzell Industries, work with property and casualty lines of insurance, handle all legal matters, monitor utilities for all Hartzell Companies, year end audit coordinator, maintain general ledger records, responsible for costing and financial statement preparation for Hartzell Fan, Inc.

Treasurer/General Accounting Manager – November/2017 Managed accounting functions – payables, receivables, and fixed assets. Retained responsibilities for property and casualty insurance, rental properties, legal matters, utilities, audit, general

ledger, financial statement preparation for Hartzell Industries, Inc. as well as combined statements for all the Hartzell companies. Assumed treasury functions.

Treasurer/General Accounting Manager – November/2018 Relinquished management of payables and receivables. Assumed tax responsibilities and working on corporate shareholder records. Retained responsibilities for treasury functions, property and casualty insurance, rental properties, legal matters, utilities, audit, general ledger and financial statement preparation. Due to a termination, served as credit manager for several months until a replacement could be hired.

Resolution No. R-26-25
A resolution appointing a member to the Energy Board

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: Kurtis Sawyer is hereby appointed as a member of the Piqua Energy Board for a term of five (5) years to expire on March 1, 2030, or until his successor is confirmed and qualified;

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



KRIS LEE, MAYOR

PASSED: 2.18.2025

ATTEST: Melissa Kinney
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by Comm. Simmons Comm. Vetter ~~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>

Board and Committee Application

Please fill out all the required fields and submit application.

Name:*

Kurtis	Sawyer
First Name	Last Name

Address:*

1325 Elmwood Circle		
Address Line 1		
Address Line 2		
Piqua	Ohio	45356
City	State	ZIP Code

Home Phone:*

(937) 570-8117

Work Phone:

--

Email:*

oldbbstacker@yahoo.com

Board or Committee Applying for: (Please apply for one board only)*

☒ Park Board ☒ Energy Board

Length of Residence in City of Piqua-City Limits:*

Energy board member expiring 03/2025 ; 16 year resident

Registered Voter:*☒ Yes ☐ No**Have you ever been convicted of a felony?***☐ Yes ☒ No**Education Background:***

1978 PHS graduate ; numerous Naval Aviation schools

Civic and Professional Activities:*

Naval Aviator (NAC) 1979-1993 USPS 1993-2020

Background, Experience and Interest relative to the appointment to a City Board/Committee:*

Currently an Energy Board member.

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

☒ Yes ☐ No

How did you find out about this position?

☒ Word of Mouth ☐ City Website ☐ Social Media ☐ Newspaper or Other Media Channel ☐ Other

Upload your Resume:

City of PIQUA

COMMISSION AGENDA STAFF REPORT

K.1.

MEETING DATE	February 18, 2025								
REPORT TITLE	<u>Ordinance No. O-1-25 (2nd Reading)</u> An ordinance to amend Chapter 50 of the Piqua Code to update Sanitation Rates								
SUBMITTED BY	Brian Brookhart, Director Public Works								
AGENDA CLASSIFICATION	Ordinance								
BACKGROUND	Over the past 6 months, discussions and studies have been conducted into the most efficient and cost effective way to provide Sanitation Services to the citizens of Piqua. At the January 28, 2025, City Commission Meeting, a proposal to enter into a contract with Rumpke of Ohio to provide these services was rejected. In order to continue to provide these services in-house, the Sanitation Fund must be kept solvent. This ordinance will provide the needed funds to allow the Sanitation Division to continue providing Sanitation Services. The funds will be used to update the staffing model for the division and to combat the 5 challenges facing the division (as previously discussed). The Sanitation Division is in a state of crisis due to the 5 challenges and initiatives being placed on hold while discussions and studies were conducted. The passage of this ordinance is critical to allow the division to re-staff, re-equip, retain employees, institute safety initiatives, and plan for the future. For reference, the standard rate for sanitation services will be as follows: <table><tr><td>2025 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart</td><td>\$31.33 / month</td></tr><tr><td>2026 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart</td><td>\$40.73 / month</td></tr><tr><td>2027 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart</td><td>\$48.88 / month</td></tr></table> **All other rate categories will be adjusted similarly.			2025 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart	\$31.33 / month	2026 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart	\$40.73 / month	2027 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart	\$48.88 / month
2025 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart	\$31.33 / month								
2026 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart	\$40.73 / month								
2027 Standard Rate (includes one 96 gal trash cart, one 64 gal recycling cart	\$48.88 / month								
BUDGET/FINANCIAL IMPACT	Budgeted \$:								
	Expenditure								

(Project costs and funding sources)	\$:	
	Source of Funds:	
	Narrative:	
ATTACHMENTS	1. Exhibit A	

Ordinance No. O-1-25 (2nd Reading)

An ordinance to amend Chapter 50 of the Piqua Code to update Sanitation Rates

WHEREAS, on January 28, 2025, City Commission voted to keep sanitation services in-house by rejecting a proposal to contract with an outside vendor for services; and

WHEREAS, the Sanitation Division is experiencing challenges that are affecting the cost to provide the intended services; and

WHEREAS, the Sanitation fund as an Enterprise fund must be kept solvent by charging fees to cover all of the costs to operate.

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: Chapter 50 of the Piqua Code is hereby updated as presented in "Exhibit A" attached.

SEC. 2: This ordinance shall be effective at the earliest time permitted by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

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

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

“Exhibit A”

Chapter 50 Garbage

APPENDIX: RATES AND FEES

Table A: Residential Service Rates

<i>SANITATION RESIDENTIAL RATES</i>	<i>2025 Monthly Rate</i>	<i>2026 Monthly Rate</i>	<i>2027 Monthly Rate</i>
Small Quantity Generator (Up to 35-gallon capacity)	\$28.20	\$36.65	\$43.99
Standard Quantity Generator (Up to 96-gallon capacity)	\$31.33	\$40.73	\$48.88
Large Quantity Generator (Up to 192-gallon capacity)	\$34.47	\$44.81	\$53.77
Additional Trash Cart (Up to 96-gallon capacity)	\$16.80	\$21.84	\$26.21
Recycling (Up to 96-gallon capacity)	Included	Included	Included
Recycling Only Service (Up to 96-gallon capacity)	\$15.67	\$20.37	\$24.44
Recycling Service-Additional Cart	\$4.20	\$5.46	\$6.55
These rates shall remain in effect until updated.			

Table B: Commercial Service Rates

<i>SANITATION COMMERCIAL RATES</i>	<i>2025 Monthly Rate</i>	<i>2026 Monthly Rate</i>	<i>2027 Monthly Rate</i>
Small Quantity Generator (1 Cart-96 gallon)	\$45.37	\$58.99	\$70.78
Medium Quantity Generator (2 Carts-192 gallon)	\$56.70	\$73.71	\$88.45
Large Quantity Generator (3 Carts-288 gallon)	\$70.88	\$92.15	\$110.58
Additional Trash Cart (Up to 96 gallon capacity]	\$16.80	\$21.84	\$26.21
Recycling (Up to 96 gallon capacity)	Included	Included	Included
Recycling Only Service (Up to 96 gallon capacity)	\$17.88	\$23.24	\$27.89
Recycling Service-Add Cart	\$4.20	\$5.46	\$6.55
These rates shall remain in effect until updated.			

Table C: Residential and Commercial Service Fees

<i>FEE SCHEDULE</i>	
Special Pick-Up (Scheduled in advance)	\$100 plus additional tonnage fee
Cart Replacement Fee (Per Policy)	\$55
Cart Size Exchange (Per Policy)	\$25
Call Back Fee	\$25
Nuisance Abatement Fee	\$150 plus additional tonnage fee
Penalty fee	\$50
1. The Fee Schedule shall be updated annually on January 1st of each year to reflect a 3% increase to each fee. 2. The tonnage fee shall be figured based on the tipping rate established by the Miami County Transfer Station.	

City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.1.

MEETING DATE	February 18, 2025	
REPORT TITLE	Ordinance No. O-2-25 (1st Reading) An ordinance to amend Chapter 50 of the Piqua Code	
SUBMITTED BY	Brian Brookhart, Director Public Works	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	Chapter 50 of the Piqua Code needs modified to support the transition of Sanitation Services to an outside vendor. Proposed language updates include adding a definition of "Approved Service Provider" to clarify that the city or a contractor may be utilized for services; modifications to accomodate the contractor's service model; and adjustments to the rates according to the RFP submitted by the contractor.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	NA
	Expenditure \$:	NA
	Source of Funds:	
	Narrative:	As part of the transition to contracted services, the city is proposing a subsidy to the Senior Discount Program that will lower the rate adjustments from those proposed by the contractor. The city will utilize funds from the reserves in the Sanitation Fund to offset approximately \$10,000-\$14,000 per year over 5 years for this purpose.
ATTACHMENTS	- Exhibit A - Sanitation Services Crisis Plan (Updated 2.13.2025)	

Ordinance No. O-2-25 (1st Reading)
An ordinance to amend Chapter 50 of the Piqua Code

WHEREAS, on February 4, 2025, City Commission voted to accept a proposal to contract with an outside vendor for Sanitation Services; and

WHEREAS, the Sanitation fund as an Enterprise fund must be kept solvent by charging fees to cover all expenses to operate.

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: Chapter 50 of the Piqua Code is hereby updated as presented in "Exhibit A" attached.

SEC. 2: This ordinance shall be effective at the earliest time permitted by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

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

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

CHAPTER 50: GARBAGE

Section

Garbage and Refuse

- 50.01 Definitions
- 50.02 Solid waste and recycling receptacle required
- 50.03 Uncollectible solid waste and recyclable materials
- 50.04 Yard waste collection
- 50.05 Private disposal prohibited
- 50.06 Tampering with refuse prohibited
- 50.07 Solid waste collection rates; permits
- 50.08 Uncollected solid waste declared a nuisance

Disposal of Solid Waste

- 50.20 Establishment of Disposal District Number One
- 50.21 Hauling permit required
- 50.22 Compliance with hauling regulations
- 50.23 Incinerator
- 50.24 Covered vehicle required for hauling
- 50.25 Hauling garbage to location outside city prohibited

- 50.99 Penalty

Appendix: Rates and Fees

GARBAGE AND REFUSE

§ 50.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply, unless the context clearly indicates or requires a different meaning.

APPROVED CONTAINERS. Shall include the following:

(1) Containers provided by customers that are constructed of metal or heavy gauge plastic, with two handles, and in such a manner as to be strong, easily lifted, not easily corrodible, rodent-proof, shall have a capacity not to exceed 32 gallons, have a tight fitting lid and meet the satisfaction of the Approved Service Provider~~Sanitation Department~~.

(2) Containers provided by the ~~City of Piqua Sanitation Department~~ Approved Service Provider for solid waste and recyclables;

(3) ~~Paper biodegradable bags for Y~~yard waste containers, including plastic or paper bags.

APPROVED SERVICE PROVIDER. The City of Piqua or a Commercial hauler under contract with the city to collect and haul solid waste, recycling, or yard waste.

BOARD. The Board of County Commissioners of Miami County, Ohio, consisting of three members chosen as provided in R.C. Chapter 305.

BUILDING CONSTRUCTION WASTE. Discarded or unused materials used in the construction of structures and other improvements to real property.

BULK ITEMS. Discarded appliances, furniture, and other household items that are too large to fit inside a garbage container. Does not include building construction waste, items longer than six feet in length, or items too heavy to be easily lifted.

COLLECTION. The process of picking up and transporting solid waste from the point of disposition to the point of its ultimate disposal.

COMMERCIAL HAULERS. Any person, firm or corporation who, for profit, collects or transports solid waste to disposal sites, and when not operating solely under a contract with the city to transport solid waste (collected by the city) from the transfer station.

DISPOSAL SITE. Any area used by a customer for the disposal of garbage, refuse, or recyclable materials.

DISTRICT. The Miami County Garbage and Refuse Disposal District No. 1 as that district is described in the records of the

Board of County Commissioners of Miami County, and in § 50.20, and as the district may be amended from time to time. The district is now comprised of all the unincorporated area of Miami County and the municipalities of Troy and Piqua, Ohio.

HAZARDOUS WASTE. The waste as defined in R.C. § 3734.01(J).

HOUSEHOLDER. The head of a family or one maintaining his or her separate living room or quarters on the premises, and shall include owners, tenants, and occupants of all premises.

INCINERATORS. Structures built and containing furnaces, machinery and equipment for the destruction, by burning, of solid waste with maximum reduction of volume and a minimum of air pollution, other than for domestic or residential use.

INDIVIDUAL HAULERS. Persons, firms or corporations using vehicles either owned by them, rented or leased by them, either with drivers or for their use by themselves or by their employees on an occasional basis for the purpose of transporting solid waste produced by them to a point of disposal off their own premises.

NON-COMBUSTIBLES. Garbage or refuse which will not reduce to ash within 45 minutes at a temperature of 1,800 F. when properly mixed with oxygen from the air for the purpose of burning tree stumps and materials in the nature of earth, sand, bricks, stones, plaster, ashes and other substances which may accumulate as a result of building construction or demolition.

RECYCLABLE MATERIALS. Materials as determined by the -Sanitation Department Approved Service Provider to be easily reused or repurposed, and be suitable for collection and separation from regular household solid waste to be diverted from the landfill.

SANITARY ENGINEER. The Sanitary Engineer of Miami County, appointed by the Board of County Commissioners of Miami County, Ohio, or its duly authorized or appointed assistants acting in its behalf or stead.

SANITARY LANDFILL. An open area of ground used for the disposal of solid waste where material is deposited under controlled conditions.

SOLID WASTE. Garbage and refuse other than liquids.

(1) **GARBAGE.** Shall include the following:

(a) Discarded animal and vegetable organic matter.

(b) All putrescible wastes from public, private and residential structures.

(c) **GARBAGE** does not include hazardous waste, recognizable industrial byproducts, non-combustibles, rubbish or building construction waste.

(2) **REFUSE.** Shall include the following:

(a) Discarded non-organic materials generated from commercial, industrial and/or residential sources within the city which are of a size and weight suitable for containment in receptacles designated for garbage and refuse.

(b) **REFUSE** shall not include liquids or hazardous wastes, recognizable industrial by-products, non-combustibles or building construction waste.

TRANSFER STATION. A site owned or leased by the city where solids waste is deposited by city personnel for pick-up and removed by a person, firm, or corporation under contract with the city.

('97 Code, § 55.01) (Ord. C-686, passed 1-2-51; Am. Ord. 40-68, passed 11-4-68; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22)

§ 50.02 SOLID WASTE AND RECYCLING RECEPTACLE REQUIRED.

(A) No owner, tenant, or lessee of any public or private premises shall permit to accumulate upon his or her premises any solid waste or recyclable materials, except in approved containers.

('97 Code, § 55.02)

(B) Solid waste and recyclable materials shall be placed in approved containers which may be provided by the city-Approved Service Provider and, if so provided, said containers shall be and remain the property of the city-Approved Service Provider and remain with the residence, regardless of owner or tenant. Any misuse or destruction of said containers shall subject the person responsible to replacement costs. Should the containers become lost or unusable, they may be replaced by notifying the City of Piqua Approved Service Provider. The city-Approved Service Provider is authorized to charge a replacement fee in accordance with rules and regulations of the City of Piqua.

(C) When approved containers are provided by the city-Approved Service Provider, then no other containers will be approved for collection. No solid waste or recyclable materials will be collected unless it is properly placed in the approved containers (with the exception of bulk items in accordance with department-policy).

(D) Approved containers are required to be removed from the public right-of-way/street curb area within 24 hours of collection. A penalty fee may be assessed to the Utility account for containers left in the public right-of-way/street curb area.

('97 Code, § 55.03) (Ord. C-686, passed 1-2-51; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.03 UNCOLLECTIBLE SOLID WASTE AND RECYCLABLE MATERIALS

(A) No solid waste shall be collected by the ~~city~~ Approved Service Provider unless it is placed in approved containers and placed in the proximity of the street or alley or other convenient place for collection as determined by the Approved Service Provider ~~Sanitation Department~~. However, the ~~Sanitation Department~~ Approved Service Provider may collect solid waste at locations other than in the proximity of the street or alley in hardship cases approved through the Fall Prevention Program. Hardship cases are cases in which the ~~Sanitation Department~~ city determines there is no able-bodied person in the household.

(B) No garbage, refuse or non-combustibles transported into the city from outside the corporate limits shall be collected.

(C) Only approved bulk items shall be collected according to ~~department~~ policy.

('97 Code, § 55.04) (Ord. 59-78, passed 2-5-79; Am. Ord. 54-79, passed 8-20-70; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22)

§ 50.04 YARD WASTE COLLECTION.

Yard waste may be collected if it is properly prepared. ~~Yard waste shall typically be collected from April through October, weather dependent.~~

(A) All twigs, branches, limbs and other trimmings of trees and bushes shall not be collected unless the trimmings are less than six feet in length and less than four inches in diameter, tied into bundles no larger than 24 inches in diameter.

(B) Yard waste will only be collected if placed loose in approved containers or in ~~paper biodegradable~~ bags.

(Ord. 9-22, passed 11-1-22)

§ 50.05 PRIVATE DISPOSAL PROHIBITED.

The disposal of solid waste in any quantity by an individual or an establishment is prohibited in any public or private place within the city limits.

('97 Code, § 55.06) (Ord. C-686, passed 1-2-51; Am. Ord. 32-87, passed 7-27-87; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.06 TAMPERING WITH REFUSE PROHIBITED.

(A) All garbage, refuse, recyclables and other materials on disposal sites are the property of the city.

(B) No person shall be allowed to separate and collect, carry off, or dispose of materials on disposal sites, except under the direction of the City Manager or except by contract with the city. In addition, the provisions of division (B) hereof shall not apply to any law enforcement officer or fire investigator in the performance of his or her official duties.

('97 Code, § 55.07) (Ord. C-686, passed 1-2-51; Am. Ord. 32-87, passed 7-27-87; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.07 SOLID WASTE COLLECTION RATES; PERMITS.

(A) The collection of solid waste from houses, buildings, and premises for residential purposes shall be in accordance with the approved rate schedules in the Appendix following this chapter. The current fees shall remain in effect until changed. No householder within the city limits shall be exempt from the provisions of this section without obtaining a special waiver pursuant to (B) below.

(B) Special waivers of compliance with (A) above may be granted at the Utility Billing Office to the following. Special waivers may be subject to revocation without notice.

(1) Owners of buildings containing four or more apartment units, and who have in force a contract with a commercial hauler to collect solid waste from the apartment units.

(2) Commercial or business accounts who have in force a contract with a commercial hauler to collect solid waste from the commercial or business establishments.

(3) *Participants in the Senior Discount Program.* The Senior Discount Program shall be for householders who reside in the city and who are ~~62-65~~ years of age and older or disabled, or who have other hardship reasons approved by the ~~Sanitation Department~~ city and also meet income guidelines as established by the Utility Billing Office. ~~The rate for the program shall be 50% of the standard refuse rate.~~

(C) The collection of solid waste and recycling from commercial establishments shall be on the basis of the amount of materials collected from approved containers in accordance with the approved rate schedules in the Appendix following this chapter.

(1) A record of the number of containers shall be maintained by the ~~Sanitation Department~~ Approved Service Provider. Solid waste and recyclables must be placed in approved containers to comply with the specifications herein.

(2) Collection of fees shall be made by the Utility Billing Office as a separate item on each utility bill. The fees shall be assessed against the person or firm in whose name the utility bill is listed.

(D) Bulk items shall be collected when placed at normal trash collection points in accordance with ~~department~~ policy.

Such items shall be collected at the discretion of the Sanitation-Department-Approved Service Provider in reasonable amounts not to exceed three bulk items in one week. Excessive amounts of bulk items placed out for collection may incur additional charges based on the disposal cost.

(E) Garbage and refuse may be collected at locations outside the city limits when feasible, at a rate of 150% of the rates listed in the approved rate schedule in the Appendix following this chapter.

(F) A delayed payment charge of 5% of each month's fee shall be added to the month's billing if not paid within the net payable date of the monthly statement.

('97 Code, § 55.08) (Ord. 7-59, passed 2-16-59; Am. Ord. 15-94, passed 3-21-94; Am. Ord. 53-94, passed 11-21-94; Am. Ord. 15-96, passed 3-18-96; Am. Ord. 11-02, passed 5-20-02; Am. Ord. 3-05, passed 4-4-05; Am. Ord. 32-06, passed 1-2-07; Am. Res. R-12-07, passed 1-16-07; Am. Ord. 12-10, passed 6-1-10; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.08 UNCOLLECTED SOLID WASTE DECLARED A NUISANCE.

(A) No solid waste shall be collected from any premises where the owner or lessee is in arrears for a period of one month or more.

(B) Solid waste in containers uncollected or solid waste dumped in the open due to failure to pay garbage fees or for any other reason shall be declared a nuisance, and the person or persons responsible shall be liable to prosecution under the provisions of R.C. § 3767.13 or § 91.20 and shall be subject to the nuisance abatement fee. No prior notice is required if the solid waste on disposal sites is declared a nuisance, then the City Manager may cause the nuisance be summarily abated with the nuisance abatement fee charged to the subject property's Utility billing account.

('97 Code, § 55.09)

(C) No person, firm or corporation shall permit the accumulation or collection on his, her or its premises of any garbage, refuse, non-combustibles, hazardous waste or solid waste which was not generated on said premises.

('97 Code, § 55.10) (Ord. C-696, passed 1-2-51; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

DISPOSAL OF SOLID WASTE

§ 50.20 ESTABLISHMENT OF DISPOSAL DISTRICT NUMBER ONE.

The Commission authorizes the Board of County Commissioners to lay out, establish, and maintain the Miami County Garbage and Refuse Disposal District Number One, and to include therein, in addition to other lots and lands, all lots and lands within the corporate limits of the city.

('97 Code, § 55.15) (Ord. 13-66, passed 3-21-66; Am. Ord. 32-87, passed 7-27-87; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22)

§ 50.21 HAULING PERMIT REQUIRED.

It shall be unlawful for any person, firm or corporation to engage in the business of collecting, hauling, or transporting through, over, or upon the public streets and ways of the city, any solid waste, without obtaining a license or permit to do so from the office of the Sanitary Engineer, Miami County Incinerator, Troy, Ohio 45373 Miami County Public Health. This section shall not apply to any person, firm or corporation solely when operating under contract with the city to remove solid waste (collected by the city) from the transfer station.

('97 Code, § 55.16) (Ord. 40-68, passed 11-4-68; Am. Ord. 32-87, passed 7-27-87; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.22 COMPLIANCE WITH HAULING REGULATIONS.

It shall be unlawful for any commercial hauler or individual hauler to haul or transport through, over, or upon the public streets and ways of the city, any garbage, rubbish, or refuse unless the garbage, rubbish, or refuse is hauled to the Miami County Transfer Station and is hauled in conformance with the rules and regulations of disposal of solid wastes in Miami County Garbage and Refuse Disposal District Number One adopted by the Miami County Commissioners. This section shall not apply to any person, firm or corporation solely when operating under contract with the city to remove solid waste (collected by the city) from the transfer station.

('97 Code, § 55.17) (Ord. 40-68, passed 11-4-68; Am. Ord. 32-87, passed 7-27-87; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.23 INCINERATOR.

(A) It shall be unlawful for any person, firm or corporation to operate an incinerator within the city unless the incinerator meets the federal, state, or local regulations and is approved with a zoning permit.

('97 Code, § 55.18) (Ord. 40-68, passed 11-4-68; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 9-22, passed 11-1-22)

(B) It shall be unlawful for any person, firm or corporation to construct an incinerator within the city until the plans and specifications for it are submitted to and approved by the sanitary engineer and the city engineer.

('97 Code, § 55.19) (Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.24 COVERED VEHICLE REQUIRED FOR HAULING.

It shall be unlawful for any person, firm or corporation to haul or transport any waste, refuse, trash, or garbage in an form within the city in a vehicle not fitted with a tight cover or not constructed in such a manner as to prevent the escape of any portion of the load being transported, no matter how minute.

('97 Code, § 55.20) (Ord. 40-68, passed 11-4-68; Am. Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22) Penalty, see § 50.99

§ 50.25 HAULING GARBAGE TO LOCATION OUTSIDE CITY PROHIBITED.

(A) It shall be unlawful for any commercial hauler to haul or transport any waste, refuse, trash, or garbage in any form from a point within the city to any point outside of Miami County.

(B) In the event of an emergency such as, but not limited to, a truck breakdown or driver illness, the provisions of this section shall not apply if the commercial hauler notifies the office of the City Police Department of the emergency prior to the removal from the county of the waste, trash, or garbage.

(Ord. 40-68, passed 11-4-68; Am. Ord. 56-69, passed 12-1-69; Am. Ord. 9-22, passed 11-1-22)

(C) This section shall not apply to any person, firm or corporation solely when operating under contract with the city to remove solid waste (collected by the city) from the transfer station, nor does it apply to Commercial haulers transporting recyclable materials-

(Ord. 49-89, passed 8-7-89; Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22)

('97 Code, § 55.21) Penalty, see § 50.99

§ 50.99 PENALTY.

Whoever violates any provisions of this chapter shall be punished as provided in §10.99 and may be subject to the penalty fee. Each day's violation shall constitute a separate offense.

(Am. Ord. 1-15, passed 2-17-15; Am. Ord. 2-18, passed 2-20-18; Am. Ord. 9-22, passed 11-1-22)

APPENDIX: RATES AND FEES

Table A: ~~Residential~~Sanitation Service Rates

SANITATION RESIDENTIAL RATES	2023 Monthly Rate
SANITATION RESIDENTIAL RATES	2023 Monthly Rate
Small Quantity Generator (Up to 35-gallon capacity)	\$20.14
Standard Quantity Generator (Up to 96-gallon capacity)	\$22.38
Large Quantity Generator (Up to 192-gallon capacity)	\$24.62
Additional Trash Cart (Up to 96-gallon capacity)	\$12.00
Recycling (Up to 96-gallon capacity)	Included
Recycling Only Service (Up to 96-gallon capacity)	\$11.19
Recycling Service-Additional Cart	\$3.00
1. These rates shall remain in effect until updated.	

Table B: Commercial Service Rates

SANITATION COMMERCIAL RATES	2023 Monthly Rate
SANITATION COMMERCIAL RATES	2023 Monthly Rate
Small Quantity Generator (1 Cart-96 gallon)	\$32.44
Medium Quantity Generator (2 Carts-192 gallon)	\$40.50
Large Quantity Generator (3 Carts-288 gallon)	\$50.63
Additional Trash Cart (Up to 96-gallon capacity)	\$12.00

Recycling (Up to 96 gallon capacity)	Included				
Recycling Only Service (Up to 96 gallon capacity)	\$12.77				
Recycling Service-Add Cart	\$3.00				
1. These rates shall remain in effect until updated.					
SANITATION RATES	2025	2026	2027	2028	2029
Standard Residential Rate – 95 g	<u>\$26.00</u>	<u>\$27.30</u>	<u>\$28.66</u>	<u>\$30.10</u>	<u>\$31.61</u>
Standard Residential Rate – 65 g	<u>\$25.00</u>	<u>\$26.25</u>	<u>\$27.56</u>	<u>\$28.94</u>	<u>\$30.39</u>
Standard Residential Rate – 35 g	<u>\$22.00</u>	<u>\$23.10</u>	<u>\$24.25</u>	<u>\$25.47</u>	<u>\$26.74</u>
Senior Residential Rate – 95 g	<u>\$16.00</u>	<u>\$16.70</u>	<u>\$17.46</u>	<u>\$18.28</u>	<u>\$19.17</u>
Senior Residential Rate – 65 g	<u>\$15.00</u>	<u>\$15.65</u>	<u>\$16.36</u>	<u>\$17.13</u>	<u>\$17.96</u>
Senior Residential Rate – 35 g	<u>\$12.00</u>	<u>\$12.50</u>	<u>\$13.05</u>	<u>\$13.65</u>	<u>\$14.31</u>
Curbside Recycling – 65 g	<u>Included</u>	<u>Included</u>	<u>Included</u>	<u>Included</u>	<u>Included</u>
Additional Trash Cart Rate	<u>\$3.50</u>	<u>\$3.50</u>	<u>\$3.50</u>	<u>\$3.50</u>	<u>\$3.50</u>
Additional Recycling Cart Rate	<u>\$3.50</u>	<u>\$3.50</u>	<u>\$3.50</u>	<u>\$3.50</u>	<u>\$3.50</u>
Commercial Curbside Rate – 95 g (1 Cart)	<u>\$30.50</u>	<u>\$32.03</u>	<u>\$33.63</u>	<u>\$35.31</u>	<u>\$37.07</u>
Commercial Curbside Rate – 95 g (2 Carts)	<u>\$40.50</u>	<u>\$42.53</u>	<u>\$44.65</u>	<u>\$46.88</u>	<u>\$49.23</u>
Commercial Curbside Rate – 95 g (3 Carts)	<u>\$50.00</u>	<u>\$52.50</u>	<u>\$55.13</u>	<u>\$57.88</u>	<u>\$60.78</u>
Curbside Recycling – 65 g 1XWeek	<u>\$12.00</u>	<u>\$12.60</u>	<u>\$13.23</u>	<u>\$13.89</u>	<u>\$14.59</u>

Table **BC**: Residential and Commercial Service Fees

FEE SCHEDULE	
FEE SCHEDULE	
Special Pick-Up (Scheduled in advance)	\$100 plus additional tonnage fee
Cart Replacement Fee (Per Policy)	\$55
Cart Size Exchange (Per Policy)	\$25
Call Back Fee	\$25
Nuisance Abatement Fee	\$150 plus additional tonnage fee
Penalty fee	\$50
1. The Fee Schedule shall be updated annually on <u>J</u> January 1st of each year to reflect a 3% increase to each fee. 2. The tonnage fee shall be figured based on the tipping rate established by the Miami County Transfer Station.	

(Ord. 9-22, passed 11-1-22)



Sanitation Service Crisis Plan:

January 29, 2025/Updated 2-13-25

The city administration has been discussing and studying the delivery of sanitation services since 2021 to determine the best method and most cost-effective solution to various challenges faced by the Sanitation Division. During the past year review period, it was necessary to place holds on many initiatives, including hiring staff for existing vacancies and replacing equipment. Since July 2024, we have been updating the commission regularly on the sanitation department's status, and in November 2024, the recommendation to enter into a contract with Rumpke was presented. The Utility Board and the administration agreed that the best solution for the community over the next 5-10 years was to contract services.

Until the January 28, 2025, Commission Meeting, we worked toward the contracted solution to overcome the potential issues of keeping the service in-house. The division is now in a state of crisis to maintain the daily operations until these initiatives can be reinstated. This will take time to implement, and the following plan will stabilize the operations, reduce the significant challenges faced, and plan for future needs to optimize efficiencies.

Timeline:

July 2024: Budget prep; Capital item quotes; Notice of cost increases – Challenges discovered.

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 for vendor to provide service – Due 11/12

November 19, 2024: Public Work Session with City Commission

December 10, 2024: Presentation to City Commission

January 2025: Utility Board discussion. Vote in favor of contracted services

January 28, 2025: City Commission Resolution to enter into contracted services – Fails 3-2

February 2025: Further discussions regarding extreme staffing challenges and potential rate increases. Three options explored for resolution of challenges faced.

February 4, 2025: Executive Session to discuss staffing. All three options presented to City Commission (Large rate increase for city services, contracted services, or citizen chosen contracted services). Resolution to enter into contracted services is adopted.

February 10, 2025: Staff meets with Rumpke to begin transition of services.

February 18, 2025: Present needed Ordinance changes to Chapter 50 for approval.

City Leadership presented a plan to enter into a contract for Sanitation Services in an effort to keep costs to citizens lower over the next 5-10 years. In a White Paper, Leadership presented 5 current challenges facing the department, which are hampering operations and increasing costs. Piqua City Commission voted to contract Sanitation Services to Rumpke allowing staff to implement a transition plan and alleviate the crisis situation.

The following operational adjustments are needed to combat the 5 challenge areas and keep the Sanitation Fund solvent:

Short Term Interventions (immediately – 30 days): Stabilization of service

1. Present update to Chapter 50 for Commission approval, including rate adjustments per the proposal from Rumpke. (Critical for solvency of fund)
2. Present reappropriation of 2025 budget for Commission approval. This will be necessary to allow for payments to the contracted vendor, the adjustment of funds which employees are transitioning into, and continuation of city services such as the Utility Billing Office.
3. All job vacancies to be posted and filled. The Human Resources Director has met with all employees affected by the transition plan to explain their options moving forward per the MOU with AFSCME.
4. Move to single stream collection as needed. All commodities will be collected in a single truck. No separation of recycling, yard waste, scrap metal, etc. Discussed this practice with the Miami County Transfer Station.
5. Negotiate and finalize contract with Rumpke.
6. ~~Cease all cart replacement, delivery, or repairs.~~ (Cart stock is critically low). Cart stock was replenished by Rumpke. Public Works staff have taken over responsibility for cart replacements and delivery.
7. Create transition plan to move services to Rumpke as efficiently as possible.

Mid Term Interventions (30-90 days): Challenge reduction

1. Staffing – Recruitment and Retention
 - a. ~~Fill vacancies to optimize efficiency. (Recent recruitment efforts have taken 120+ days)~~
 - b. Create and define new positions that are needed. One new job description was created for a transitioning employee.
 - c. ~~Explore incentives for hiring and retention: signing bonus, retention bonus, paid training (CDL).~~
2. Equipment – need for replacements
 - a. Sale of current unneeded fleet vehicles.
 - b. ~~Purchase two trucks per replacement plan (need to get ordered ASAP)~~
 - c. ~~Purchase carts (begin total replacement of all carts as they are at end of life)~~
 - d. ~~Begin operation change for bulk item collection (no rear load, utilize grapple or dump trucks). Need additional crew members to complete this transition.~~
3. Rates
 - a. Monitor rate structure to ensure optimal cost recovery.
4. Liability and Safety
 - a. Contracted services will lessen the risk and liability to the City.
 - b. ~~Update and expand safety training. (Consultant on board immediately)~~
 - i. ~~Update Safety Manual to current industry standards~~
 - ii. ~~Provide monthly training specific to Sanitation Best Practices~~
 - iii. ~~Create culture of Safety First~~
 - c. ~~Update software for Routing with extended camera views.~~
 - d. ~~New Sanitation Supervisor to also serve as Safety Officer. Purchase vehicle and equipment needs.~~
 - e. ~~Install App or software to track pre/post vehicle inspections.~~
 - f. ~~Need additional crew members to allow for proper training and rotating crew members through sessions.~~
 - g. ~~Update technology to allow for extended safety training (computers).~~
 - h. ~~Update all communications devices to allow for safe interactions among staff (cell phones, iPads, explore Bluetooth capabilities in vehicle).~~
5. Operational Costs
 - a. City will have some costs associated with the service even after the contracted services are transitioned. Those include Utility Billing, insurance, bad debt, etc. Costs will be covered by the cash reserve until such a time that additional revenue is needed.
 - b. ~~No control over tipping fee increases, truck cost increases, increases needed to combat other challenges.~~
 - c. ~~Monitor discretionary spending~~

Long Term Interventions (90-180 days): Future needs for efficiency

1. ~~Explore Pay rate increases. (Study effects on all AFSCME positions)~~
2. ~~Explore options for maintaining vehicles (service contract).~~
3. Facility expansion - lack of adequate housing for crew and vehicles. Continue to explore options for additional space needed.
4. ~~Further explore cuts to services.~~
5. ~~Explore any need for additional customer service representatives in UBO.~~
 - i. ~~If operations change that include call-ins to schedule Bulk collection.~~
 - ii. ~~As needed, due to call volume, etc.~~

City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.2.

MEETING DATE	February 18, 2025	
REPORT TITLE	<u>Ordinance No. O-3-25 (1st Reading)</u> An ordinance to adopt revisions of Chapter 90: Animals to permit backyard chickens	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	The City of Piqua discussed the possibility of backyard chickens in the Spring of 2023. After substantial discussion at both the Planning Commission and the City Commission meetings, it was voted against permitting code modifications to authorize ownership of chickens within the City of Piqua. In the Fall of 2024, Commissioner Simmons requested that an ordinance be drafted that would again permit chickens within the City of Piqua, which Mr. Patrizio, the Law Director at the time, did. City Staff provided feedback and comments on the language, with a focus on modifying the language to allow for the ordinance to be enforced by City Staff. Commissioner Simmons requested that the language go to the Planning Commission without modification, which occurred on January 14, 2025. The Planning Commission heard the case, listened to public comment for over 1.5 hours, and tabled the case, recommending changes to the language to accommodate the desires of the Commission and of the residents who spoke at the meeting. The Planning Commission requested that City Staff draft a new ordinance that met the discussion points and was in a format that would allow enforcement. The Planning Commission again heard the case on February 11, 2025, and again modified the language proposed to adapt to accommodate the desires of the Commission and of the residents present. That language is within the packet attached for consideration by the City Commission.	
BUDGET/FINANCIAL IMPACT	Budgeted \$:	N/A
	Expenditure	N/A

(Project costs and funding sources)	\$:	
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Exhibit A	

Ordinance No. O-3-25 (1st Reading)

An ordinance to adopt revisions of Chapter 90: Animals to permit backyard chickens

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: Chapter 90: Animals of the Piqua Code of Ordinances is hereby amended as described by "Exhibit A" attached, to allow backyard chickens on residential lots less than five (5) acres, as permitted by the terms described within the ordinance.

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

1st Reading: 2/18/2025

2nd Reading: 3/4/2025

3rd Reading: 3/18/2025

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	_____

RESOLUTION No. PC 04-25

WHEREAS, a City Commissioner has requested to modify the City of Piqua Code of Ordinances to allow backyard chickens; and

WHEREAS, the City of Piqua Development Code requires Text Amendments to receive review and recommendation from the Planning Commission; and

WHEREAS, the Planning Commission reviewed the requested text amendment at their January 14, 2025 meeting and heard public comments in an open session; and

WHEREAS, an update to Section 90: Animals is recommended with modifications to add an educational requirement and to clarify that chickens are not permitted within the Historic Districts of Piqua; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends the proposed ordinance attached as Exhibit A; Mr. Seas 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 Mr. Harvey and the voting record on this motion is hereby recorded as follows.

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

ATTEST:


Clerk of Commission

Date: 2/11/25

EXHIBIT A

§ 90.03 ABANDONMENT; ANIMALS RUNNING AT LARGE. PROHIBITED ACTS AND NUISANCE CONDITIONS

(A) (1) No owner of a dog, cat, or other domestic animal shall abandon the animal.

(2) Except as otherwise provided in § 90.05(B), no owner of horses, mules, cattle, sheep, goats, swine, dogs, geese or other fowl, or animals shall permit them to run at large upon any public way or upon the land of another.

(‘97 Code, § 91.03)

(B) It shall be unlawful for the owner of any animal to allow the same on the lands of the Echo Hills Golf Course.

(‘97 Code, § 91.22) Penalty, see § 90.99

(C) (1) No owner shall allow his or her dog, cat or other domestic animal to become a public nuisance. Excessive barking, whining or howling, molesting passers-by, chasing vehicles, attacking other domestic animals, and damaging property shall be considered a nuisance under this section.

(2) The owner or person in charge or control of any animal which scratches, digs, urinates or defecates upon any lawn, tree, shrub, plant, building or any other public or private property (other than the property of the owner of the animal) shall immediately repair any damage and remove all feces deposited by the animal and dispose of same in a sanitary manner.

_____(‘97 Code, § 91.06)

§ 90.05 NUISANCE CONDITIONS. PROHIBITED LIVESTOCK ANIMALS

~~—(A) (1) No owner shall allow his or her dog, cat or other domestic animal to become a public nuisance. Excessive barking, whining or howling, molesting passers-by, chasing vehicles, attacking other domestic animals, and damaging property shall be considered a nuisance under this section.~~

~~—(2) The owner or person in charge or control of any animal which scratches, digs, urinates or defecates upon any lawn, tree, shrub, plant, building or any other public or private property (other than the property of the owner of the animal) shall immediately repair any damage and remove all feces deposited by the animal and dispose of same in a sanitary manner.~~

~~(‘97 Code, § 91.06)~~

—(B) (A) (1) It shall be unlawful and considered a public nuisance for any person to own, keep, harbor or maintain any ~~agricultural animal~~ restricted agricultural animal on any parcel of land less than five acres in size or within 1,000 feet of any residence other than his or her own.

(2) For the purpose of this section, ~~AGRICULTURAL ANIMALS~~ "restricted agricultural animals" include horses, mules, donkeys, ponies, cattle, swine, sheep, goats, geese, ducks, turkeys, guinea fowl, roosters, and peacocks, ~~and chickens.~~

(3) Nothing in this section shall be construed to prohibit the following:

- (a) The feeding of ducks and geese at Echo Lake;
- (b) The temporary custody of agricultural animals by a licensed veterinarian;
- (c) The temporary custody of agricultural animals by a food processing businesses;
- (d) The temporary custody of agricultural animals not exceeding three consecutive days per calendar year by any person, firm, corporation or association sponsoring any charitable, promotional, civic or other civic or special event, festival, celebration or fund-raising activity, subject to approval by the ~~Public Works~~ Community Services Director or his/her designee at least seven days in advance; or
- (e) The custody of agricultural animals by educational institutions.

('97 Code, § 91.20) Penalty, see § 90.99

§ 90.07 PENS FOR RABBITS STANDARDS FOR LIVESTOCK ANIMALS

(A) Rabbits.

- (1) Any person, persons, firm, or corporation who owns, keeps or harbors three or more rabbits on any premises within the corporation limits of the city must keep the same in a building or structure used exclusively for that purpose, and which building or structure shall be located 75 feet or more from any other building, house, or structure which is used for human occupancy or habitation, or where food is sold, served, or otherwise handled. The building or structure must have a ceiling of not less than seven feet in height from the floor, at any point, with sufficient windows and opening to furnish light to all points of the building or structure. Ventilation shall be sufficient so as to furnish six complete changes of air per hour, and all openings must be fully screened so as to keep out flies and other insects. The floor of the building or structure must be of concrete and free from flaws or cracks, and graded and sloped so that the floor will properly drain to a floor drain, which is to be connected to a sanitary sewer and vented. The foundation of the building or structure must be of a height of not less than six inches above the floor level, or have a cement baseboard at least six inches in height.
- (2) The hutches, cages, or pens in which the rabbits are kept or harbored must be at least 16 inches in height, 30 inches in width, and 40 inches long. Hutches, cages, or pens shall not be placed or erected on top of each other over three hutches in height. Hutches may have a steel or wood frame. The top and sides must be covered with galvanized wire netting and a -inch mesh

galvanized wire floor, with a watertight galvanized iron drip pan of not less than 16-gauge, and shall be large and sufficient enough to catch all drippings and waste. The drip pans shall be at least one inch deep and placed two or more inches under each floor of each hutch, and arranged, built, and erected so that the pans can be taken out for cleaning and flushing. The hutches must be erected so that they will stand away from any wall, and have an aisle of at least four feet in width between the rows of same.

- (3) The hutches must also have a proper feed rack and chaff pan for same, but they must be built and erected double, end to end, so one rack and pan can provide for both hutches. Drip pans and floor must be washed, flushed, and disinfected every day from April 1 to October 30, inclusive, of each year, and for the balance of each year the drip pans and floor must be washed, flushed, and disinfected at least every other day. The waste and manure must be kept in tight metal containers with tight and well-fitting lids and disposed of at reasonable intervals. The floor of the building or structure shall be kept free from all obstructions at all times so that it can be easily and readily flushed.
- (4) Each hutch, cage, or pen shall contain at any one time not more than one rabbit over six months of age except a doe and litter until the litter reaches six weeks of age.

(B) Chickens.

- (1) Person(s) dwelling in a single-family residential property may raise chickens on the premises pursuant to the following terms and conditions.

- (a) Permit. Any person who keeps chickens within the City shall obtain a permit from the Community Services Department prior to acquiring the chickens.

1. Fee: A fee will be set within the fee schedule for a permit and may be increased over time at a maximum of 5% annually to accommodate increased costs. The initial fee will be \$10.00.
2. Validity: A permit shall be valid for one (1) year from the date of approval and must be reapproved annually.
3. Inspection: An inspection shall occur within ten (10) days of the issuance of a permit by the city confirming all requirements are met.
4. Proof of Veterinarian: Proof that person(s) requesting a permit have a veterinarian that may be utilized for their chickens.
5. Educational Requirement: Proof of an educational class related to chickens is required. FFA, Ohio State Exemption office, or other agency is permitted.

- (b) Standards.

1. The property must have the minimum dimensions required to fulfill the standards of this section.
2. No more than six (6) chickens may be kept on any lot.
3. No roosters may be raised or kept on the property.

4. No slaughter of chickens may take place on the property.
5. No person shall sell eggs obtained from their chickens at their residence. Home occupations approved under the Development Code shall meet all applicable State and Local Health Department Regulations.
6. Chickens must be provided with an elevated, covered enclosure, and the chickens must be kept in the enclosure. The enclosure must be well-ventilated, dry and clean. Outdoor runs are prohibited.
7. Enclosures used for the keeping of chickens are allowed in the rear yard only. See Chapter 154 for yard definitions.
8. Enclosures must have a solid visual barrier surrounding them, such as an opaque privacy fence or mature landscape screening. Enclosures shall be screened in manner so the structure is not visible from the public right of way or any adjoining properties.
9. No enclosure may be located closer to ten (10) feet from any property line and no closer than twenty-five (25) feet from any adjacent residential structure designed for human occupancy.
10. All enclosures for raising chickens must be constructed and maintained to prevent infestation of rodents or pests.
11. All feed and other items associated with the raising of chickens must be protected to prevent rodents and pests from gaining access or coming into contact with them by being stored in rodent-proof containers. Storage containers shall be subject to the same location, setback and screening requirements as the enclosures.
12. Waste associated with raising chickens must be disposed of by being bagged separately and removed from the premises by a trash collection service not less than once per week. No waste associated with raising or keeping chickens may be used as compost or otherwise disposed of by means other than removal of the waste from the premises.
13. Chickens are not permitted in Historic Districts – including the Caldwell Historic District and Downtown Historic District.

(C) Notwithstanding any other provision of this chapter, participants in projects sponsored by 4-H Club or similar organizations may apply for exemptions from one or more restrictions contained in § 90.04(A), provided:

(1) The participant establishes his or her bona fide and current affiliation with the 4-H Club or similar organization to the satisfaction of the Health and Sanitation Officer.

(2) The participant submits a comprehensive and written description of his or her proposed project, satisfactory to the city Health and Sanitation Officer (which shall in no event provide for keeping more than 24 rabbits).

(3) The participant maintains and fulfills the project in complete conformity with his or her written description satisfactory to the Health and Sanitation Officer.

('97 Code, § 91.18) Penalty, see § 90.99

(D) A violation of this section constitutes a misdemeanor of the first degree.

STAFF REPORT

Planning Commission

Date: January 14, 2025
Re: PC 04-25 – Zoning Text Amendment

Applicant: Commissioner Paul Simmons
Owner: N/A

Address: N/A
Parcel #: N/A

Zoning: N/A

Request: Recommendation for City Commission to adopt an ordinance to permit “Backyard Chickens”

Staff Comments and Recommendations:

Overview

Commissioner Simmons has submitted a proposed ordinance to allow the keeping of backyard chickens on residential lots within the City of Piqua. The ordinance outlines specific regulations regarding the number of hens, coop requirements, waste management, and penalties for violations. The intent of the ordinance is to promote self-sufficiency and provide residents the opportunity to keep chickens for personal use.

Staff Analysis:

1. Permits, Fees, and Inspections:
 - The ordinance, as proposed, does not require permits, fees, or inspections. This absence hinders the City’s ability to enforce compliance, protect residents from potential nuisances, and ensure equitable application of the regulations.
 - Without a permitting system, the City has no formal mechanism to verify adherence to the ordinance or resolve disputes effectively, potentially leading to unregulated and inconsistent implementation.
2. Zoning and Land Use Considerations:
 - The proposed ordinance does not specify whether the keeping of chickens will be permitted in all residential zoning districts or if

STAFF REPORT

restrictions apply.

- o Allowing chickens in high-density residential areas or near multi-family dwellings could lead to conflicts between neighbors, particularly regarding noise, odors, and waste management.

3. Operational Challenges:

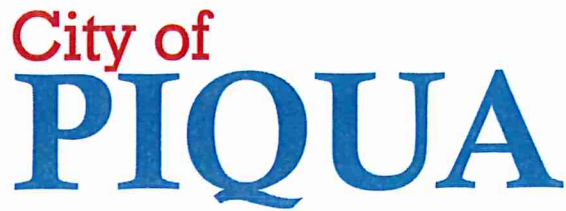
- o The lack of provisions for inspection limits staff's ability to address complaints or confirm ordinance violations. This creates enforcement challenges and could increase neighbor disputes.
- o Excluding fees eliminates potential funding to support administration and oversight of the program, placing additional financial and operational burdens on City staff.

4. Community Impact:

- o While the ordinance aims to support personal freedom and self-sufficiency, it may inadvertently lead to negative externalities, including nuisance complaints, public health concerns, and strained neighbor relations.
- o The absence of visual barrier requirements could exacerbate tensions, as coops and associated activities may detract from the aesthetics of neighboring properties.

5. Precedent and Comparative Analysis:

- o Other communities that allow backyard chickens often implement permits, fees, inspections, and zoning restrictions to balance resident interests and ensure program success.
- o The proposed ordinance lacks these standard regulatory measures, which could result in challenges unique to Piqua.



Development Department

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

January 29, 2024

*** MEETING NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, February 11, 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

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, JANUARY 14, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – January 14, 2024

OLD BUSINESS

1. RESOLUTION PC 02-25
A resolution to recommend the rezoning of the newly created parcel from Resolution PC 01-25 to "IH – Industrial Heavy".
2. RESOLUTION PC 04-25
A resolution to recommend approval of a proposed ordinance to permit "backyard chickens".

NEW BUSINESS

OTHER BUSINESS/ADJOURNMENT

PC 01-25	PRICE RICHARD ARNOLD & JOSEPHINE SABIJC	9911 HARDIN RD N	PIQUA	OH	45356
PC 01-25	HUTTON RANDY P (TR) & DEBRA G (TR)	10079 SR 66	PIQUA	OH	45356
PC 01-25	HUTCHERSON MICHELE (TR)	3100 W TECUMSEH CR	PIQUA	OH	45356
PC 01-25	BROWN BRITTANY A & NICHOLAS	9937 N HARDIN RD	PIQUA	OH	45356
PC 01-25	SAFREED MARK J & MELISSA J	3111 TECUMSEH CR	PIQUA	OH	45356
PC 01-25	TODD MARY L & RYAN A	3105 TECUMSEH CR	PIQUA	OH	45356
PC 01-25	STATE OF OHIO	9839 HARDIN RD	PIQUA	OH	45356
PC 01-25	HUTCHERSON CARL D & MICHELE L	9990 HARDIN RD N	PIQUA	OH	45356
PC 01-25	ROBBINS GARY L (TOD)	SR 66	PIQUA	OH	45356
PC 01-25	STEPHENS GREGORY K (TR)	4008 W DEMMING RD	PIQUA	OH	45356
PC 01-25	STATE OF OHIO	HARDIN RD R/W	PIQUA	OH	45356
PC 01-25	ROBBINS GARY L (TOD)	11255 PASCO MONTRA RD	MAPLEWOOD	OH	45340
PC 03-25	HARTMAN RUTH JACKSON	3495 EXPERIMENT F RD	PIQUA	OH	45356
PC 03-25	PIQUA MATERIALS INC	N CO RD 25A	PIQUA	OH	45356
PC 03-25	UPPER VALLEY MEDICAL CENTER	N CO RD 25A	PIQUA	OH	45356
PC 03-25	NEAL BROTHERS INC	4015 EXPERIMENT F RD	PIQUA	OH	45356
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	N CO RD 25A	PIQUA	OH	45356
PC 03-25	PIQUA MATERIALS INC	11641 MOSTELLER RD	CINCINNATI	OH	45241
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	3050 TIPP-COWLESVILLE RD	TIPP CITY	OH	45371
PC 03-25	HARTMAN RUTH JACKSON	225 KISER LN	TROY	OH	45373
PC 03-25	NEAL BROTHERS INC	1920 W ELDEAN RD	TROY	OH	45373
PC 03-25	UPPER VALLEY MEDICAL CENTER	110 N MAIN ST STE 1250	DAYTON	OH	45402
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	3050 TIPP-COWLESVILLE RD	TIPP CITY	OH	45371

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

L.3.

MEETING DATE	February 18, 2025	
REPORT TITLE	<u>Resolution No. R-27-25</u> A resolution accepting annexation of 38.654 acres of land from Concord Township to the City of Piqua	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	Bruns Upper Valley Development LLC, has requested that property they own (38.654 acres) in Concord Township be annexed into the City of Piqua. The Board of Miami County Commissioners previously approved the annexation petition and have forwarded the petition for the acceptance and approval of Piqua City Commission.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	NA
	Expenditure \$:	NA
	Source of Funds:	NA
	Narrative:	Adopting this resolution will approve the annexation of the property to the City of Piqua.
ATTACHMENTS	1. Exhibit A - Miami County Resolution 24-12-1426	

Resolution No. R-27-25

A resolution accepting annexation of 38.654 acres of land from Concord Township to the City of Piqua

WHEREAS, more than sixty (60) days have expired since the Clerk of Commission accepted for filing Miami County Commissioners certified Resolution No: 24-12-1426 and accompanying documents approving the petition to annex the property as described in Exhibit A ; and

WHEREAS, these proceedings and submissions are all in accordance with Chapter 709 of the Ohio Revised Code; and

WHEREAS, the legal description of the real property sought to be annexed to the City is set forth in "Exhibit A" attached hereto and incorporated herein by reference; and

WHEREAS, the above-described property is adjacent and contiguous to the City of Piqua.

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 application for annexation of the property described in "Exhibit A" attached to the City of Piqua, Ohio, is approved.

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


KRIS LEE, MAYOR

PASSED: 2.18.2025

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Holman

Comm. Vetter

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

Mayor Kris Lee
Commissioner Jim Vetter
Commissioner Paul Simmons

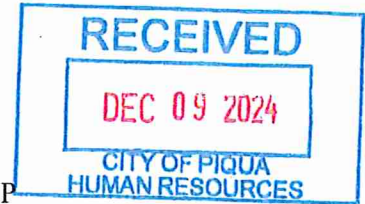
Yah
Yah
Yah

Commissioner Thomas Hohman
Commissioner Frank DeBrosse

Yah
Yah

RESOLUTION NO. 24-12-1426

ANNEXATION
EXPEDITED TYPE 1
38.654 ACRES +/- FROM CONCORD TOWNSHIP
TO THE CITY OF PIQUA, OHIO



Mr. Westfall introduced the following resolution and moved it be adopted:

WHEREAS, on November 20, 2024, an annexation petition was filed on behalf of Bruns Upper Valley Development, LLC, Agent being William J. Fulker, Faust, Fulker & Schlemmer, LLP, 12 S. Cherry Street, Troy, Ohio 45373, for the annexation of 38.654 acres +/-, more or less, in Concord Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Trustees of Concord Township of Miami County, Ohio entered into an annexation agreement on October 8, 2024 (Commission Resolution No. R-125-24) to be applied to parcel C06-032810 located along the west side of Interstate 75, extending from the southern corporation limits to the south, to facilitate the annexation of the property from Concord Township to the City of Piqua; and

WHEREAS, the County Engineer's Office reviewed revised map and legal description, list of parcels and adjacent parcels to be annexed and contract information of all owners, filed on November 20, 2024 of the territory proposed for annexation, pursuant to ORC 709.022, and has submitted a letter dated November 25, 2024 stating that the map and description meet their requirements.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited Type I annexation petition filed on behalf of Bruns Upper Valley Development, LLC, for the annexation of 38.654 acres, more or less, in Concord Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the Certification document this date.

Mr. Mercer seconded the motion and the Board voted as follows upon roll call:

Mr. Mercer, Yea; Mr. Westfall, Yea; Mr. Simmons, Absent;

DATED: December 3, 2024

C E R T I F I C A T I O N

I, Beth A. Booher, Assistant Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of December 3, 2024.


Beth A. Booher, Assistant Clerk

CC: Journal
Auditor
Municipality Clerk
Agent of Petitioner(s)

Resolution Prepared by: Beth A. Booher, Assistant Clerk
Board of Miami County Commissioners

CERTIFICATION

ANNEXATION TO THE CITY OF PIQUA, OHIO
OF 38.654 ACRES MORE OR LESS
FROM CONCORD TOWNSHIP
TO THE CITY OF PIQUA, OHIO

The Board of Miami County Commissioners does hereby certify the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION

- Exhibit A – Legal Description
- Exhibit B – Certified Copy of Annexation Agreement
- Exhibit C – Annexation Plat/Map
- Exhibit D - List of Parcel(s) to be Annexed;
- Exhibit E – List of Adjacent Parcels

ENGINEER'S LETTER Dated: November 25, 2024

RESOLUTION APPROVING ANNEXATION PETITION
(Resolution No. 24-12-1426)

These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: December 3, 2024

Gregory A. Simmons (Absent)
COMMISSIONER

Jed S. Mercer
COMMISSIONER

[Signature]
COMMISSIONER

Janelle S. Barga, Clerk



Miami County Tax Map Department

201 West Main Street
Troy, OH 45373-3239
Miami County Safety Building

937-440-6025
Fax 937-440-6026
taxmap@miamicountyohio.gov

November 25, 2024

Honorable Board of Miami County Commissioners
County Plaza
Troy, OH 45373

Re: Proposed annexation of 38.654 acres, Section 5, Town 5, Range 6, Concord
Township to the City of Piqua. (Expedited Type 1)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 14.41% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory.

We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation.

Very truly yours,

David Jacquemin
Deputy Miami County Engineer
Map Department Technician

'24 NOV 25 PM3:24
EC'D MIAMI COUNTY COMM

Revision 3
3-9-2021



MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons
Commissioner

Ted S. Mercer
Commissioner

Wade H. Westfall
Commissioner

TO: Mark Storms, Miami County Engineer

FROM: Janelle S. Barga, Clerk of the Board

RE: Petition for Annexation (Expedited Type 1)

DATE: November 21, 2024

A petition was filed with the Board of Miami County Commissioners on November 20, 2024 to annex 38.654 acres located in Concord Township to the City/Village of Piqua, said petition identifies William J. Fulker, Esq. as agent for the petitioners.

In accordance to ORC Section 709.031(A) and Section 5.0.4 of Resolution No. 03-07-1131 of the Board of Miami County Commissioners, the Annexation Petition identified above and enclosed herewith is hereby referred to the Miami County Engineer for checking the accuracy of the legal description of the perimeter and the map or plat of the territory proposed to be annexed and for the Engineer's written report thereon.

The enclosed copy of the Notice to Agent gives the date set for the Board to hear the annexation petition.

Section 2.3 of Resolution No. 03-07-1130 of the Board of Miami County Commissioners provides that the County Engineer will charge a flat fee of \$75 with respect to the legal description, map and/or plat and for verification of ownership, which will be deducted from the initial deposit. If an amendment and/or changes occur and further verification as to the legal description, map and/or plat and for verification of an owner is needed a second time, the County Engineer may submit a statement for reimbursement equal to the actual cost of services provided calculated by time devoted at the hourly rate of the assigned employee required to provide the services required. Should the County Engineer determine to submit a statement for reimbursement, the statement shall be filed with the Board at the time the County Engineer files his written report with the Board.

Enclosures

Janelle S. Barga
Clerk of Commission

HOME. GROWN. GREAT.

web www.miamicountyohio.gov
visit 201 West Main St. • Troy, Ohio 45373
phone 937.440.5910
fax 937.440.5911

PETITION FOR ANNEXATION

**of 38.654 Acres in the Northwest Quarter of Section 5, Town 5 North, Range 6 East,
Miami County, Ohio
Pursuant To The Special Procedure Provided For Under Ohio Revised Code §709.022**

To: The Board of Commissioners of Miami County, State of Ohio

The undersigned, being the owner of that certain 38.654 Acre Tract situate in the Northwest Quarter of Section 5, Town 5 North, Range 6 East, Concord Township, Miami County, Ohio, which is fully described upon Exhibit "A" hereto (hereafter the "Territory"), which Territory is contiguous to the City of Piqua, Ohio, respectfully petitions that said Territory be annexed to the City of Piqua, Ohio pursuant to the special procedure provided for under Ohio Revised Code §709.022.

As required by Ohio Revised Code §709.022(A), a certified copy of Resolution No. R-125-24 passed by the City Commission of the City of Piqua, Ohio authorizing said City of Piqua to enter into an Annexation Agreement with the Board of Township Trustees of Concord Township, Miami County, Ohio, together with the Annexation Agreement entered into between said City of Piqua, Ohio and said Board of Township Trustees of Concord Township, Miami County, Ohio is attached hereto as Exhibit "B".

As required by Ohio Revised Code §709.02(C)(2), an accurate legal description of the perimeter of the Territory sought to be annexed is attached hereto and made a part hereof as Exhibit "A" and an accurate map or plat of said Territory sought to be annexed is attached hereto and made a part hereof as Exhibit "C".

As required by Ohio Revised Code §709.02(D), a list of all tracts, lots or parcels in the Territory sought to be annexed is attached hereto and made a part hereof as Exhibit "D". Exhibit "D" also includes the name and mailing address of the owners of each such tract, lot or parcel and the permanent parcel number assigned thereto by the Miami County, Ohio Auditor's permanent parcel numbering system.

As further required by Ohio Revised Code §709.02(D), a list of all tracts, lots or parcels located adjacent to the Territory to be annexed or directly across the road when the road is adjacent to the Territory to be annexed is attached hereto and made a part hereof as Exhibit "E". Exhibit "E" also includes the name and mailing address of the owners of each such tract, lot or parcel and the permanent parcel number assigned thereto by the Miami County, Ohio Auditor's permanent parcel numbering system.

The undersigned Petitioner hereby appoints and authorizes Attorney William J. Fulker, 12 S. Cherry Street, Troy, Ohio 45373 (telephone: 937-335-8324; email: WJFulker@FulkerLaw.com) to act as agent of the Petitioner to prosecute and secure annexation of the Territory to the City of Piqua, Ohio pursuant to Ohio Revised Code §709.022, with full power and authority hereby granted to said agent to do any and all things essential thereto, and/or necessarily incident thereto, and to take any and all such actions as may be necessary to secure the granting of this Petition.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD'S DECISION IN THIS MATTER IN LAW OR EQUITY.

**BRUNS UPPER VALLEY DEVELOPMENT, LLC
an Ohio Limited Liability Company**

By:  11/19/24
Steve A. Bruns, its Authorized Member Date

EXHIBIT "A"

LEGAL DESCRIPTION

ANNEXATION OF 38.654 ACRES TO THE CITY OF PIQUA, OHIO

SITUATE IN THE NORTHWEST QUARTER OF SECTION 5, TOWN 5 NORTH, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

Commencing for reference at a Mag nail found at the southwest corner of Fractional Section 32 and being in the centerline of Experiment Farm Road (60' R/W);

thence, North 89°56'55" East, 1671.14 feet, along the south line of said Fractional Section 32 and a north line of a 146.176-acre tract of land owned by Neal Brothers, Inc. as conveyed in Deed Book 774, Page 113, to an iron pin with cap set on the east line of said Neal Brothers, INC. tract and being the principal place of beginning of the tract herein conveyed;

thence, North 89°56'55" East, 999.80 feet, along the south line of said Fractional Section 32 to an iron pin with cap set on the west line of a 1.562-acre tract of land owned by the State of Ohio as conveyed in Deed Book 524, Page 558;

thence, South 21°35'45" West, 1182.12 feet, along the west line of said State of Ohio tract to a point, witness an iron pin found South 52°53'20" East, 0.80 feet from said corner;

thence, South 17°08'38" West, 931.63 feet, along the west line of said State of Ohio tract to an iron pin found on the west Limited Access right-of-way line of Interstate 75;

thence, South 13°39'39" West, 202.25 feet, along the west Limited Access right-of-way line of Interstate 75 to a point, witness a concrete post found North 15°16'37" East, 2.58 feet from said corner;

thence, on a curve to the left with a radius of 11569.14 feet, an arc distance of 557.46 feet, a delta angle of 02°-45'-39", and a chord bearing South 14°-36'-50" West, 557.41 feet, along the west Limited Access right-of-way line of Interstate 75 to an iron pin found on a northerly line of a 102.770-acre tract of land owned by Beth Ann Johnson, Brian Kendal Johnson, and Terri Lynn Robinson as conveyed in 2017OR-04205 with 1/12 interest each, Ruth Jackson Hartman as conveyed in Deed Book 595-879 & Deed Book 720-910 with 1/4 interest, and Scott Hartman, Mark Hartman, Kirk Hartman, and Eric Hartman as conveyed in Deed Book 723, Page 652 with 1/8 interest each;

thence, North 89°32'23" West, 332.54 feet, along the northerly line of said 102.770-acre tract to a point, witness an iron pin found South 31°36'10" West, 1.61 feet from said corner;

thence, North 05°16'05" East, 525.45 feet, along an easterly line of said 102.770-acre tract to an iron pin with cap found on the southeast corner of said 146.176-acre Neal Brothers, Inc. tract;

thence, North 04°56'13" East, 1312.93 feet, along the east line of said 146.176-acre Neal Brothers, Inc. tract to a point, witness an iron pin found South 87°56'44" East, 8.26 feet from said corner;

thence, North 05°10'23" East, 768.26 feet, along the east line of said 146.176-acre Neal Brothers, Inc. tract to an iron pin with cap set;

thence, North 00°09'08" East, 125.30 feet, along the east line of said 146.176-acre Neal Brothers, Inc. tract to the principal place of beginning.

Containing 38.654 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated August 27, 2024.

All iron pins set are 5/8" x 30" rebar with caps reading "C.O.E.C./AJB LS-8629".

Allen J. Bertke, PS #8629



08/27/2024
Date

24 NOV 20 14:00
REC'D MIAMI COUNTY CLERK

EXHIBIT "B"

Resolution No. R-125-24

Resolution to Authorize an Annexation Agreement between the City of Piqua and Concord Township

WHEREAS, the owner of the subject property desires to annex the tract of land into the city of Piqua to enable the future development of the property by providing the opportunity to connect to the municipal city water and sewer services; and,

WHEREAS, the City of Piqua and the Board of Trustees of Concord Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to parcel C06-032810 located along the west side of Interstate 75, extending from the southern corporation limits to the south, to facilitate the annexation of the property, said Annexation Agreement included herewith as Exhibit A; and,

WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Trustees of Concord Township may enter into annexation agreements.

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 Annexation Agreement included herewith as Exhibit A is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

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


KRIS LEE, MAYOR

PASSED: 11-12-2024

ATTEST: 
CLERK OF COMMISSION

Comm. Hahn

Comm. Vetter

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

Mayor Kris Lee
Commissioner Jim Vetter

Yah
Yah

Commissioner Paul Simmons
Commissioner Thomas Hohman
Commissioner Frank DeBrosse

yah
yah
yah

I, the undersigned Clerk of the City Commission of the
City of Piqua, Ohio do hereby certify that the above
Resolution is a true, accurate and
correct copy of Resolution 8-125-24
passed by the Commission of the City of Piqua, Ohio, on
the 12 day of November, 2024

Debra Taylor
CLERK OF COMMISSION

BRUNS

ANNEXATION AGREEMENT

This Agreement is entered into this 27th day of OCTOBER, 2024, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Concord Township, Miami County, Ohio, hereinafter "Township", Pursuant to R.C. 709.022, and 709.192;

WHEREAS, the Ohio Revised Code provides that the legislative authority of a Municipal Corporation and the Board of Township Trustees may enter into annexation agreements; and

WHEREAS, the City of Piqua and the Board of Township Trustees of Concord Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to the proposed annexation to the City of property belonging to Bruns Upper Valley Development LLC, said property situated in Concord Township, and known as parcel C06-032810, located along the west side of Interstate 75 extending from the northern township boundary line to the south; and

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises thereafter contained, the parties agree as follows:

1. The City consents to the annexation of the said Real Property to the City and agrees to provide sanitation, police, fire, rescue, electric power, water, and sewer services to the residents of the property at the same cost and under the same policies and conditions that said services are provided to the other residents of the City upon the annexation of the Real Property to the City; and, in accordance with other agreements entered into by the City, and or policies adopted by the City, any one or more of the aforementioned services may be provided to the Real Property prior to the annexation date.
2. The Township consents to the annexation of the said Real Property to the City upon the Real Property becoming contiguous to the corporation limits of the City, subject to compliance with Ohio R.C. Chapter 709;
3. The City shall institute proceedings to annex the said Real Property, and detach the said Real Property from the Township, and further agrees that the Real Property shall not remain part of Concord Township, Miami County, Ohio;
4. Upon annexation Piqua shall make the following payments to the Township for property designated commercial and or industrial real, and property subject to personal, and public utility property tax;
 - a. In the first through third years following the annexation and exclusion of the territory from the township, eighty percent of the township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
 - b. In the fourth and fifth years following the annexation and exclusion of the territory from the ownership, sixty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for industrial real, personal and public utility property taxes if the annexation had not occurred;

- c. In the sixth and seventh years following the annexation and exclusion of the territory from the Township, sixty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
 - d. In the eighth and ninth years following the annexation and exclusion of the territory from the Township, fifty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
 - e. In the tenth through twelfth years following the annexation and exclusion of the territory from the Township, forty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred.
5. Upon annexation Piqua shall make the following payments to the Township for property designated retail and or residential;
- a. In the first through third years following the annexation and exclusion of the territory from the Township, eighty percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
 - b. In the fourth and fifth years following the annexation and exclusion of the territory from the Township, fifty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
 - c. In the sixth through the tenth years following the annexation and exclusion of the territory from the Township, forty percent of the Township taxes in the annexed territory that would have been due the Township for residential and real property taxes if the annexation had occurred;
 - d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the Township, twenty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
6. The obligations set forth in paragraph four and five above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement, and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

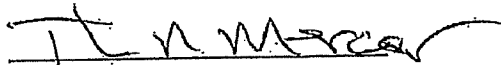
IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this 8TH day of OCTOBER, 2024.

CITY OF PIQUA
MIAMI COUNTY, OHIO


L. Paul Oberdörfer, City Manager

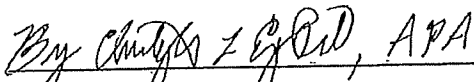
BOARD OF TOWNSHIP TRUSTEES OF
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

 10/8/24





APPROVED AS TO FORM ONLY:


Paul M. Watkins
County Prosecutor


Frank J. Patrizio
City of Piqua Law Director

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ANNEXATION TO THE CITY OF PIQUA

5 N. 6 E. RANGE
FR. 5 CONCORD TOWNSHIP MIAMI, OHIO
SECTION COUNTY

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED _____ 20 ____

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF
PIQUA, OHIO, HELD THIS _____ DAY OF _____ 20 ____ THIS
PLAT WAS REVIEWED AND APPROVED.

CHAIR _____

CLERK _____

CITY OF PIQUA COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA,
Held this _____ day of _____ 20 ____ THIS PLAT
WAS APPROVED BY ORINANCE NO. _____
EFFECTIVE _____ 20 ____

MAYOR _____

PRESIDENT OF COUNCIL _____

CLERK OF COUNCIL _____

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY
US THIS _____ DAY OF _____ 20 ____

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY
US THIS _____ DAY OF _____ 20 ____

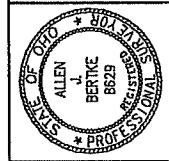
GREGORY A. SIMMONS, PRESIDENT

TED S. MERCER, VICE PRESIDENT

WADE H. WESTFALL, MEMBER

PREPARED BY:

ChoiceOne
Engineering



DATE: 08/27/2024
DRAWN BY: MBK
JOB NUMBER: MIA-PIO-2412
SHEET NUMBER: 1 OF 1

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO
CONFORMS TO THE O.A.C. CHAPTER 717 FOR RECORD PLANS AND WAS
CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL
FIELDWORK PERFORMED IN MY PLAT. ALL MEASUREMENTS ARE
CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

ALLEN J. BERTKE, P.S. #8629 DATE _____

ANNEXATION PROCEEDINGS RECORDED
IN 20 ____ OR ____

CONTIGUITY NOTE:

TOTAL PERIMETER OF THE ANNEXATION AREA IS 6337.78 FEET
TOTAL OF 999.80 FEET CONTIGUOUS WITH THE EXISTING CITY
OF TROY CORPORATION LINE OF RECORD.
14.91% CONTIGUITY OF THE ANNEXED AREA IS CONTIGUOUS TO
THE EXISTING CITY OF PIQUA CORPORATION LINE OF RECORD.

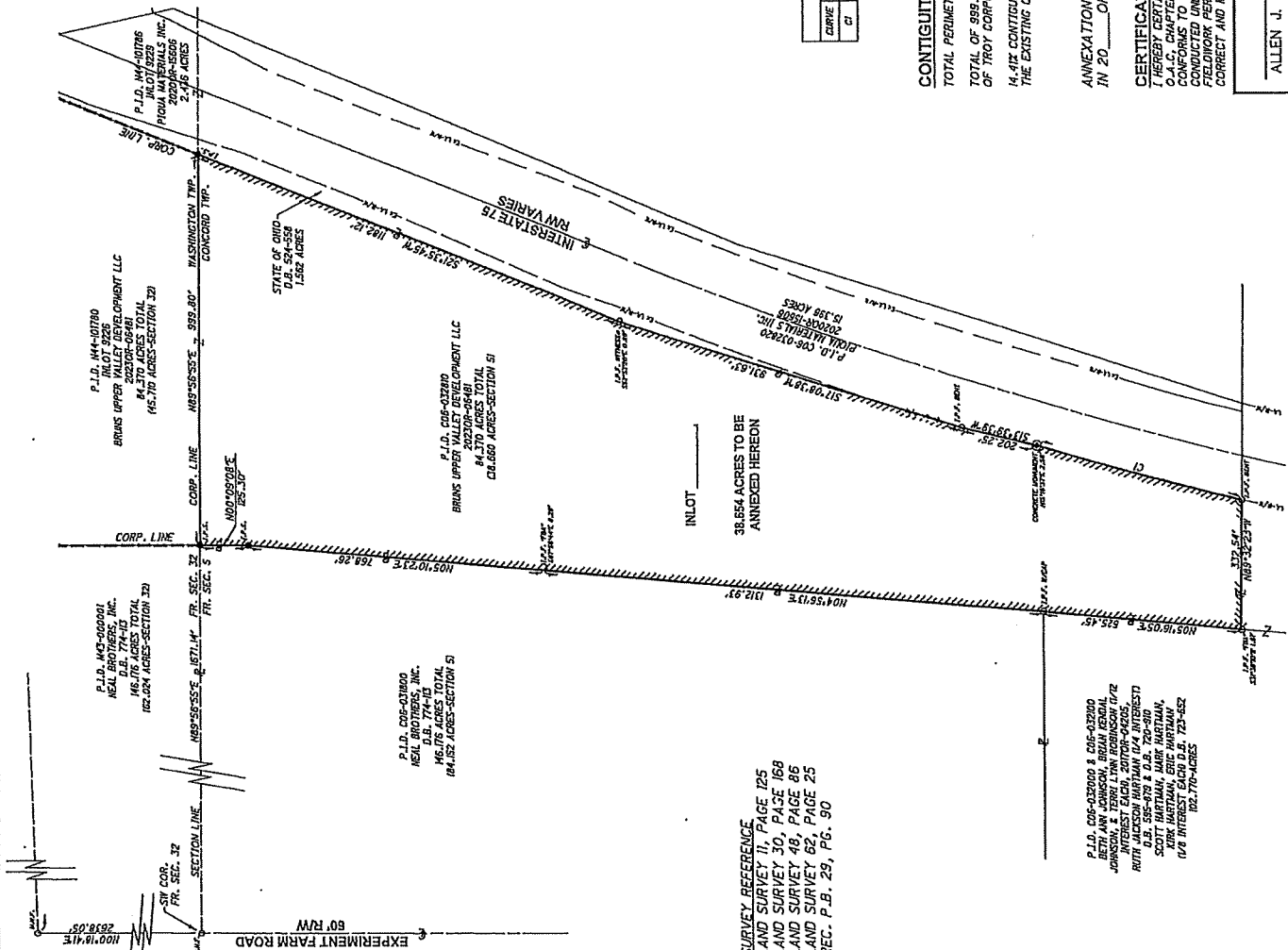
CURVE	RADIUS	LENGTH	DELTA	CH. DIST.	CH. BEARING
CI	18552.14'	557.46'	2°45'59"	557.46'	54°26'50"W

LEGEND

- 5/8" X 30" REBAR
- 1/2" X 30" REBAR
- 1/2" IRON PIN FOUND
- 1/2" MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND
- EXIST. CITY OF PIQUA CORP. LIMIT
- NEW CORP. LIMIT



THE BEARINGS ARE BASED ON
MAD 83 CORPS 2011 ADJUSTMENT,
GEOD. ID. OHIO SOUTH ZONE,
CORS 83 CORPS NETWORK.



SURVEY REFERENCE
LAND SURVEY 11, PAGE 125
LAND SURVEY 30, PAGE 168
LAND SURVEY 48, PAGE 86
LAND SURVEY 62, PAGE 25
REC. P.B. 29, PG. 90

P.L.D. 006-032000 & 006-032000
BETH ANN JOHNSON, BRIAN REYNOLDS
JOHN JOHNSON, JAMES JOHNSON, JAMES
INTEREST EACH, 20100R-042005.
WITH JACKSON HARTMAN 1/4 INTEREST
D.B. 774-10 & 1/4 INTEREST
D.B. 774-10 & 1/4 INTEREST
KIRK HARTMAN, ERIC HARTMAN
1/8 INTEREST EACH D.B. 723-452
102.710 ACRES

EXHIBIT "D" to ANNEXATION PETITION

of Bruns Upper Valley Development, LLC
(All Tracts, Lots or Parcels in the Territory with Name and Address of Owner and Parcel Number)

Owner's Names	Owner's Mailing Address	Auditor's Parcel Number	Brief Legal Description
Bruns Upper Valley Development, LLC	3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032810	38.654 acres, Concord Township, Section 5, Town 5 North, Range 6 East, Miami County, Ohio

EXHIBIT "E" to ANNEXATION PETITION**of Bruns Upper Valley Development, LLC****(All adjacent properties to the Territory with Name and Address of Owners and Parcel Number)**

Owner's Names and Address	Auditor's Parcel Number	Brief Legal Description
Ruth Jackson Hartman 225 Kiser Lane Troy, Ohio 45373	C06-032100	12.8700 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio
Ruth Jackson Hartman 225 Kiser Lane Troy, Ohio 45373	C06-032000	102.7700 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio
Neal Brothers, Inc. 1920 W. Eldean Road Troy, Ohio 45373	C06-031800	84.1520 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio
Neal Brothers, Inc. 1920 W. Eldean Road Troy, Ohio 45373	M43-000001	62.0240 acres, Washington Township, Section 32, Town 6, Range 6, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	N44-101780	45.7100 acres, Inlot Number 9226, City of Piqua, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032890	6.0340 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032880	10.0500 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032910	38.9140 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio
Piqua Materials, Inc. 11641 Mosteller Road Cincinnati, Ohio 45241	C06-032820	15.3960 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio (I-75 right-of-way)
Upper Valley Medical Center 110 N. Main Street Suite 1250 Dayton, Ohio 45402	C06-032200	0.0000 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio (I-75 right-of-way, medical clinics and offices)

City of
PIQUA COMMISSION AGENDA
STAFF REPORT

L.4.

MEETING DATE	February 18, 2025	
REPORT TITLE	<u>Resolution No. R-28-25</u> A resolution authorizing a petition to the Board of Miami County Commissioners for a change in the boundary lines of Concord Township	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	An annexation agreement between the City of Piqua and Concord Township pertaining to the 38.654 acre Bruns Upper Valley Development LLC, property being annexed into the City of Piqua requires the subject property to be detached from Concord Township.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	NA
	Expenditure \$:	NA
	Source of Funds:	NA
	Narrative:	Adopting this resolution will authorize the City of Piqua Law Director to petition the Board of the Miami County Commissioners to detach the subject property from the township.
ATTACHMENTS	1. Exhibit A - Miami County Resolution 24-12-1426	

Resolution No. R-28-25

A resolution authorizing a petition to the Board of Miami County Commissioners for a change in the boundary lines of Concord Township

WHEREAS, the City of Piqua and Concord Township approved an annexation agreement that requires the 38.654 acre Bruns Upper Valley Development, LLC property annexed into the City of Piqua be detached from Concord Township.

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 Law Director is hereby authorized on behalf of this Commission to present to the Board of Miami County Commissioners a petition requesting the changes in the boundary lines of Concord Township as may be necessary to detach from the township the 38.654 acre Bruns Upper Valley Development, LLC property, as shown in the supporting documents attached hereto as Exhibit "A," so that the subject property does not remain a part of Concord Township.

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


KRIS LEE, MAYOR

PASSED: 2.18.2025

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Vetter

Comm. Hohman

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

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

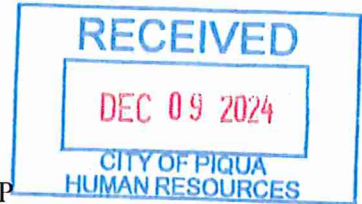
Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah
Yah

RESOLUTION NO. 24-12-1426

ANNEXATION
EXPEDITED TYPE I
38.654 ACRES +/- FROM CONCORD TOWNSHIP
TO THE CITY OF PIQUA, OHIO



Mr. Westfall introduced the following resolution and moved it be adopted:

WHEREAS, on November 20, 2024, an annexation petition was filed on behalf of Bruns Upper Valley Development, LLC, Agent being William J. Fulker, Faust, Fulker & Schlemmer, LLP, 12 S. Cherry Street, Troy, Ohio 45373, for the annexation of 38.654 acres +/-, more or less, in Concord Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Trustees of Concord Township of Miami County, Ohio entered into an annexation agreement on October 8, 2024 (Commission Resolution No. R-125-24) to be applied to parcel C06-032810 located along the west side of Interstate 75, extending from the southern corporation limits to the south, to facilitate the annexation of the property from Concord Township to the City of Piqua; and

WHEREAS, the County Engineer's Office reviewed revised map and legal description, list of parcels and adjacent parcels to be annexed and contract information of all owners, filed on November 20, 2024 of the territory proposed for annexation, pursuant to ORC 709.022, and has submitted a letter dated November 25, 2024 stating that the map and description meet their requirements.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited Type I annexation petition filed on behalf of Bruns Upper Valley Development, LLC, for the annexation of 38.654 acres, more or less, in Concord Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the Certification document this date.

Mr. Mercer seconded the motion and the Board voted as follows upon roll call:

Mr. Mercer, Yea;

Mr. Westfall, Yea;

Mr. Simmons, Absent;

DATED: December 3, 2024

CERTIFICATION

I, Beth A. Booher, Assistant Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of December 3, 2024.


Beth A. Booher, Assistant Clerk

CC: Journal
Auditor
Municipality Clerk
Agent of Petitioner(s)

Resolution Prepared by: Beth A. Booher, Assistant Clerk
Board of Miami County Commissioners

CERTIFICATION

ANNEXATION TO THE CITY OF PIQUA, OHIO
OF 38.654 ACRES MORE OR LESS
FROM CONCORD TOWNSHIP
TO THE CITY OF PIQUA, OHIO

The Board of Miami County Commissioners does hereby certify the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION

- Exhibit A – Legal Description
- Exhibit B – Certified Copy of Annexation Agreement
- Exhibit C – Annexation Plat/Map
- Exhibit D - List of Parcel(s) to be Annexed;
- Exhibit E – List of Adjacent Parcels

ENGINEER'S LETTER Dated: November 25, 2024

RESOLUTION APPROVING ANNEXATION PETITION
(Resolution No. 24-12-1426)

These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: December 3, 2024

Gregory A. Simmons (Absent)
COMMISSIONER

John S. Mearns
COMMISSIONER

[Signature]
COMMISSIONER

Janelle S. Barga, Clerk



Miami County Tax Map Department

201 West Main Street
Troy, OH 45373-3239
Miami County Safety Building

937-440-6025
Fax 937-440-6026
taxmap@miamicountyohio.gov

November 25, 2024

Honorable Board of Miami County Commissioners
County Plaza
Troy, OH 45373

Re: Proposed annexation of 38.654 acres, Section 5, Town 5, Range 6, Concord
Township to the City of Piqua. (Expedited Type 1)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 14.41% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory.

We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation.

Very truly yours,

David Jacquemin
Deputy Miami County Engineer
Map Department Technician

'24 NOV 25 PM 3:24
EC'D MIAMI COUNTY COMM

Revision 3
3-9-2021



MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons
Commissioner

Ted S. Mercer
Commissioner

Wade H. Westfall
Commissioner

TO: Mark Storms, Miami County Engineer

FROM: Janelle S. Barga, Clerk of the Board

RE: Petition for Annexation (Expedited Type 1)

DATE: November 21, 2024

A petition was filed with the Board of Miami County Commissioners on November 20, 2024 to annex 38.654 acres located in Concord Township to the City/Village of Piqua, said petition identifies William J. Fulker, Esq. as agent for the petitioners.

In accordance to ORC Section 709.031(A) and Section 5.0.4 of Resolution No. 03-07-1131 of the Board of Miami County Commissioners, the Annexation Petition identified above and enclosed herewith is hereby referred to the Miami County Engineer for checking the accuracy of the legal description of the perimeter and the map or plat of the territory proposed to be annexed and for the Engineer's written report thereon.

The enclosed copy of the Notice to Agent gives the date set for the Board to hear the annexation petition.

Section 2.3 of Resolution No. 03-07-1130 of the Board of Miami County Commissioners provides that the County Engineer will charge a flat fee of \$75 with respect to the legal description, map and/or plat and for verification of ownership, which will be deducted from the initial deposit. If an amendment and/or changes occur and further verification as to the legal description, map and/or plat and for verification of an owner is needed a second time, the County Engineer may submit a statement for reimbursement equal to the actual cost of services provided calculated by time devoted at the hourly rate of the assigned employee required to provide the services required. Should the County Engineer determine to submit a statement for reimbursement, the statement shall be filed with the Board at the time the County Engineer files his written report with the Board.

Enclosures

Janelle S. Barga
Clerk of Commission

HOME. GROWN. GREAT.

web www.miamicountyohio.gov
visit 201 West Main St. • Troy, Ohio 45373
phone 937.440.5910
fax 937.440.5911

PETITION FOR ANNEXATION

**of 38.654 Acres in the Northwest Quarter of Section 5, Town 5 North, Range 6 East,
Miami County, Ohio
Pursuant To The Special Procedure Provided For Under Ohio Revised Code §709.022**

To: The Board of Commissioners of Miami County, State of Ohio

The undersigned, being the owner of that certain 38.654 Acre Tract situate in the Northwest Quarter of Section 5, Town 5 North, Range 6 East, Concord Township, Miami County, Ohio, which is fully described upon Exhibit "A" hereto (hereafter the "Territory"), which Territory is contiguous to the City of Piqua, Ohio, respectfully petitions that said Territory be annexed to the City of Piqua, Ohio pursuant to the special procedure provided for under Ohio Revised Code §709.022.

As required by Ohio Revised Code §709.022(A), a certified copy of Resolution No. R-125-24 passed by the City Commission of the City of Piqua, Ohio authorizing said City of Piqua to enter into an Annexation Agreement with the Board of Township Trustees of Concord Township, Miami County, Ohio, together with the Annexation Agreement entered into between said City of Piqua, Ohio and said Board of Township Trustees of Concord Township, Miami County, Ohio is attached hereto as Exhibit "B".

As required by Ohio Revised Code §709.02(C)(2), an accurate legal description of the perimeter of the Territory sought to be annexed is attached hereto and made a part hereof as Exhibit "A" and an accurate map or plat of said Territory sought to be annexed is attached hereto and made a part hereof as Exhibit "C".

As required by Ohio Revised Code §709.02(D), a list of all tracts, lots or parcels in the Territory sought to be annexed is attached hereto and made a part hereof as Exhibit "D". Exhibit "D" also includes the name and mailing address of the owners of each such tract, lot or parcel and the permanent parcel number assigned thereto by the Miami County, Ohio Auditor's permanent parcel numbering system.

As further required by Ohio Revised Code §709.02(D), a list of all tracts, lots or parcels located adjacent to the Territory to be annexed or directly across the road when the road is adjacent to the Territory to be annexed is attached hereto and made a part hereof as Exhibit "E". Exhibit "E" also includes the name and mailing address of the owners of each such tract, lot or parcel and the permanent parcel number assigned thereto by the Miami County, Ohio Auditor's permanent parcel numbering system.

The undersigned Petitioner hereby appoints and authorizes Attorney William J. Fulker, 12 S. Cherry Street, Troy, Ohio 45373 (telephone: 937-335-8324; email: WJFulker@FulkerLaw.com) to act as agent of the Petitioner to prosecute and secure annexation of the Territory to the City of Piqua, Ohio pursuant to Ohio Revised Code §709.022, with full power and authority hereby granted to said agent to do any and all things essential thereto, and/or necessarily incident thereto, and to take any and all such actions as may be necessary to secure the granting of this Petition.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD'S DECISION IN THIS MATTER IN LAW OR EQUITY.

**BRUNS UPPER VALLEY DEVELOPMENT, LLC
an Ohio Limited Liability Company**

By:  11/19/24
Steve A. Bruns, its Authorized Member Date

EXHIBIT "A"

LEGAL DESCRIPTION

ANNEXATION OF 38.654 ACRES TO THE CITY OF PIQUA, OHIO

SITUATE IN THE NORTHWEST QUARTER OF SECTION 5, TOWN 5 NORTH, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

Commencing for reference at a Mag nail found at the southwest corner of Fractional Section 32 and being in the centerline of Experiment Farm Road (60' R/W);

thence, North 89°56'55" East, 1671.14 feet, along the south line of said Fractional Section 32 and a north line of a 146.176-acre tract of land owned by Neal Brothers, Inc. as conveyed in Deed Book 774, Page 113, to an iron pin with cap set on the east line of said Neal Brothers, INC. tract and being the principal place of beginning of the tract herein conveyed;

thence, North 89°56'55" East, 999.80 feet, along the south line of said Fractional Section 32 to an iron pin with cap set on the west line of a 1.562-acre tract of land owned by the State of Ohio as conveyed in Deed Book 524, Page 558;

thence, South 21°35'45" West, 1182.12 feet, along the west line of said State of Ohio tract to a point, witness an iron pin found South 52°53'20" East, 0.80 feet from said corner;

thence, South 17°08'38" West, 931.63 feet, along the west line of said State of Ohio tract to an iron pin found on the west Limited Access right-of-way line of Interstate 75;

thence, South 13°39'39" West, 202.25 feet, along the west Limited Access right-of-way line of Interstate 75 to a point, witness a concrete post found North 15°16'37" East, 2.58 feet from said corner;

thence, on a curve to the left with a radius of 11569.14 feet, an arc distance of 557.46 feet, a delta angle of 02°-45'-39", and a chord bearing South 14°-36'-50" West, 557.41 feet, along the west Limited Access right-of-way line of Interstate 75 to an iron pin found on a northerly line of a 102.770-acre tract of land owned by Beth Ann Johnson, Brian Kendal Johnson, and Terri Lynn Robinson as conveyed in 2017OR-04205 with 1/12 interest each, Ruth Jackson Hartman as conveyed in Deed Book 595-879 & Deed Book 720-910 with 1/4 interest, and Scott Hartman, Mark Hartman, Kirk Hartman, and Eric Hartman as conveyed in Deed Book 723, Page 652 with 1/8 interest each;

thence, North 89°32'23" West, 332.54 feet, along the northerly line of said 102.770-acre tract to a point, witness an iron pin found South 31°36'10" West, 1.61 feet from said corner;

20 NOV 20 01:01
REC'D MIAMI COUNTY COM

thence, North 05°16'05" East, 525.45 feet, along an easterly line of said 102.770-acre tract to an iron pin with cap found on the southeast corner of said 146.176-acre Neal Brothers, Inc. tract;

thence, North 04°56'13" East, 1312.93 feet, along the east line of said 146.176-acre Neal Brothers, Inc. tract to a point, witness an iron pin found South 87°56'44" East, 8.26 feet from said corner;

thence, North 05°10'23" East, 768.26 feet, along the east line of said 146.176-acre Neal Brothers, Inc. tract to an iron pin with cap set;

thence, North 00°09'08" East, 125.30 feet, along the east line of said 146.176-acre Neal Brothers, Inc. tract to the principal place of beginning.

Containing 38.654 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated August 27, 2024.

All iron pins set are 5/8" x 30" rebar with caps reading "C.O.E.C./AJB LS-8629".

Allen J. Bertke, PS #8629



08/27/2024
Date

24 NOV 20 PM 1:00
REC'D WINDY COUNTY CLERK

EXHIBIT "B"

Resolution No. R-125-24

Resolution to Authorize an Annexation Agreement between the City of Piqua and Concord Township

WHEREAS, the owner of the subject property desires to annex the tract of land into the city of Piqua to enable the future development of the property by providing the opportunity to connect to the municipal city water and sewer services; and,

WHEREAS, the City of Piqua and the Board of Trustees of Concord Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to parcel C06-032810 located along the west side of Interstate 75, extending from the southern corporation limits to the south, to facilitate the annexation of the property, said Annexation Agreement included herewith as Exhibit A; and,

WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Trustees of Concord Township may enter into annexation agreements.

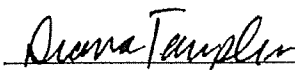
NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Annexation Agreement included herewith as Exhibit A is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

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


KRIS LEE, MAYOR

PASSED: 11-12-2024

ATTEST: 
CLERK OF COMMISSION

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

Mayor Kris Lee Yah
Commissioner Jim Vetter Yah

Commissioner Paul Simmons
Commissioner Thomas Hohman
Commissioner Frank DeBrosse

yah
yah
yah

I, the undersigned Clerk of the City Commission of the
City of Piqua, Ohio do hereby certify that the above
Resolution is a true, accurate and
correct copy of Resolution 8-125-24
passed by the Commission of the City of Piqua, Ohio, on
the 12 day of November, 2024

Debra Tansley
CLERK OF COMMISSION

BRUNS

ANNEXATION AGREEMENT

This Agreement is entered into this 21st day of OCTOBER, 2024, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Concord Township, Miami County, Ohio, hereinafter "Township", Pursuant to R.C. 709.022, and 709.192;

WHEREAS, the Ohio Revised Code provides that the legislative authority of a Municipal Corporation and the Board of Township Trustees may enter into annexation agreements; and

WHEREAS, the City of Piqua and the Board of Township Trustees of Concord Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to the proposed annexation to the City of property belonging to Bruns Upper Valley Development LLC, said property situated in Concord Township, and known as parcel C06-032810, located along the west side of Interstate 75 extending from the northern township boundary line to the south; and

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises hereinafter contained, the parties agree as follows:

1. The City consents to the annexation of the said Real Property to the City and agrees to provide sanitation, police, fire, rescue, electric power, water, and sewer services to the residents of the property at the same cost and under the same policies and conditions that said services are provided to the other residents of the City upon the annexation of the Real Property to the City; and, in accordance with other agreements entered into by the City, and or policies adopted by the City, any one or more of the aforementioned services may be provided to the Real Property prior to the annexation date.
2. The Township consents to the annexation of the said Real Property to the City upon the Real Property becoming contiguous to the corporation limits of the City, subject to compliance with Ohio R.C. Chapter 709;
3. The City shall institute proceedings to annex the said Real Property, and detach the said Real Property from the Township, and further agrees that the Real Property shall not remain part of Concord Township, Miami County, Ohio;
4. Upon annexation Piqua shall make the following payments to the Township for property designated commercial and or industrial real, and property subject to personal, and public utility property tax;
 - a. In the first through third years following the annexation and exclusion of the territory from the township, eighty percent of the township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
 - b. In the fourth and fifth years following the annexation and exclusion of the territory from the ownership, sixty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for industrial real, personal and public utility property taxes if the annexation had not occurred;

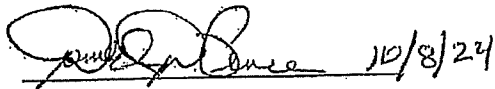
- c. In the sixth and seventh years following the annexation and exclusion of the territory from the Township, sixty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
 - d. In the eighth and ninth years following the annexation and exclusion of the territory from the Township, fifty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
 - e. In the tenth through twelfth years following the annexation and exclusion of the territory from the Township, forty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred.
5. Upon annexation Piqua shall make the following payments to the Township for property designated retail and or residential;
- a. In the first through third years following the annexation and exclusion of the territory from the Township, eighty percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
 - b. In the fourth and fifth years following the annexation and exclusion of the territory from the Township, fifty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
 - c. In the sixth through the tenth years following the annexation and exclusion of the territory from the Township, forty percent of the Township taxes in the annexed territory that would have been due the Township for residential and real property taxes if the annexation had occurred;
 - d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the Township, twenty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
6. The obligations set forth in paragraph four and five above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement, and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

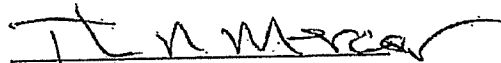
IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this 8TH day of OCTOBER, 2024.

CITY OF PIQUA
MIAMI COUNTY, OHIO


L. Paul Oberdorfer, City Manager

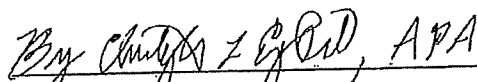
BOARD OF TOWNSHIP TRUSTEES OF
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

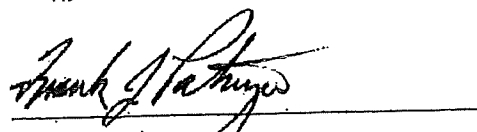
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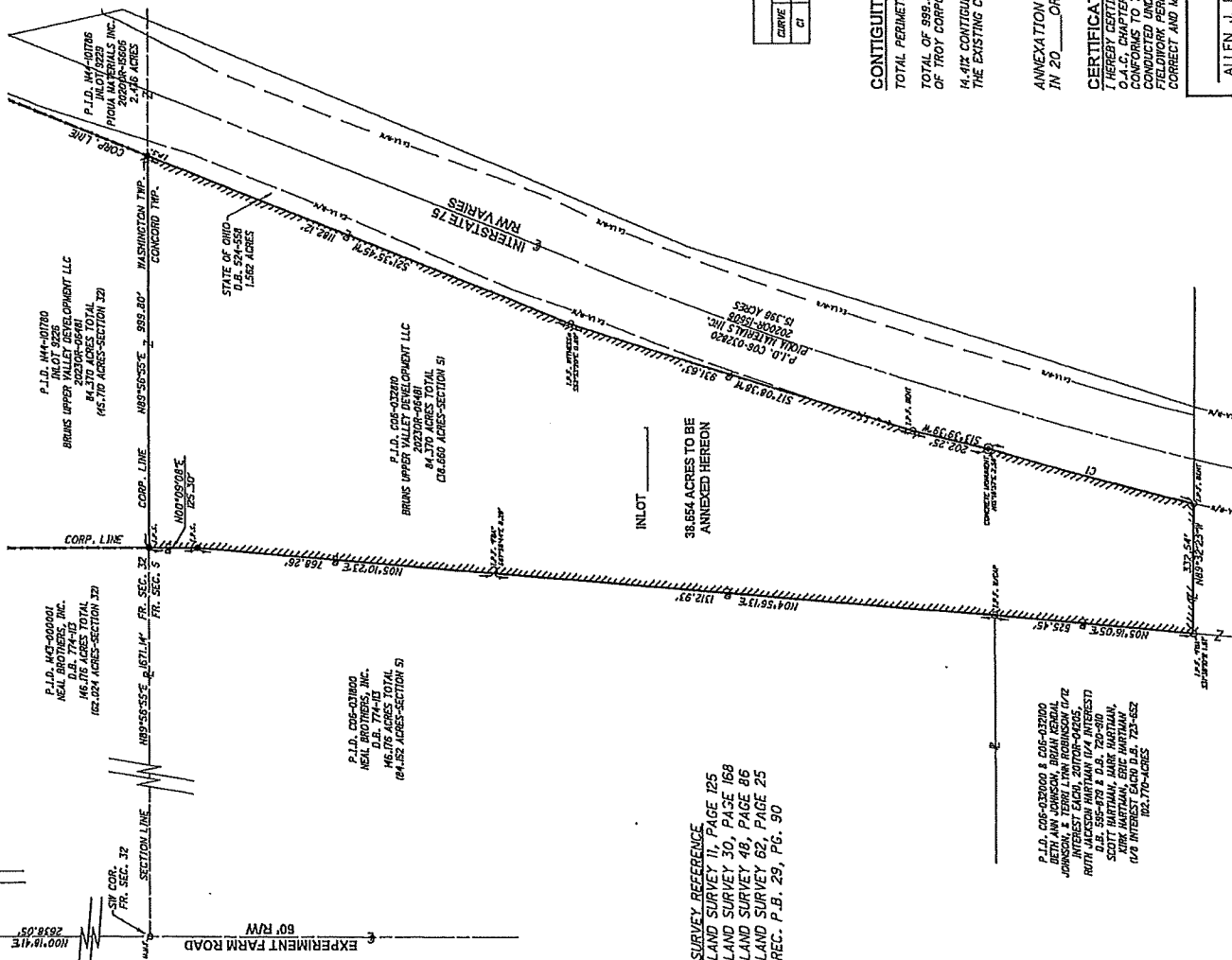
APPROVED AS TO FORM ONLY:


Paul M. Watkins
County Prosecutor


Frank J. Patrizio
City of Piqua Law Director

ANNEXATION TO THE CITY OF PIQUA

FR. 5 SECTION 5 N 6 E
CONCORD TOWNSHIP MIAMI, OHIO
COUNTY



133

MIAMI COUNTY RECORDER BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED 20

MIAMI COUNTY AUDITOR

CITY OF PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF
PIQUA, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS
PLAT WAS REVIEWED AND APPROVED.

CHAIR

CITY OF PIQUA COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF PLOUA,
OHIO HELD THIS ____ DAY OF ____, 20____, THIS PLAT
____ WAS APPROVED BY ORDINANCE NO. _____,
EFFECTIVE _____, 20____.

May 28

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY
US THIS DAY OF _____, 20__.

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAY WAS REVIEWED AND APPROVED BY
US THIS DAY OF 20.

GREGORY A. STIMMONS, PRESIDENT

TED S. MERCER, VICE PRESIDENT

WADE H. WESTFALL - MEMBER

PREPARED BY:

DATE: _____

DRAWN BY:

MBK

WTA-PIO-2412

SIDNEY, OHIO 937.497.5200
LOVELAND, OHIO 513.239.5554

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CERTIFICATION

HEREBY CERTIFY THIS PLAN WAS PREPARED IN ACCORDANCE WITH D.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN MAY, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

ALIEN, J BERTKE P S #8629

ALIEN, J BERTKE P S #8629

EXHIBIT "D" to ANNEXATION PETITION

of Bruns Upper Valley Development, LLC
(All Tracts, Lots or Parcels in the Territory with Name and Address of Owner and Parcel Number)

Owner's Names	Owner's Mailing Address	Auditor's Parcel Number	Brief Legal Description
Bruns Upper Valley Development, LLC	3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032810	38.654 acres, Concord Township, Section 5, Town 5 North, Range 6 East, Miami County, Ohio

EXHIBIT "E" to ANNEXATION PETITION**of Bruns Upper Valley Development, LLC****(All adjacent properties to the Territory with Name and Address of Owners and Parcel Number)**

Owner's Names and Address	Auditor's Parcel Number	Brief Legal Description
Ruth Jackson Hartman 225 Kiser Lane Troy, Ohio 45373	C06-032100	12.8700 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio
Ruth Jackson Hartman 225 Kiser Lane Troy, Ohio 45373	C06-032000	102.7700 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio
Neal Brothers, Inc. 1920 W. Eldean Road Troy, Ohio 45373	C06-031800	84.1520 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio
Neal Brothers, Inc. 1920 W. Eldean Road Troy, Ohio 45373	M43-000001	62.0240 acres, Washington Township, Section 32, Town 6, Range 6, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	N44-101780	45.7100 acres, Inlot Number 9226, City of Piqua, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032890	6.0340 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032880	10.0500 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio
Bruns Upper Valley Development, LLC 3050 Tipp-Cowlesville Road Tipp City, Ohio 45371	C06-032910	38.9140 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio
Piqua Materials, Inc. 11641 Mosteller Road Cincinnati, Ohio 45241	C06-032820	15.3960 acres, Concord Township, Fractional Section 5, Town 5, Range 6, Miami County, Ohio (I-75 right-of-way)
Upper Valley Medical Center 110 N. Main Street Suite 1250 Dayton, Ohio 45402	C06-032200	0.0000 acres, Concord Township, Section 5, Town 5, Range 6, Miami County, Ohio (I-75 right-of-way, medical clinics and offices)

City of
PIQUA COMMISSION AGENDA
STAFF REPORT

L.5.

MEETING DATE	February 18, 2025		
REPORT TITLE	<u>Resolution No. R-29-25</u> A resolution authorizing a petition to the Board of Miami County Commissioners for a change in the boundary lines of Washington Township		
SUBMITTED BY	Chris Schmiesing, Director Economic Development		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	An annexation agreement between the City of Piqua and Washington Township requires property annexed into the City of Piqua to be detached from Washington Township.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	NA	
	Expenditure \$:	NA	
	Source of Funds:	NA	
	Narrative:	Adopting this resolution will authorize the City of Piqua Law Director to petition the Board of the Miami County Commissioners to detach the subject property from the township.	
ATTACHMENTS	1. Exhibit A - Miami County Resolution 24-09-1080		

Resolution No. R-29-25

A resolution authorizing a petition to the Board of Miami County Commissioners for a change in the boundary lines of Washington Township

WHEREAS, the City of Piqua and Concord Township approved an annexation agreement that requires property annexed into the City of Piqua to be detached from Washington Township; and,

WHEREAS, the City of Piqua previously annexed 329.824 acres from Washington Township, as shown on Exhibit "A" included herewith.

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

SEC. 1: The Law Director is hereby authorized on behalf of this Commission to present to the Board of Miami County Commissioners a petition requesting the changes in the boundary lines of Washington Township as may be necessary to detach from the township the 329.824 acre annexation territory, as shown on Exhibit "A" included herewith, so that the subject property does not remain a part of Washington Township.



KRIS LEE, MAYOR

PASSED: 2.18.2025

ATTEST: Melissa Kinney
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

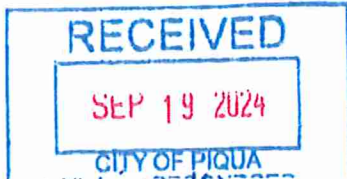
Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah
Yah



Melissa Kinney
9.19.24
3:38 pm

CERTIFICATION

ANNEXATION TO CITY OF PIQUA, OHIO
OF 329.824 ACRES MORE OR LESS
FROM WASHINGTON TOWNSHIP

The Board of Miami County Commissioners does hereby certify that the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION

Map
Legal Description
List of Parcels Included in the Petition for Annexation
List of Parcels Adjacent to the Territory Included in the Petition for Annexation
Annexation Agreement(s) (dated 5/2/2006) between the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio

ENGINEER'S LETTER

RESOLUTION ACCEPTING ANNEXATION PETITION, APPROVING ANNEXATION,
SIGNING MYLAR AND SIGNING CERTIFICATION
(Resolution No. 24-09-1080)

These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: September 19, 2024

Gregory G. Simmons
COMMISSIONER

Ted S. Mercer (Absent)
COMMISSIONER

G. & C. - C
COMMISSIONER

Janelle S. Barga, Clerk

RESOLUTION NO. 24-09-1081

ANNEXATION
EXPEDITED TYPE 1
329.824 ACRES +/- FROM WASHINGTON TOWNSHIP
TO THE CITY OF PIQUA, OHIO

Mr. Westfall introduced the following resolution and moved it be adopted:

WHEREAS, on September 17, 2024, an annexation petition was filed on behalf of James A. Hiegel, William E. Didier, Thomas A. Hiegel and Christena L. Hiegel, James D. McCoy, Jr., and Leah B. Pickrell. Agent(s) being Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge, LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054, for the annexation of 329.824 acres +/-, more or less, in Washington Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio entered into an annexation agreement on May 2, 2006 (Commission Resolution No. R-56-06) to be applied to the proposed annexation from Washington Township to the City of Piqua; and

WHEREAS, the County Engineer's Office reviewed the maps and legal descriptions, list of parcels and adjacent parcels to be annexed and contract information of all owners, pursuant to ORC 709.022, and has submitted a letter dated September 17, 2024 stating that the map and description meet their requirements and that the boundary of the parcel being annexed has 38% adjacency to the existing corporation boundary, and does not create any islands of incorporated territory.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited I annexation petition filed on behalf of James A. Hiegel, William E. Didier, Thomas A. Hiegel and Christena L. Hiegel, James D. McCoy, Jr., and Leah B. Pickrell (Petitioners), for the annexation of 329.824 acres, more or less, in Washington Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the Certification and mylar this date.

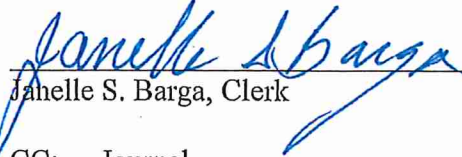
Mr. Simmons seconded the motion and the Board voted as follows upon roll call:

Mr. Simmons, Yea; Mr. Westfall, Yea; Mr. Mercer, Absent;

DATED: September 19, 2024

CERTIFICATION

I, Janelle S. Barga, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of September 19, 2024.



Janelle S. Barga, Clerk

CC: Journal
Auditor
Municipality Clerk
Agent of Petitioner(s)
Engineer Map Department

Resolution Prepared by: Janelle S. Barga, Clerk
Board of Miami County Commissioners



MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons
Commissioner

Ted S. Mercer
Commissioner

Wade H. Westfall
Commissioner

TO: Mark Storms, Miami County Engineer

FROM: Janelle S. Barga, Clerk of the Board

RE: Petition for Annexation

DATE: September 11, 2024

A petition was filed with the Board of Miami County Commissioners on September 11, 2024 to annex 329.824 acres located in Washington Township to the City of Piqua, said petition identifies Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge, LLC, as agents for the petitioners.

In accordance to ORC Section 709.031(A) and Section 5.0.4 of Resolution No. 03-07-1131 of the Board of Miami County Commissioners, the Annexation Petition identified above and enclosed herewith is hereby referred to the Miami County Engineer for checking the accuracy of the legal description of the perimeter and the map or plat of the territory proposed to be annexed and for the Engineer's written report thereon.

Section 2.3 of Resolution No. 03-07-1130 of the Board of Miami County Commissioners provides that the County Engineer will charge a flat fee of \$75 with respect to the legal description, map and/or plat and for verification of ownership, which will be deducted from the initial deposit. If an amendment and/or changes occur and further verification as to the legal description, map and/or plat and for verification of an owner is needed a second time, the County Engineer may submit a statement for reimbursement equal to the actual cost of services provided calculated by time devoted at the hourly rate of the assigned employee required to provide the services required. Should the County Engineer determine to submit a statement for reimbursement, the statement shall be filed with the Board at the time the County Engineer files his written report with the Board.

Sincerely,

Janelle S. Barga
Clerk to the Board of Miami County Commissioners

Enclosures

RESOLUTION NO. R-56-06

**A RESOLUTION APPROVING AN ANNEXATION
AGREEMENT BETWEEN THE CITY OF PIQUA AND
THE BOARD OF TOWNSHIP TRUSTEES OF
WASHINGTON TOWNSHIP**

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua; and

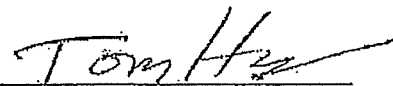
WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Washington Township Trustees may enter into annexation agreements; and

WHEREAS, it is beneficial to both the City of Piqua and the Board of Washington Township Trustees to adopt the proposed Annexation Agreement; and

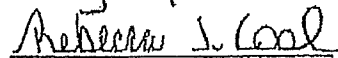
NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: The annexation agreement appended hereto is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

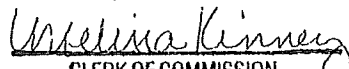
SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.


THOMAS D. HUDSON, MAYOR

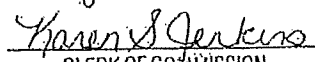
PASSED: May 15, 2006

ATTEST: 
REBECCA J. COOL
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution is a true, accurate and correct copy of RES. NO. R-56-06 passed by the Commission of the City of Piqua, Ohio, on the 15th day of May, 2006.


CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution No. R-56-06 is a true, accurate and correct copy of Resolution R-56-06 passed by the Commission of the City of Piqua, Ohio, on the 15th day of May, 2006.


CLERK OF COMMISSION

24 SEP 16 PM 12:40
REC'D MIAMI COUNTY COMM

ANNEXATION AGREEMENT

This Agreement is entered into this 2^d day of May, 2006, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Washington Township, Miami County, Ohio, hereinafter "Township", pursuant to R.C. 709.022, and 709.192:

WHEREAS, the Ohio Revised Code provides that the legislative authority of a municipal corporation and the board of township trustees may enter into annexation agreements; and

WHEREAS, the City of Piqua and the Board of Township Trustees of Washington Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua.

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises hereinafter contained, the parties agree as follows:

1. The City consents to the annexation of Real Property to the City and agrees to provide sanitation, police, fire rescue, electric power, water and sewer services to the residents of the Property at the same cost and under the same policies and conditions that said services are provided to the other residents of the City:

2. The Township consents to the annexation of the Property to the City, subject to compliance with Ohio R.C. Chapter 709;

3. The City shall institute proceedings to detach the Property from the Township, and further agrees that the Property shall not remain part of Washington Township, Miami County, Ohio;

4. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent on the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation has occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, sixty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for industrial real, personal and public utility property taxes if no annexation had occurred;

c. In the sixth and seventh years following the annexation and exclusion of the territory from the township, sixty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal, and public utility property taxes if no annexation had occurred;

d. In the eighth and ninth years following the annexation and exclusion of the territory from the township, fifty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred;

e. In the tenth through twelfth years following the annexation and exclusion of the territory from the township, forty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred.

5. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, fifty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

c. In the sixth through tenth years following the annexation and exclusion of the territory from the township, forty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the township, twenty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred.

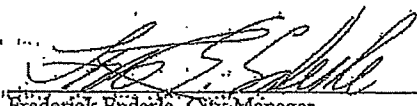
6. The obligations set forth in paragraph 4 and 5 above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement,

and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

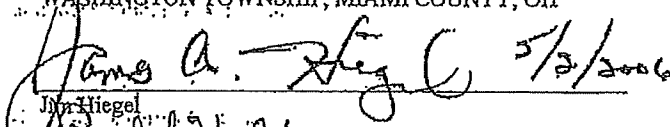
7. This Agreement shall continue in full force and effect, but it may be modified or amended by the mutual agreement of the parties hereto, and at the conclusion of each five (5) year period hereafter it shall be subject to review and negotiation, and to potential modification by said mutual agreement.

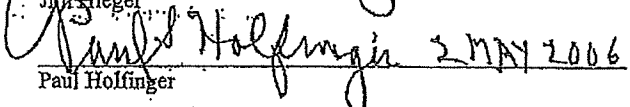
IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this _____ day of June, 2006.

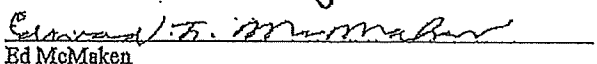
CITY OF PIQUA
MIAMI COUNTY, OHIO


Frederick Enderle, City Manager

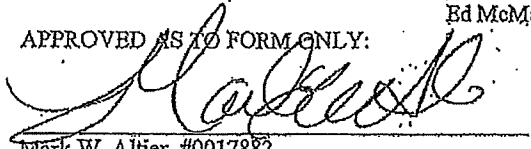
BOARD OF TOWNSHIP TRUSTEES OF
WASHINGTON TOWNSHIP, MIAMI COUNTY, OH

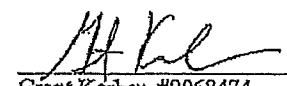

Jim Hiegel


Paul Holfinger


Ed McMaken

APPROVED AS TO FORM ONLY:


Mark W. Altier, #0017882
Chief Civil Assistant Prosecuting Attorney,
Miami County, Ohio


Grant Kerber, #0068474
City of Piqua Law Director

Amended

**EXPEDITED TYPE I PETITION FOR ANNEXATION
(PURSUANT TO R.C. SECTION 709.022)
TO THE CITY OF PIQUA
OF +/- 329.824 ACRES
IN THE TOWNSHIP OF WASHINGTON**

TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO:

The undersigned, being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described in Exhibit "A", consisting of +/- 329.824 acres, more or less, located in Washington Township, Miami County, Ohio, which area is contiguous along +/- 7,396 feet, or +/- 38% of its perimeter, and adjacent to the City of Piqua, do hereby respectfully petition the Board of Miami County Commissioners that said territory be annexed to the City of Piqua according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.022.

The number of owners within the area is six (6).

1. Attached to this petition and made part hereof is a full legal description of the area to be annexed, marked Exhibit "A".
2. Attached to this petition and made part hereof is an accurate map of the area to be annexed, marked as Exhibit "B".
3. Attached to this petition and made part of the hereof is a list of parcels in the area to be annexed and of parcels of adjacent territory that includes the name of the owners, mailing addresses of the owners and permanent parcel numbers, marked as Exhibit "C".

The undersigned petitioners do hereby designate Aaron Underhill, Esq., David Hodge, Esq., and Eric Zartman, Esq. attorneys, as their agents ("Agents") as required by Revised Code Section 709.023(c)(3), with full power and authority hereby granted to each said agent individually to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and take any action necessary for obtaining the granting of this petition. Agents' contacts information is as follows: Underhill and Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054. Phone (614)335-9320, Fax (614)335-9329; and email aaron@uhlfirm.com, david@uhlfirm.com, eric@uhlfirm.com.

(Petition signatures on following page)

24 SEP 17 PM3:24
REC'D MIAMI COUNTY COMM

**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

'24 SEP 17 PM 2:28
REC'D MIAMI COUNTY COM

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5/8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

PROPOSED ANNEXATION OF
329.824 ACRES
-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a 5/8" rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a 5/8" rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a 5/8" rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a 5/8" rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a 5/8" rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

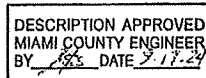
Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865



**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

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North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

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Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

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PROPOSED ANNEXATION OF
329.824 ACRES

-3-

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South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

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Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865

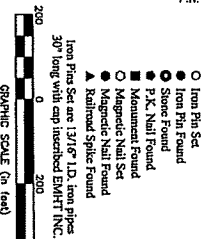
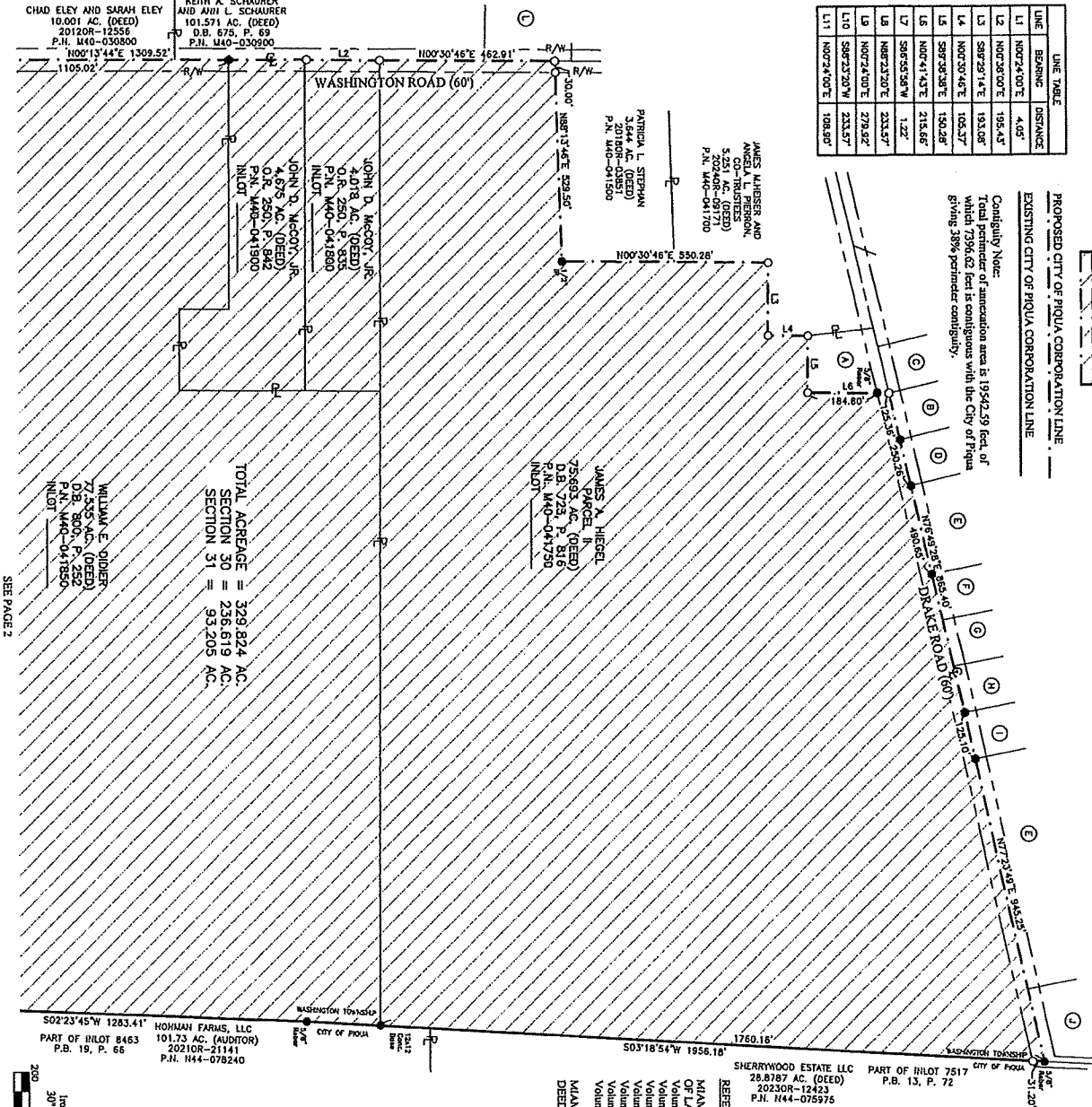
ANNEXATION OF 329.824 ACRES TO THE CITY OF Piqua FROM THE TOWNSHIP OF WASHINGTON SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6 MIAMI RIVER SURVEY TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

AREA TO BE ANNEXED

LINE	BEARING	DISTANCE
L1	N00°24'00"E	4.65'
L2	N00°26'00"E	195.43'
L3	S89°29'14"E	193.08'
L4	N00°20'46"E	106.37'
L5	S09°06'38"E	150.28'
L6	N00°41'43"E	215.66'
L7	S06°55'56"W	1.22'
L8	N00°24'00"E	233.57'
L9	N00°24'00"E	279.82'
L10	S06°23'20"W	233.57'
L11	N00°24'00"E	108.95'

PROPOSED CITY OF PIQUA CORPORATION LINE
EXISTING CITY OF PIQUA CORPORATION LINE

Configurality Note:
Total perimeter of annexation area is 19542.29 feet, of which 17396.62 feet is contiguous with the City of Piqua giving 38% perimeter configurality.



REFERENCES

MIAMI COUNTY ENGINEERS RECORD
OF LAND SURVEYS:
Volume 34, Page 159
Volume 36, Page 75
Volume 45, Page 196
Volume 47, Page 155
Volume 49, Page 10
Volume 51, Page 196
Volume 62, Page 197

MIAMI COUNTY RECORDERS RECORDS:
DEEDS AS SHOWN HEREON



VOLUME _____ PAGE _____
MIAMI COUNTY RECORDERS RECORD OF PLATS

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBER ASSIGNED THIS _____ DAY
OF _____ 20____

MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR

CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF
PIQUA, THIS PLAT WAS APPROVED THIS _____ DAY OF
BY RESOLUTION NO. _____

MAYOR

CLERK

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE
ANNEXATION OF THIS AREA WAS APPROVED THIS _____ DAY
OF _____ 20____ BY RESOLUTION NO. _____

GREGORY A. SIMMONS

TED S. MERCER

WADE H. WESTFALL

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS
DAY OF _____ 20____

PAUL P. HUBESKAMP, PE, PS

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT
20____ OR _____ MIAMI COUNTY RECORDERS RECORDS.

CERTIFICATION:

This annexation plat prepared from Miami County Engineer's Record of Land surveys
(See Reference Table). I certify this plat to be correct as shown hereon. All other plats
and surveys referenced herein were used to compile subject property information.

I hereby certify this plat was prepared in accordance with Ohio Administrative Code
Chapter 7433-37.

By: Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@cmh.com

Date: 9/16/24

PREPARED BY:



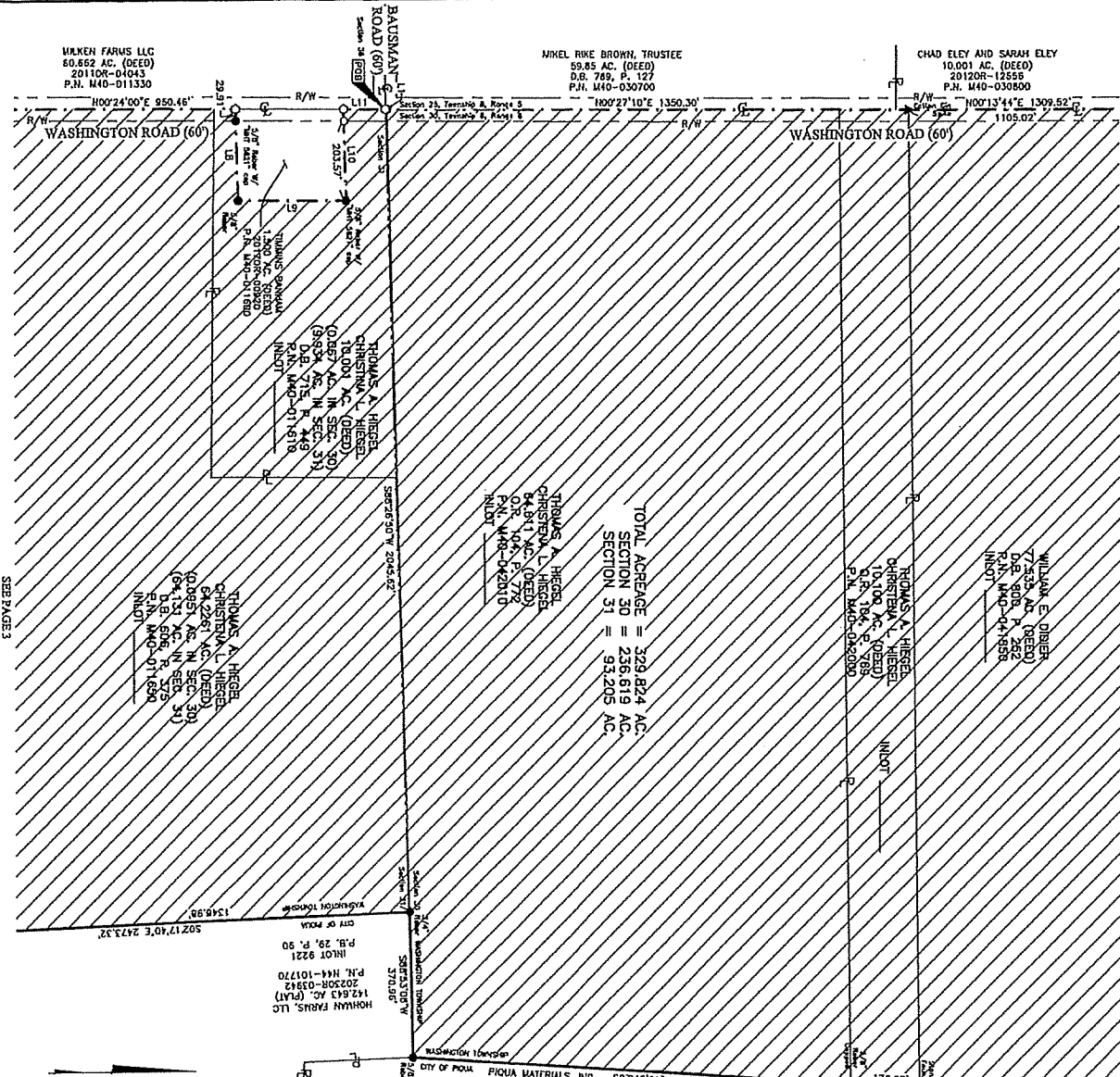
Date: September 16, 2024
Scale: 1" = 200'
Job No: 2024-0006
Sheet: 1 of 3

REVISIONS

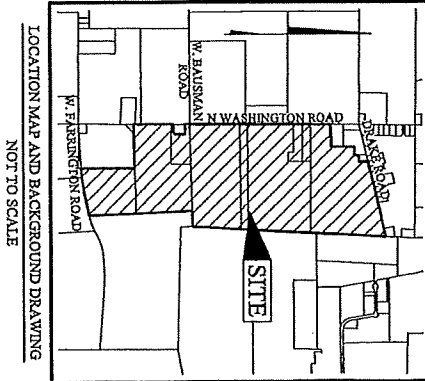
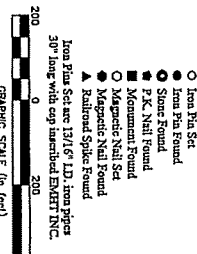
DATE	DESCRIPTION

ANNEXATION OF 329.824 ACRES TO THE CITY OF PIQUA FROM THE TOWNSHIP OF WASHINGTON SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6 MIAMI RIVER SURVEY TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

SEE PAGE 1



SEE PAGE 3



AREA TO BE ANNEXED

PROPOSED CITY OF PIQUA CORPORATION LINE
EXISTING CITY OF PIQUA CORPORATION LINE

Comptrol Note:
Total perimeter of annexation area is 13942.99 feet, of which 1396.62 feet is contiguous with the City of Piqua giving 389% perimeter contiguity.

LINE	BEARING	DISTANCE
L1	N00724'00"E	4.05'
L2	N00730'00"E	195.43'
L3	S89720'14"E	193.08'
L4	N00730'45"E	105.37'
L5	S89738'28"E	150.28'
L6	N00741'43"E	215.66'
L7	S89553'50"W	1.22'
L8	N88733'20"E	233.57'
L9	N00724'00"E	279.82'
L10	S89733'20"W	233.57'
L11	N00724'00"E	109.90'

EMHHT		Date: September 16, 2024
Scale: 1" = 200'		
Job No: 2024-0006		
Sheet: 2 of 3		
REVISIONS		
DATE	DESCRIPTION	

VOLUME _____ PAGE _____-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

AREA TO BE ANNEXED

Contiguity Note:
Total perimeter of annexation area is 19,542.59 feet, of which 7,356.62 feet is contiguous with the City of Piquette, giving 38% perimeter contiguity.

Contiguity Note:
The 100' minimum of frontage must be 100' of 60 feet of

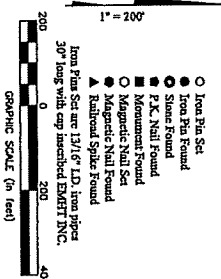
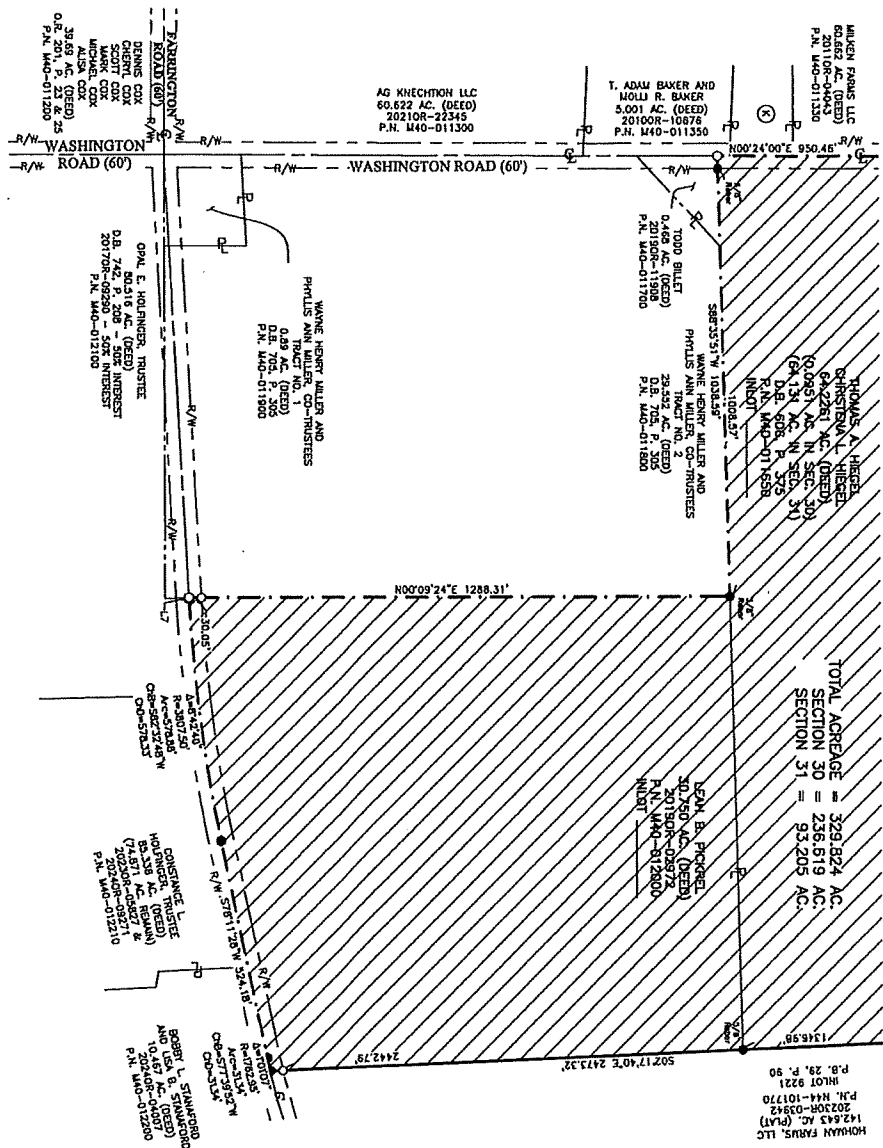
giving 38% perimeter congruity

ACREAGE BREAKDOWN

SECTION 30	= 236.619 AC.
SECTION 31	= 93.205 AC.
<u>TOTAL</u>	
ANNEXATION -	329.824 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N007.54'00"E	4.05'
L2	N007.58'00"E	195.43'
L3	S89.73'14"E	193.06'
L4	N007.30'46"E	105.37'
L5	S69.28'38"E	150.26'
L6	N007.41'34"E	215.06'
L7	S86.75'58"W	1.22'
L8	N86.23'20"E	233.57'
L9	N007.44'00"E	279.92'
L10	S86.73'20"W	233.57'
L11	N007.44'00"E	108.90'

- ④ DAVIS, PHILIPS
0.720 AC. (OEED)
201705-1316
P.N. M40-041560
- ⑤ JEFFERY, L. RUTHER AND
DORIAN L. FLETCHER
0.717 AC. (OEED)
201705-1316
P.N. M40-041530
- ⑥ JENSEN, P. RALPH AND
TERRY A. FLETCHER
0.717 AC. (OEED)
0.6. 675 P. 251
P.N. M40-041450
- ⑦ WILLIAM E. ODEER, SR.,
1.000 AC. (OEED)
202003-10671
P.N. M40-041460
- ⑧ WILLIAM E. ODEER
AND JUSTIN ODEER
0.717 AC. (OEED)
201705-1316
P.N. M40-041500
- ⑨ KENI A. ANTHONY AND
KATHY A. ANTHONY
0.717 AC. (OEED)
1.553 AC. (OEED)
P.N. M40-040800
- ⑩ GEORGE K. LANE AND
DOROTHY K. LANE
0.717 AC. (OEED)
0.717 AC. (OEED)
P.N. M40-040800
- ⑪ JAMES A. BROWN AND
JENNIFER L. BROWN
0.717 AC. (OEED)
202003-07293
P.N. M40-041000
- ⑫ FREDERICK W. LAMSTON, JR.
AND LINDA LAMSTON
0.717 AC. (OEED)
0.6. 703 P. 617
P.N. M40-041100
- ⑬ VINCE MCCLAWRY
1.200 AC. (OEED)
202003-04245
P.N. M40-041220
- ⑭ LARSEN PAVING, LLC
1.949 AC. (OEED)
202003-04245
P.N. M40-071150
- ⑮ FLOYD JR., YOUNG, II
AND CARRIE A. YOUNG
0.717 AC. (OEED)
201705-01377
P.N. M40-040550



EMHT 2024 HANCO Engineering Services, Inc. 10000 - 1st Avenue - Springfield 10000 - 1st Avenue - Springfield 10000 - 1st Avenue - Springfield 10000 - 1st Avenue - Springfield Date: September 16, 2024 Scale: 1" = 200' Job No: 2024-0006 Sheet: 3 of 3	
REVISIONS DATE DESCRIPTION	

**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William B. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

24 SEP 17 PM 2:23
REC'D MIAMI COUNTY COMM.

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5/8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

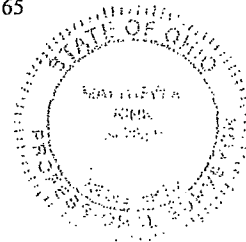
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865

DESCRIPTION APPROVED MIAMI COUNTY ENGINEER BY <u>MAK</u> DATE <u>9-17-24</u>
--



**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christina L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

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Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5/8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

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Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

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**PROPOSED ANNEXATION OF
329.824 ACRES**

-3-

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South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865

Exhibit C
Annexation of +/- 329.824 Acres
from Washinton Township to City of
Piqua

PETITIONERS:

William Didier
208 Ford Drive
Piqua, Ohio 45356
PN: M40-041850

James A. Hiegel
1006 S. Gordon Street
Piqua, Ohio 45356
PN: M40-041750

Thomas and Chrsitena Hiegel
5255 Washington Rd N
Piqua, Ohio 45356
PN: M40-42000, M40-042010
M40-011610, M40-011650

John McCoy, Jr.
5515 N. Washington Rd
Piqua, Ohio 45356
PN: M40-041800
M40-041900

Leah Pickrel
2675 Farrington Rd W
Piqua Ohio 45356
PN: M40-012000

AGENT:

Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Pkwy, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY
OWNERS:

HOHMAN FARMS LLC
11641 MOSTELLER ROAD
Cincinnati, OH 45241
PN: N44-078240 and N44-101770

PIQUA MATERIALS INC
11641 MOSTELLER ROAD
Cincinnati, OH 45241
PN: N44-101766

TODD BILLET
4755 N. Washington Rd.
Piqua, Ohio 45356
PN: M40-011700

SHERRYWOOD ESTATES LLC
P.O. Box 742
Piqua, OH 45356
PN: N44-075988

VINCENT MCGILLVARY
5900 DRAKE RD N
Piqua, OH 45356
PN: M40-041220

ADAM T & MOLLY R. BAKER
4750 N. Washington Rd
Piqua, Ohio 45356

FREDERICK W & TAMMI
LANGSTON
5784 DRAKE RD N
Piqua, OH 45356
PN: M40-041100

MARK A & JENNIFER L BROWN
5770 DRAKE RD
Piqua, OH 45356
PN: M40-041000

GREGORY K & DOROTHY A LANE
5748 DRAKE RD N
Piqua, OH 45356
PN: M40-040900

KEVIN A & LORIE ANTHONY
5734 DRAKE RD N
Piqua, OH 45356
PN: M40-040800

BOBBY L AND LISA B
STANAFORD
112 W. Broadway Street
Covington, Ohio 45318
PN: M40-012210

KEITH A & ANN L SCHAURER
5730 N WASHINGTON RD
Piqua, OH 45356
PN: M40-030900

JEFFERY L & DONNA J PELTIER
5670 DRAKE RD N
Piqua, OH 45356
PN: M40-041230

MICHAEL P & TERESA A POLING
5656 DRAKE RD N
Piqua, OH 45356
PN: M40-041250

PATRICIA STEPHAN
5665 WASHINGTON RD N
Piqua, OH 45356
PN: M40-041500

CHAD & SARAH ELEY
5340 WASHINGTON N
Piqua, OH 45356
PN: M40-030800

DANIEL PHILLIPS
5649 DRAKE RD N
Piqua, OH 45356
PN: M40-041600

MICHAEL HEISER
5615 N DRAKE RD
Piqua, OH 45356
PN: M40-041700

OPAL HOLFINGER, Tr.
2795 W. Eldean Rd.
Troy, Ohio 45373
PN: M40-012100

KENNETH MANSON
5650 Washington Rd N
Piqua, Oh 45356
PN: M40-040000

CARRIE AND FLOYD YOUNG
5630 N Washington Rd
Piqua Oh 45356
PN: 40-040050

CONSTANCE HOLFINGER
2600 Farrington Rd W
Piqua Oh 45356
PN: M40-012200

MIKEL RIKE BROWN TRUSTEE
5140 WASHINGTON RD N
Piqua, OH 45356
PN: M40-030850, M40-030700

MILKEN FARMS LLC
2592 Peebles Rd
Troy, Ohio 45373
PN: 40-011330, 40-011350, 40-011360

Phyllis Miller, Trustee of the Miller
Family Trust
9357 Horatio-Harris Creek Rd.
Bradford, Ohio 45308
PN: M40-011800, M40-011900

JAMES M HEISER
ANGELA PIERRON
5615 N DRAKE RD
PIQUA OH 45356
PN: M40-041700

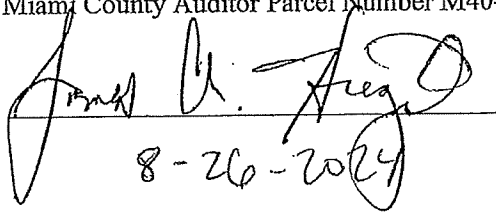
'24 SEP 18 AM 10:41
EC'D MIAMI COUNTY COMM

**WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION
PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.**

PETITIONER:

James A. Hiegel
1006 S. Gordon Street
Piqua, Ohio 45356

Miami County Auditor Parcel Number M40-041750


8-26-2024

'24 SEP 11 PM 1:00
REC'D MIAMI COUNTY COM

WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION
PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

William E. Didier
208 Ford Drive
Piqua, Ohio 45356

Miami County Auditor Parcel Number M40-041850

William E. Didier Sr
8/26/24

2024 SEP 11 PM1:00
REC'D MIAMI COUNTY COMM

**WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION
PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.**

PETITIONER:

Thomas A. Hiegel and Christena L. Hiegel
5255 Washington Road
Piqua, Ohio 45356

Miami County Auditor Parcel Numbers M40-042000, M40-042010, M40-011610, and M40-011650

Thomas A. Hiegel
Christena L. Hiegel
August 26, 2024

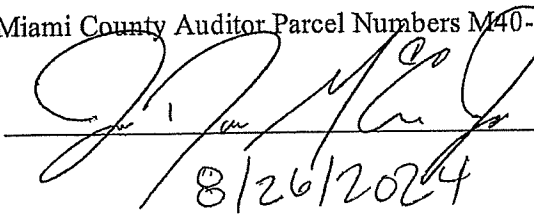
'24 SEP 11 PM 1:00
REC'D MIAMI COUNTY COMM

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COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

John D. McCoy, Jr.
5515 N. Washington Road
Piqua, Ohio 45356

Miami County Auditor Parcel Numbers M40-041800 and M40-041900



'24 SEP 11 PM1:00
EC'D MIAMI COUNTY COMM

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PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
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SPECIAL ANNEXATION PROCEDURE.**

PETITIONER:

Leah B. Pickrell
2675 W. Farrington Rad
Piqua, Ohio 45356

Miami County Auditor Parcel Number M40-012000

Leah Pickrell
8/26/24

24 SEP 11 AM 1:00
ECG MIAMI COUNTY COMM



Miami County Tax Map Department

201 West Main Street
Troy, OH 45373-3239
Miami County Safety Building

937-440-6025
Fax 937-440-6026
taxmap@miamicountyohio.gov

September 17, 2024

Honorable Board of Miami County Commissioners
County Plaza
Troy, OH 45373

Re: Proposed annexation of 329.824 acres, Sections 30 and 31, Town 6, Range 6, Washington Township to the City of Piqua (Expedited Type-1 Annexation)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 38% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory.

We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation. That list was complete and accurate.

Very truly yours,

A handwritten signature in black ink, reading 'Mark S. Storms', is written over a horizontal line.

Mark S. Storms
Deputy Miami County Engineer
Supervisor, Tax Map Department

**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

20 SEP 17 PM 2:26
REC'D MIAMI COUNTY COM

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5/8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now know as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

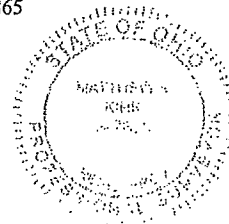
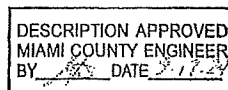
Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865



**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

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329.824 ACRES**

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329.824 ACRES**

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865

City of PIQUA

COMMISSION AGENDA STAFF REPORT

L.6.

MEETING DATE	February 18, 2025				
REPORT TITLE	<u>Resolution No. R-30-25</u> A resolution authorizing a Zoning Map amendment to the City of Piqua Zoning Map for a 5.079 acre split from parcel #N44-250148 to Conservation (CN)				
SUBMITTED BY	Kyle Hinkelman , Director Community Services				
AGENDA CLASSIFICATION	Resolution				
BACKGROUND	In January 2025, a 5.079 acre property was split from the 42.138 acre parcel N44-250148. Both of these properties are under the ownership of the City of Piqua. This split property, along with parcel N44-250148, were originally annexed into the City of Piqua in 2013 and were given an "OS" Open Space zoning designation. In 2017, the Piqua Water Plant was opened and has served the Community in that location for the last 8 years. The Piqua Development Code was adopted in 2023 and multiple zoning designations were changed, including the removal of the "OS" Open Space zoning designation. Properties near these parcels were designated alternate designations like Agriculture (AG) or Light Industrial (IL), but parcel N44-250148 and the subsequent split of 5.079 acres were not provided a clear zoning designation. Staff provided a report at the Planning Commission meeting and provided options for the Planning Commission to consider, including IH - Industrial Heavy, IL - Industrial Light, and CV - Civic, that would allow for the use of the property for the intended purpose, which is Essential Services. The City of Piqua is the applicant for the case and is requesting the zoning designation on the property to meet the obligation for all parcels in the city to have a zoning designation. Since it no longer can be zoned "OS", it must have a zoning designation on the property, and although research shows it was intended to be zoned IH - Industrial Heavy, it looks to have been missed during the Code Update in 2023.				
BUDGET/FINANCIAL IMPACT (Project costs and	<table> <tr> <td>Budgeted \$:</td><td>N/A</td></tr> <tr> <td>Expenditure \$:</td><td>N/A</td></tr> </table>	Budgeted \$:	N/A	Expenditure \$:	N/A
Budgeted \$:	N/A				
Expenditure \$:	N/A				

funding sources)	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Exhibit A	

Resolution No. R-30-25

A resolution authorizing a Zoning Map amendment to the City of Piqua Zoning Map for a 5.079 acre split from parcel #N44-250148 to Conservation (CN)

WHEREAS, the Planning Commission has studied the proposed amendment to the Zoning Map to designate a 5.079 acre split from parcel N44-250148 to Conservation (CN); 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 in favor of PC 02-25, 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 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 a 5.079 acre split from parcel N44-250148, is hereby approved.
- SEC. 2: The City Planner shall reflect the changes in "Exhibit A" in the official City of Piqua Zoning Map.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

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

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

RESOLUTION No. PC 02-25

WHEREAS, the City of Piqua Planning Commission has reviewed the application for rezoning a newly created 5.079-acre parcel (part of the Water Treatment Plant property identified as Parcel Number N44-250148) to Conservation Area; and (cn)

WHEREAS, Parcel Number N44-250148 was annexed into the City of Piqua, Ohio in 2013 and provided an "OS" Open Space designation which permitted essential services; and

WHEREAS, no designation was provided for the parcel in 2023 as the new City of Piqua Development Code was adopted, and "OS" Open Space is no longer a valid zoning designation; and

WHEREAS, Parcel Number N44-250148 currently has the City of Piqua water plant as the only use, which is considered an Essential Service under the City of Piqua Development Code; and

WHEREAS, the Planning Commission finds that the rezoning application meets all applicable criteria and standards set forth in the City's zoning ordinance and is in the best interest of the City of Piqua.

NOW THEREFORE BE IT RESOLVED, board member Adam Seas 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 Micah Underwood 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:

Eugene Micah
Clerk of Commission

Eddie Harvey Vice
Chairperson

Date: 2-11-25

STAFF REPORT

Planning Commission

Date: January 14, 2025
Re: PC 02-25 – Rezoning a newly created Parcel

Applicant: AES Ohio
Owner: City of Piqua

Address: 9801 SR 66
Parcel #: N44-250148

Zoning: Presently not zoned

Request: AES Ohio wishes to zone a newly created 5.079 ac. tract to “IH – Heavy Industrial”

Staff Comments and Recommendations:

Overview

The applicant, AES Ohio, has requested IH-Heavy Industrial zoning for the 5.079-acre tract to be subdivided from the City’s Water Treatment Plant (WTP) property, identified as Parcel Number N44-250148. This tract will be accessed via the Hardin Road cul-de-sac and is intended for industrial use consistent with the City’s zoning ordinance.

Staff Analysis

1. Zoning Compatibility:
 - The IH-Heavy Industrial zoning designation aligns with the use described in the City’s zoning ordinance. This includes facilities involving the manufacturing or storage of dangerous, noxious, or offensive materials, or those associated with smoke, odor, noise, glare, fumes, gas, vibration, fire or explosion risk, emission of particulate matter, radiation, or other disruptive factors.
2. Impact on Adjacent Properties:
 - The proposed zoning is consistent with the area’s industrial character and does not adversely impact adjacent properties or municipal operations. Adequate buffering and distance from sensitive uses mitigate potential concerns.

STAFF REPORT

3. Access and Infrastructure:

- The property's access via Hardin Road ensures suitable ingress and egress for industrial use. Existing infrastructure can support the zoning and use without requiring significant upgrades.

4. Conformance with Comprehensive Plan:

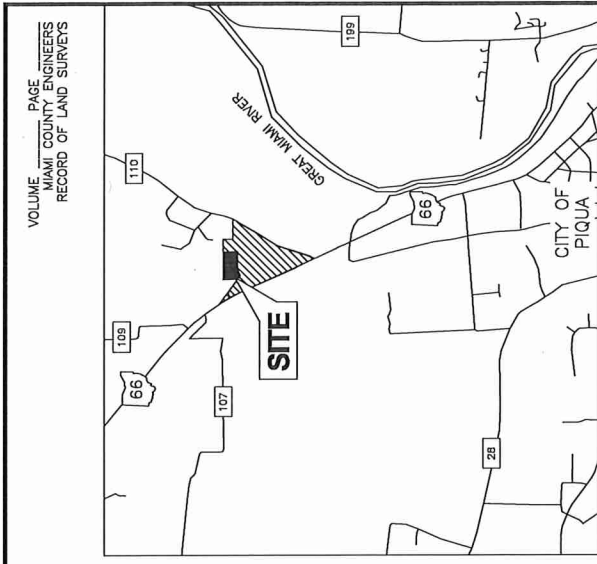
- The proposed IH-Heavy Industrial zoning supports economic development goals outlined in the City's Comprehensive Plan, which encourages industrial uses in areas suited for such activities.

Recommendation:

Staff recommends that the Planning Commission forward a **FAVORABLE** recommendation to the City Commission for approval of the IH-Heavy Industrial zoning designation for the 5.079-acre tract. This zoning classification aligns with the intended industrial use and complies with the City's regulatory and planning standards.

Conditions of Approval:

1. Any future development on the tract must adhere to applicable zoning and land use regulations, including performance standards for industrial activities.
2. The applicant must provide any necessary mitigation measures to minimize potential impacts on adjacent properties and the environment.

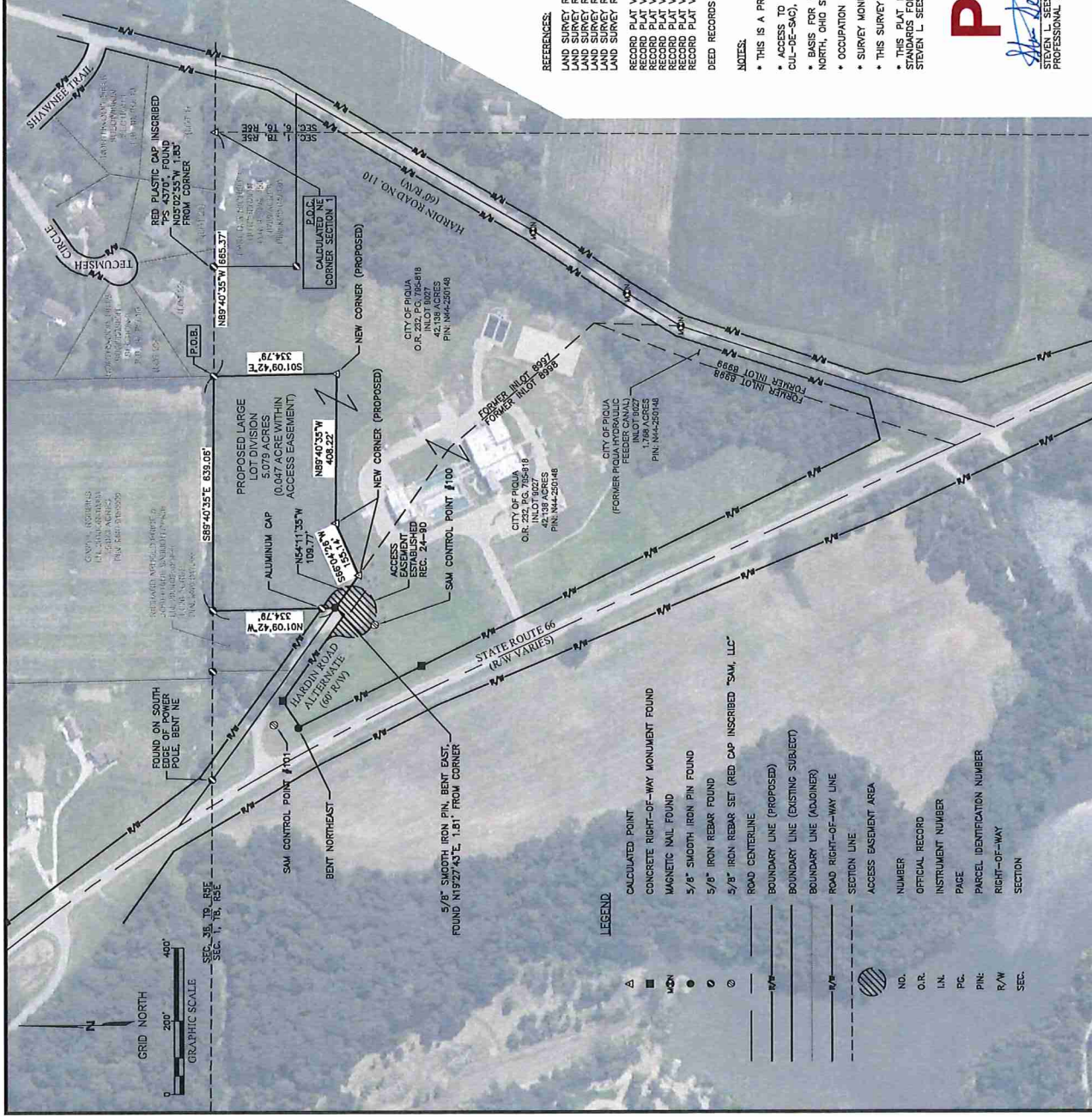


VICINITY MAP (NOT TO SCALE)

REFERENCES:
LAND SURVEY RECORD VOLUME 53, PAGE 121
LAND SURVEY RECORD VOLUME 53, PAGE 120
LAND SURVEY RECORD VOLUME 39, PAGE 185
LAND SURVEY RECORD VOLUME 39, PAGE 186
LAND SURVEY RECORD VOLUME 39, PAGE 187
LAND SURVEY RECORD VOLUME 53, PAGE 122
LAND SURVEY RECORD VOLUME 53, PAGE 123
RECORD PLAT VOLUME 25, PAGE 41
RECORD PLAT VOLUME 24, PAGE 89
RECORD PLAT VOLUME 24, PAGE 90
RECORD PLAT VOLUME 24, PAGE 91
RECORD PLAT VOLUME 24, PAGE 92
RECORD PLAT VOLUME 24, PAGE 93
RECORD PLAT VOLUME 24, PAGE 94
RECORD PLAT VOLUME 24, PAGE 95
DEED RECORDS AS SHOWN

NOTES:

- THIS IS A PRELIMINARY SURVEY EXHIBIT FOR REVIEW BY THE PIQUA PLANNING COMMISSION.
- ACCESS TO THE NEW PARCEL IS TO BE GAINED FROM THE SOUTHEASTERN END OF HARDIN ROAD ALTERNATE (PRESENTLY A CUL-DE-SAC), THROUGH A JOINT ACCESS EASEMENT SHARED WITH THE CITY OF PIQUA.
- BASES FOR BEARINGS, BEARINGS AND DISTANCES, SHOWN HEREON, WERE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), U.S. SURVEY FEET.
- OCCUPATION LINES GENERALLY AGREE WITH THE BOUNDARY LINES AS SHOWN.
- SURVEY MONUMENTS WERE FOUND IN GOOD CONDITION, FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.
- THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED IN NOVEMBER OF 2024 IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYING PRACTICES AS INCORPORATED INTO THE OHIO PROFESSIONAL SURVEYOR ACT, CHAPTER 6303, BY SECTION 1-55, OHIO PROFESSIONAL SURVEYOR NUMBER 8895.



LEGEND

- △ CALCULATED POINT
- CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- MAGNETIC NAIL FOUND
- 5/8" SMOOTH IRON PIN FOUND
- 5/8" SMOOTH IRON REBAR FOUND
- 5/8" IRON REBAR SET (RED CAP INSCRIBED "SAM, LLC")
- ROAD CENTERLINE
- BOUNDARY LINE (PROPOSED)
- BOUNDARY LINE (EXISTING SUBJECT)
- BOUNDARY LINE (ADJACENT)
- ROAD RIGHT-OF-WAY LINE
- SECTION LINE
- ACCESS EASEMENT AREA
- NUMBER
- OFFICIAL RECORD
- INSTRUMENT NUMBER
- INSTRUMENT
- PAGE
- PARCEL IDENTIFICATION NUMBER
- RIGHT-OF-WAY
- SECTION

Preliminary
DATE: 11/22/2024 4:08:46 PM
PROFESSIONAL SURVEYOR NO. 8895

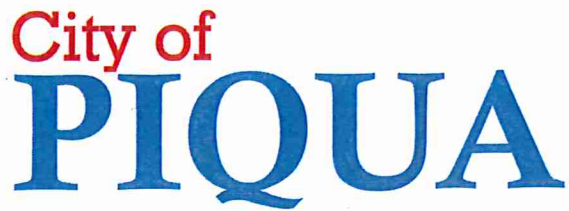
PRELIMINARY BOUNDARY SURVEY
CITY OF PIQUA, OHIO
LARGE LOT DIVISION FOR AES OHIO
SECTION 1, TOWNSHIP 8, RANGE 5 EAST
CITY OF PIQUA, MIAMI COUNTY, OHIO

PROJECT:	AES OHIO
CITY OF PIQUA, OHIO	
JOB NUMBER:	83322
DATE:	11/22/2024
DRAWN BY:	SL
SURVEYOR:	SL
TECHNICIAN:	SL
DRAWING:	83322-BDY
TRACT ID:	M4-250148
PARTY/CHIEF:	SL
FILE/DRAWING:	

929 Eastwind Drive, Suite 201
Westerville, Ohio 43081
Ofc: 614.899.0079
Fax: 614.899.3175
email: info@sam.biz



SHEET 1
OF 1



Development Department

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

January 29, 2024

*** MEETING NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, February 11, 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

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, JANUARY 14, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – January 14, 2024

OLD BUSINESS

1. RESOLUTION PC 02-25
A resolution to recommend the rezoning of the newly created parcel from Resolution PC 01-25 to "IH – Industrial Heavy".
2. RESOLUTION PC 04-25
A resolution to recommend approval of a proposed ordinance to permit "backyard chickens".

NEW BUSINESS

OTHER BUSINESS/ADJOURNMENT

PC 01-25	PRICE RICHARD ARNOLD & JOSEPHINE SABIJC	9911 HARDIN RD N	PIQUA	OH	45356
PC 01-25	HUTTON RANDY P (TR) & DEBRA G (TR)	10079 SR 66	PIQUA	OH	45356
PC 01-25	HUTCHERSON MICHELE (TR)	3100 W TECUMSEH CR	PIQUA	OH	45356
PC 01-25	BROWN BRITTANY A & NICHOLAS	9937 N HARDIN RD	PIQUA	OH	45356
PC 01-25	SAFRED MARK J & MELISSA J	3111 TECUMSEH CR	PIQUA	OH	45356
PC 01-25	TODD MARY L & RYAN A	3105 TECUMSEH CR	PIQUA	OH	45356
PC 01-25	STATE OF OHIO	9839 HARDIN RD	PIQUA	OH	45356
PC 01-25	HUTCHERSON CARL D & MICHELE L	9990 HARDIN RD N	PIQUA	OH	45356
PC 01-25	ROBBINS GARY L (TOD)	SR 66	PIQUA	OH	45356
PC 01-25	STEPHENS GREGORY K (TR)	4008 W DEMMING RD	PIQUA	OH	45356
PC 01-25	STATE OF OHIO	HARDIN RD R/W	PIQUA	OH	45356
PC 01-25	ROBBINS GARY L (TOD)	11255 PASCO MONTRA RD	MAPLEWOOD	OH	45340
PC 03-25	HARTMAN RUTH JACKSON	3495 EXPERIMENT F RD	PIQUA	OH	45356
PC 03-25	PIQUA MATERIALS INC	N CO RD 25A	PIQUA	OH	45356
PC 03-25	UPPER VALLEY MEDICAL CENTER	N CO RD 25A	PIQUA	OH	45356
PC 03-25	NEAL BROTHERS INC	4015 EXPERIMENT F RD	PIQUA	OH	45356
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	N CO RD 25A	PIQUA	OH	45356
PC 03-25	PIQUA MATERIALS INC	11641 MOSTELLER RD	CINCINNATI	OH	45241
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	3050 TIPP-COWLESVILLE RD	TIPP CITY	OH	45371
PC 03-25	HARTMAN RUTH JACKSON	225 KISER LN	TROY	OH	45373
PC 03-25	NEAL BROTHERS INC	1920 W ELDEAN RD	TROY	OH	45373
PC 03-25	UPPER VALLEY MEDICAL CENTER	110 N MAIN ST STE 1250	DAYTON	OH	45402
PC 03-25	BRUNS UPPER VALLEY DEVELOPMENT LLC	3050 TIPP-COWLESVILLE RD	TIPP CITY	OH	45371

City of
PIQUA COMMISSION AGENDA
STAFF REPORT

L.7.

MEETING DATE	February 18, 2025
REPORT TITLE	<u>Resolution No. R-31-25</u> A resolution authorizing a purchase order for three marked Police cruisers and upfitting costs
SUBMITTED BY	Rick Byron, Police Chief Police
AGENDA CLASSIFICATION	Resolution
BACKGROUND	As part of the ongoing strategic fleet replacement plan, the Police Department intends to purchase three new vehicles for use as marked police cruisers. The new marked vehicles are to replace two marked vehicles purchased in 2020 and add an additional marked vehicle to the fleet. The current models that meet all required options are the 2025 Dodge Durango Pursuit. The Chevy Tahoe has traditionally not been considered due to the higher cost of this vehicle. Contact was made with three Dodge dealers and quotes were obtained. Sherry Chrysler Dodge Jeep, INC. provided a quote of \$43,057 per unit for a total of \$129,171 with fees. Greeve Chrysler Jeep provided a quote of \$44,823 per unit with a total of \$134,469 with fees. Montose provided a quote of \$41,973 per vehicle for a total of \$125,919. Sherry's Chrysler Dodge Jeep advised vehicles would be available approximately 10 weeks after order and is a local dealership. The total budget for this program is \$214,061.00. The cost of the three new vehicles is \$129,171.00. The remaining \$84,890.00 is for upfitting costs. Upfitting costs include emergency lights, sirens, prisoner partitions, computers and computer equipment, radar units, police vehicle graphics, in-car camera system, labor and wiring for all of the installation, etc. Approval of this resolution would allow the City to purchase 3 new marked police cruisers for a very similar price as paid previously. PCO 34.19 Publication of Bids; Exceptions (B) In unforeseen emergencies, delay would result in the interruption of or detriment to the delivery of public services, as

	determined by the City Manager. (C) The purchase consists of supplies or a replacement or supplemental part or parts for a product or equipment owned or leased by the city and the only source of supply is limited to a single supplier. (E) In the sound judgment of the Purchasing Agent, subject to approval of the City Manager, advertisement for bids for any specific purchase would not be of any material benefit to the city.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$214,061.00
	Expenditure \$:	\$214,061.00
	Source of Funds:	106-014-821-8805 Rolling Stock
	Narrative:	Sherry Chrysler Dodge Jeep, INC. provided the best quoted price for the units and is a local company. Upfitting will consist of numerous vendors. Some items, such as the in-car camera, only have one vendor available.
ATTACHMENTS	1. Quotes	

Resolution No. R-31-25

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

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

WHEREAS, the City of Piqua has budgeted for the replacement of Police cruisers; and

WHEREAS, after receiving competitive quotes for 2025 Dodge Durango Pursuit models, the Piqua Police Department has determined to use the quote provided by Sherry Chrysler Dodge Jeep, Inc., Piqua, Ohio.

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 total budget for this project is not to exceed \$214,061.00.
- SEC. 2: A purchase order is hereby authorized to the Sherry Chrysler Dodge Jeep, Inc., for three 2025 Dodge Durango Pursuit Police Vehicles not to exceed \$129,171.00.
- SEC. 3: The remaining \$84,890.00 will be authorized to various vendors for capital costs for upfitting of those three vehicles.
- SEC. 4: The Finance Director certifies funds are available and is hereby authorized to draw his warrant on the appropriate account of the City Treasury in payment for said equipment purchases.
- SEC. 5: This Resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 2.18.2025

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Hohman

Comm. Vetter

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

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah
Yah

Paul Sherry Chrysler Dodge Jeep Ram

Date: 1/6/2025

Salesperson: Eric Harnish

Manager: Mason Clark

Customer ID #: 10258

FOR INTERNAL USE ONLY

**BUSINESS
NAME
CONTACT**

CITY OF PIQUA

Home Phone : (937) 606-0760

Address : 201 W WATER ST
PIQUA, OH 453562235
MIAMI

Work Phone : (937) 778-2027

E-Mail : BYOUNT@PIQUA.OH.ORG

Cell Phone : (937) 606-0732

VEHICLE

Stock # : _____ New / Used : **New** VIN : _____ Mileage: _____

Vehicle : 2025 Dodge Durango Police Interceptor Color : White Knuckle

Type : _____

Market Value Selling Price	<u>46,635.00</u>
Discount	<u>4,000.00</u>
Adjusted Price	<u>42,635.00</u>
Non Tax Fees	<u>422.00</u>
Balance	<u>43,057.00</u>

Customer Approval: _____

Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

SHERRY CHRYSLER DODGE JEEP INC

QUOTE

June 24, 2024

INVOICE 24-31166T

Selling To: PIQUA POLICE DEPARTMENT

201 W WATER STREET

PIQUA, OHIO 45356

FOR PURCHASE OF : THREE (3) 2025 DODGE DURANGO PURSUIT
V6 AWD

Selling Price.....	\$42,635.00 x 3
Doc fee / Reg / Title.....	\$422.00 x3
Tax.....	\$0.00
Total.....	\$129,171.00

Sales Manager Luke M Clark

Remit to: Sherry Chrysler, Dodge Jeep Inc. PO Box 742 Piqua, OH 45356

PO Box 742

8645 N County Rd 25-A

Piqua, OH 45356

Item #2-1

Order No:

FAN#

WDEE75 DURANGO PURSUIT AWD
2BZ PREFERRED PKG

PLEASE SELECT
YOUR CAR COLOR
ON PAGE 2

A7 CLTH FRT BKT / VNL R
X9 BLACK
ERC 3.6L V6 24V
DFT 8-SPD AUTO
LNF D/S LED SPOT LIGHT



STND POLICE WHEEL



PNTD ALUM WHEEL (WP1)

These items to the right are what is included in this price below.
Any options added from the list below will increase this price.

STATE CONTRACT VEHICLE Subtotal			\$ 41,973.58
TITLE FEE	DEALER	\$ 15.00	INCLUDED
#2-2 TEMP TAGS	DEALER	\$ 20.00	
#2-3 ADDITIONAL KEY FOBS (comes with 4)	DLR	\$ 325.00	
#2-4 WHEEL COVERS	DLR	\$ 430.00	
#2-5 5.7L V8 HEMI MDS VVT	22Z - EZH	\$ 3,240.00	
#2-6 INSIDE REAR DOOR LOCKS INOP	CW6	\$ 145.00	
#2-7 INSIDE REAR DOOR HANDLES INOP	INC IN CW6 above	\$ -	
#2-8 WINDOWS-REAR-POWER-DELETE	INC	\$ -	INCLUDED
#2-9 HEATED SIDE VIEW MIRRORS	INC	\$ -	INCLUDED
#2-10 CARPET FLOOR	CKD	\$ 16.00	
#2-11 RED/WHITE CARGO LIGHT	DLR	\$ -	INCLUDED
#2-12 PERIMETER ANTI-THEFT ALARM WITH RMT START	LSA & DLR	\$ 190.00	
#2-13 REMOTE KEYLESS ENTRY FOB W/O KEYPAD (DEDUCT)	INC	\$ -	INCLUDED
#2-14 REAR CONSOLE PLATE	N/A	\$ -	N/A
#2-15 PRE-WIRE GRILL/SPKR/SIREN/LGTS	DLR	\$ 535.00	
#2-16 HITCH	INC	\$ -	INCLUDED
#2-17 SKID PLATES	ADL	\$ 370.00	
#2-18 BLUE/BLUE REAR LIGHT SOLUTION	DLR	\$ 920.00	
#2-19 STREET APPEARANCE (Fire, DB or Unmarked)	WP1, CKD, CUF, C5-X9 (RMV LNF)	\$ 960.00	
** NOTE** Street Appearance package includes Carpet Floor, full non-police style center console with armrest and cupholders, cloth rear seat, painted aluminum wheel (WP1) and no spotlight.			
ROAD READY UPFIT (LESS RADIO, RADAR & SCAN)	DEALER	\$ 15,500.00	
5YR 100K \$0 DED PREMIUM CARE EXT WARRANTY	DEALER	\$ 3,550.00	
5YR 150K \$0 DED PREMIUM CARE EXT WARRANTY	DEALER	\$ 5,575.00	
** NOTE** Extended Warranties are through Ford and are also available in many configurations. This Extended Warranties I use are the Premium Care (1,000 + Covered Components)			
#2-20 PER MILE DELIVERY CHARGE PER MILE	0	\$ 0.50	\$ -
#2-21 MINIMUM DELIVERY CHARGE (use per mile charge)	DEALER	\$ -	\$ -

TOTAL QUOTE FOR UNIT W/ ADDED ITEMS FROM ABOVE	\$ 41,973.58
TOTAL FOR UPFIT PROVIDED VIA MONTROSE FORD NOT LISTED ABOVE (IF REQUESTED)	\$ -
TOTAL FOR EXT WARRANTY NOT LISTED ABOVE (IF REQUESTED)	\$ -
TOTAL FOR CUSTOMER ADDED OPTIONS BELOW	\$ -
TOTAL FOR SPECIAL PAINT COLORS FROM BELOW	\$ -
TOTAL VALUE OF TRADE (IF YOU HAVE ONE)	\$ -
TOTAL FOR SINGLE UNIT QUOTED / ORDERED	\$ 41,973.58
0 unit/s requested	\$ -

Attn: 0

Derek Powers
Fleet/Gvmt. Sales Mgr.
Cell # is (419) 606-5659
dpowers@gomontrose.com

QUOTED
ORDERED

ACCEPTED BY:

Date:

Please specify **FREQ** needed below (only select if you currently use a **FREQ**)

****NOTE**** ADDING A KEY ALIKE FREQ WILL GIVE YOU 8 TOTAL KEYS FOR THE UNIT

****NOTE**** TECHNOLOGY GROUP (ADG) INCLUDES ADAPTIVE CRUISE, ADV BRAKE ASSIST, COLLISION WARNING, LANE DEPARTURE WARNING AND RAIN SENSING WIPERS

These items below can be added to the build - Select what you need, or ask Salesman if you have questions

CODE	DESCRIPTION	PRICE	ADD - YES OR NO ?
JRC	POWER LIFTGATE (no key cylinder in liftgate)	\$ 480.00	
ADG	TECHNOLOGY GROUP	\$ 2,910.00	
UBN	10.1" DISPLAY WITH NAV	\$ 1,095.00	
GXF	KEY ALIKE (FREQ 1)	\$ 455.00	
GXA	KEY ALIKE (FREQ 2)	\$ 455.00	
GXE	KEY ALIKE (FREQ 3)	\$ 455.00	
GXG	KEY ALIKE (FREQ 4)	\$ 455.00	
CUF	FULL LENGTH FLOOR CONSOLE W/ CUPHOLDERS	\$ 370.00	
C5/X9	CLOTH SEATS (FRONT & REAR)	\$ -	
LNA	PASSENGER SIDE SPOTLIGHT	\$ 750.00	
MT8	DELETE LIFTGATE BADGE	\$ -	
XDV	DRIVER SIDE BALLISTIC PANEL	\$ 2,995.00	
WP1	18" PAINTED ALUMINUM WHEELS	\$ 430.00	
ADDITIONAL COLORS AVAILABLE			
PBU	BLU BY YOU PEARL COAT (black hang on parts)	\$ 600.00	0
PDN	DESTROYER GREY CLEAR COAT	\$ 395.00	0
PCA	FROSTBITE CLEAR COAT	\$ 395.00	0
P79	MICHIGAN STATE POLICE BLUE (black hang on parts)	\$ 600.00	0
PCQ	NIGHT MOVES	\$ 395.00	0
PRV	OCTANE RED PEARL COAT	\$ 395.00	0
PHC	RED OXIDE	\$ 395.00	0
PSE	TRIPLE NICKEL	\$ 395.00	0
PAS	VAPOR GREY	\$ 395.00	0
PXJ	BLACK PEARL	\$ -	0
PW7	WHITE KNUCKLE	\$ -	0

Sales Representative Name		Steve Rick		Reference Number		250013SR		Number Of Vehicles		3	
Greve Chrysler Jeep Dodge 756 W. Ervin Road Van Wert, Ohio 45891		Revision Level		1/7/2025		Utility Quote Or Package Number		Durango Ohio RTS			
		Date		2025		Durango					
		Vehicle		Quote Valid 30 Days							
		Status									
Customer Billing Information											
Purchaser Name		Piqua Police Department				Title Information Or Customer Shipping Information					
Contact Name		Deputy Chief Miles Gearing				Lienholder					
Contact Email		mgearing@piquaoh.gov				Company Name					
Contact Number		937-778-2027 X3028				Attention To					
Mailing Address		100 North Wayne Street				Street Address					
City, State & Zip		Piqua, Ohio 45356				City, State & Zip					
Lightbar Color:		None		Exterior Lighting:		None		Special Instructions			
Custom Description:						Purchase Order Number					
Warranty Statement:		Installation And Wiring Are Covered Under A Lifetime Warranty And Emergency Products Are Covered During The Period Of The Manufacturers Warranty.									
Parts And Labor Warranty Are Subject To An Inspection											
QTY	Manufacturer	Part Number	Part Description			Unit Price	Extended Price	PO	Notes:		
3	Greve	Ready To Sell	2025 Durango Stock Program From Greve Dodge			\$44,823.00	\$ 134,469.00				
3	Dodge	Durango-White	Dodge Durango, 3.6L V6 Engine				\$ -				
3	Dodge	GUK	Heated Mirrors				\$ -				
3	Dodge	CW6	Power Windows And Locks Inoperative				\$ -				
3	Dodge	Driver Side Spotlight	Driver Side LED Spotlight				\$ -				
3	Dodge	GXF	Single Key Code				\$ -				
3		Delivery	Delivery To Your Department				\$ -				
The Following Equipment Is Included In Package Price:											
			Vehicle Specific Console With Cup Holder And Armrest				\$ -				
			Dome Light Between Front Driver And Passenger Seat				\$ -				
							\$ -				
							\$ -				

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

January 07, 2025

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

Subject: Committee Progress Report – December, 2024

Dear City of Piqua Commissioners,

This letter serves as a written progress report from the Commissioners' Committee on the Fire Training Facility, summarizing the Committee's activities since our last update to the City Commission on December 03, 2024.

The Committee is still in the process of drafting the report. We continue to use our outline as a guide. December was a slower month for us as we entered the holiday season and new year, but we are still committed to seeing this project through to the end for the community. We anticipate making public records requests as well as interview requests soon. We would like to hear more from those who have first-hand knowledge of the activities that took place at the Former Water Treatment plant.

The Committee had its last meeting on December 19th to discuss progress and get input from the community. We are trying to balance the workload with our duty to be transparent to the public, who care deeply about this project. At this time, we do not have our next meeting scheduled.

Sincerely,

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