



**PIQUA CITY COMMISSION MEETING  
TUESDAY, MARCH 5, 2024  
6 PM  
COMMISSION CHAMBER – 2nd FLOOR  
201 WEST WATER STREET  
PIQUA, OHIO 45356**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC ANNOUNCEMENT**

Caldwell Historic District – Don Smith

**PRESENTATION**

Jan Mulder Award – Kathy Sherman

**PRESENTATION**

Utilities Departmental Update – Kevin Krejny

**PRESENTAION**

The Miami Conservancy District – MaryLynn Lodor

**REGULAR PIQUA CITY COMMISSION MEETING**

**CONSENT AGENDA**

**1. APPROVAL OF MINUTES**

Approval of the Minutes from the February 20, 2024, Regular City Commission Meeting and approval of the Minutes from the February 22, 2024 Special City Commission Meeting

**2. RESOLUTION NO. R-38-24**

A resolution appointing a member to the Park Board

**3. RESOLUTION NO. R-39-24**

A resolution appointing a member to the Park Board

**4. RESOLUTION NO. R-40 -24**

A resolution appointing a member to the Planning Commission

**5. RESOLUTION NO. R-41-24**

A resolution appointing a member to the Planning Commission

**6. RESOLUTION NO. R-42-24**

A resolution appointing a member to the Board of Zoning Appeals

**7. RESOLUTION NO. R-43-24**

A resolution appointing a member to the Board of Zoning Appeals

**8. RESOLUTION NO. R-44-24**

A resolution appointing a member to the Commissioner's Committee on the Fire Training facility

**9. RESOLUTION NO. R-45-24**

A resolution appointing a member to the Commissioner's Committee on the Fire Training facility

**10. RESOLUTION NO. R-46-24**

A resolution appointing a member to the Commissioner's Committee on the Fire Training facility

**11. RESOLUTION NO. R-47-24**

A resolution appointing a member to the Commissioner's Committee on the Fire Training facility

**12. RESOLUTION NO. R-48-24**

A resolution appointing a member to the Commissioner's Committee on the Fire Training facility

**NEW BUSINESS**

**13. RESOLUTION NO. R- 49-24**

A resolution authorizing a purchase order to Mtech company for the purchase of a new Camel Max 1200 CB Hydro Excavator for the Underground Utilities Department

**PUBLIC COMMENT** (This is an opportunity for citizens to address the City Commission on agenda items. Comments are requested to be limited to five (5) minutes.)

**CITY MANAGER'S REPORT**

**COMMISSIONERS COMMENT**

**ADJOURNMENT FROM REGULAR MEETING**

## **§ 30.15 RULES OF CONDUCT FOR MEETINGS.**

(A) When adopting a resolution or ordinance, the following procedures shall be followed:

- (1) The heading of the proposed resolution or ordinance shall be read by the City Clerk;
- (2) The City Manager, or appropriate department head, shall briefly explain the proposed ordinance or resolution;
- (3) The Commissioners shall have an opportunity to ask the department heads and City Manager questions regarding the ordinance or resolution. No public comment will be permitted during the Commissions' inquiries;
- (4) The Mayor shall ask the public for comments or questions about the ordinance or resolution. Comments and questions regarding the ordinance or resolution shall be addressed to the Mayor and/or City Manager in a civil, respectful manner and shall be limited to a five minute period per person. The Mayor shall notify any person commenting on an ordinance or resolution as to when his five-minute period for comments is about to expire. The person commenting can request additional time and it shall be within the Mayor's discretion to permit the person to comment longer than five minutes. No person shall be permitted to comment twice on the same resolution or ordinance at the same meeting;
- (5) Finally, the Commission shall have its final debate and complete its deliberation on the ordinance or resolution. No comments from the public shall be permitted during said debate and/or deliberation.

(B) When conducting open forum at the end of the meeting, the following rules be followed:

- (1) Comments and questions by the public shall be addressed to the Commission, Mayor and/or City Manager in a civil, respectful manner and shall be limited to a five minute period per person. The Mayor shall notify any person commenting as to when his five-minute period for comments is about to expire. The person commenting can request additional time and it shall be within the Mayor's discretion to permit the person to comment longer. No person shall be permitted to comment twice in open forum at the same meeting;
- (2) Under no circumstances shall any member of the public address or ask questions, other than the City Manager, to city staff members. If appropriate, the City Manager may direct a city staff member to answer questions or respond to comments from the public.

(C) During the entire commission meeting, the following rules of conduct shall apply to any person attending the Commission meeting:

- (1) Persons shall conduct themselves in a civil, respectful manner;
- (2) No one shall express himself or herself in a manner that interrupts the orderly conduct of the meeting, for example, talking (other than when addressed by the Commission or City Manager), yelling, clapping, jeering or cheering;
- (3) Any person violating any of the rules of conduct shall be warned by the Mayor to cease his or her violation of the rule. If said person fails to comply with the Mayor's request to cease his or her conduct, the Mayor shall direct the person to leave the city premises. Failure to leave the premises when directed to do so may result in criminal prosecution;
- (4) If a person fails to cease commenting after his or her comment time has expired without extension, the public microphone shall be cut off, the television camera shall not focus upon the person, and the person will be asked by the Mayor to sit down. If the person fails to sit down, the Mayor shall direct the person to leave the city premises. Failure to leave the premises when directed to do so may result in criminal prosecution;
- (5) At any time during open forum, if any Commissioner believes that the public comment session no longer serves the public's interest, he or she may make a motion to adjourn the meeting. If said motion is seconded, all public comments shall cease and the Mayor shall direct the Clerk to call the roll to determine if the motion to adjourn shall pass. If the motion passes, the meeting shall be adjourned;
- (6) These Rules of Conduct shall be posted at the entrance of the City Commission Chambers.

(Ord. 24-06, passed 8-7-06; Am. Ord. 22-12, passed 10-16-12)

**REGULAR PIQUA CITY COMMISSION MEETING MINUTES  
TUESDAY, FEBRUARY 20, 2024**

**CALL TO ORDER**

Piqua City Commission met at 5:18 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

**ROLL CALL**

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

**ADJOURNMENT TO EXECUTIVE SESSION** at 5:19 p.m.

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

**ROLL CALL**

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

**EXECUTIVE SESSION**

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

**ADJOURNMENT FROM EXECUTIVE SESSION** at 6:33 p.m.

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

**PRESENTATION**

Lorna Swisher and Ruth Koon of the Mainstreet Piqua Beautification Committee gave a Power Point presentation regarding a new Mills Brothers Mural to be created on the brick façade of Park National Bank on the corner of Water Street and Main Street. The committee researched many mural artists and chose Artisan Rooms of Columbus. This project will begin late Spring or early Summer and is supported by the Community Diversity Committee.

**WORK SESSION**

Mayor Lee announced that a work session would now take place to discuss the meeting format of Commission Meetings. He began by reading the Rules of Conduct from the Piqua Charter. He then asked the Commission if the current Agenda that has Public Comment after Adjournment of the regular meeting and not recorded was acceptable.

Commissioner Simmons stated his position that Public Comment should be recorded, as some people

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rely on that since they are not local. He also said that Public Comment should be included in the regular meeting, not after.

Commissioner Hohman said he understands why some people are unable to attend live meetings due to schedule conflicts or mobility issues. He reminded the public that town halls are held for general discussions as well, with the next official Town Hall scheduled for March 28, 2024.

Commissioner DeBrosse asked Law Director Frank Patrizio to clarify what the city's charter says regarding Public Comment. Mr. Patrizio referenced Section 10.18, stating that there is nothing in the ordinance addressing Public Comment as being recorded. The ordinance permits Public Comment, but it is not required. Mr. Patrizio also said that anyone can participate in Public Comment per the ordinance, but the charter does allow the Commission to establish its own rules for its meetings.

All five Commissioners agreed to record the Public Comment section as part of the regular meeting and to have the Commission Clerk record minutes of this section as well.

A motion was made by Commissioner Hohman to amend the Agenda for the Commission Meeting this evening to include Public Comment prior to Adjournment. This was seconded by Commissioner Simmons. All were in favor and the motion was carried unanimously.

The Commission then held a discussion regarding the merger of the Planning Commission and the Board of Zoning Appeals into one committee. Commissioner Hohman stated his opposition to the merger and his desire to move forward with replacing the current openings with the existing pool of applicants.

Commissioners Simmons and Vetter both agreed with Commissioner Hohman.

Commissioner DeBrosse questioned how many members serve on each board and asked what would happen if the two boards were combined. Mr. Patrizio explained that the Planning Commission would inherit the duties and authority of the Board of Zoning Appeals. Commissioner DeBrosse then said that he did not want to merge the boards.

The Commission agreed to leave the two boards as is and to appoint the vacancies for both boards at the next Commission Meeting. It was decided that the application period would be extended until March 4, 2024, at 12 p.m.

## **REGULAR PIQUA CITY COMMISSION MEETING**

### **CONSENT AGENDA**

#### **APPROVAL OF MINUTES**

Approval of the minutes from the February 6, 2024, Regular City Commission Meeting

#### **RESOLUTION NO. R-27-24**

A resolution appointing a member to the Energy Board

#### **RESOLUTION NO. R-28-24**

A resolution appointing a member to the Energy Board

**RESOLUTION NO. R-29-24**

A resolution appointing a member to the Energy Board

**RESOLUTION NO. R-30-24**

A resolution appointing a member to the Energy Board

**RESOLUTION NO. R-31-24**

A resolution appointing a member to the Energy Board

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

**OLD BUSINESS**

**ORDINANCE NO. O-1-24 (3<sup>rd</sup> Reading)**

An ordinance to amend Title XV: Land Usage, Piqua Development Code

Introduction: Economic Development Director Chris Schmiesing reiterated that this ordinance would establish "Special Use" as a new standard for hotels. This would serve as a mechanism for evaluating new hotel prospects in the future to ensure that the market is not saturated with too many hotels. The Planning Commission reviewed the ordinance, made a few modifications to it, and recommended the ordinance for approval on January 9, 2024.

Commissioners Comments: None

Public Comment: Jeff Grimes said that TIF funds were not supposed to be used for this project. Mr. Oberdorfer and Mr. Schmiesing explained that this amendment is not in reference to a specific project or site, as this would be applicable to any new hotel development.

Danielle Drieling asked if this would affect a Bed and Breakfast operation, to which Mr. Schmiesing replied no.

Susan Spidel commented that the timing was "off" since the city recently purchased a development site. Mayor Lee said this amendment is intended to prevent an abundance of hotels in the future. Commissioner Hohman referred to a study recently conducted in this region related to new hotel projects. Mr. Schmiesing added that the studies' findings confirm that Piqua cannot support more than one new hotel at this time.

Jonathan Wessel asked if the deal with the developer on Scott Drive was contingent on passing this ordinance, to which Mr. Schmiesing responded that the project was already under contract.

Tanya Blair asked if this would create a hotel monopoly in Piqua. Mr. Schmiesing responded that this would allow the city to monitor land use more effectively and to avoid an over-saturated market of hotels. Commissioner DeBrosse added that this would not limit the future development of hotels.

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

## **NEW BUSINESS**

### **RESOLUTION NO. R-32-24**

A resolution requesting authorization to enter into a contract with Utility Service Company, Inc., for a ten-year service contract that will include inspection and required maintenance of the R.M. Davis Parkway Water Tower

Introduction: Utilities Director Kevin Krejny stated that the R.M. Davis Parkway Water Tower is one of three water towers in Piqua, located in the western water zone. There has not been coating of the interior or exterior of this water tower since 2005. This contract would provide for a new exterior coating this September, along with interior blasting and coating in a few years. This company has been utilized by the city for the past 11 years, and it is possible that half of the coating cost will be covered by grant funds.

Commissioners Comments: Mayor Lee asked why the city would use the same company. Mr. Krejny responded that Utility Service Company is one of the leading in their industry and that using them for all three towers would be more cost effective over time.

Commissioner Hohman wanted to know if the Utility Board approved this, to which Mr. Krejny replied yes.

Commissioner Vetter commented that the budgeted amount was greater than the actual cost.

Public Comment: Kim Heisler questioned what the stipulations were for the grant funds and why bids were not taken from other companies. Mr. Krejny explained that the grant stipulations included sewer extensions, water extensions, and water tower maintenance. A local match for half of the cost was required in this particular grant. He said that Ohio Revised Code does not require the city to bid this out and that not many companies do this scope of work.

Jonathan Wessel asked what the total cost of the 10-year contract would be, to which Mr. Krejny responded \$1.356 million dollars approximately.

Susan Spidel wanted to know why this maintenance expense was not built into the city's budget years ago so that this grant money could have been used for other water issues. Mr. Krejny replied that the city has applied for many grants over several years and that water tower maintenance was budgeted for. Commissioner Hohman commented that this was accounted for in the budget, but approval by the Commission is necessary due to the amount of the purchase order.

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

### **RESOLUTION NO. R-33-24**

A resolution awarding a contract to ORR Protection Systems for gas turbine fire protection system upgrades for the Power System

Introduction: Director of Power Systems Ed Krieger said this resolution relates to two combustion turbines that the city has owned since 1971. They are very reliable units that need maintenance, as they are currently out of compliance. These units are very valuable, as they provide cost-savings to customers annually of 7%, which equates to over \$1 million dollars. American Municipal Power referred the city to ORR Protection Systems, as they specialize in power generation. ORR will replace everything necessary, including new wiring, new fire protection panels, new smell sensors and new horns. The Energy Board recommended approval of this contract on January 30, 2024.

Commissioners Comments: Mayor Lee asked how this would affect the City of Piqua's insurance, to which Mr. Krieger responded that the city would be in a better position and in compliance with this contract in place.

Public Comment: None

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

### **RESOLUTION NO. R-34-24**

A resolution authorizing a purchase order to Barrett Paving Materials, Inc., as the primary supplier, and Valley Asphalt Corp. as the secondary supplier, of 402 & 404 asphalt for the 2024 Street and Alley Maintenance Program

Introduction: Public Works Director Brian Brookhart announced plans to resurface 32 alleys in 2024. This resolution would allow spending up to \$126,000 for the maintenance of the city's streets and alleys in 2024. Asphalt prices increased by \$6 per ton, and the city plans to use the lowest bidder as the primary provider.

Commissioners Comments: Mayor Lee asked if maps of resurfacing projects were available online, to which Mr. Brookhart replied yes.

Commissioner Hohman inquired if this included potholes being filled, to which Mr. Brookhart replied yes.

Public Comment: None

A motion was made by Commissioner Hohman to approve the resolution and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

### **RESOLUTION NO. R-35-24**

A resolution authorizing a purchase order to Ohio CAT for the purchase of a new Caterpillar skid loader for the Public Works Department

Introduction: Mr. Brookhart stated that a new skid loader is needed to replace the current 2014 model, as it is heavily used in Public Works for street and alley maintenance and snow removal. It was competitively bid using the Sourcewell Cooperative Purchasing Program.

Commissioners Comments: Mayor Lee asked when the new skid loader would be received, and Mr. Brookhart responded that it should be delivered in May 2024.

Commissioner Simmons inquired about a warranty on the new equipment. Mr. Brookhart said that the city typically will acquire an extended warranty with Ohio CAT that goes for 5 years or 5,000 hours.

Public Comment: None

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

#### **RESOLUTION NO. R-36-24**

A resolution authorizing a purchase order to Rush Truck Centers for the purchase of a 2025 International MV607 SBA plow truck for the Public Works Department

Introduction: Mr. Brookhart stated that this piece of equipment was competitively bid via the ODOT Cooperative Purchasing Program and will replace a 2006 plow truck that has exceeded its life cycle. The new plow truck will arrive in December 2024 with a total cost of \$206,458.35.

Commissioners Comments: None

Public Comment: None

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

#### **RESOLUTION NO. R-37-24**

A resolution authorizing the City Manager to enter into a management agreement with Hampton Golf for Fort Piqua Plaza Banquet Center

Introduction: Mr. Schmiesing discussed the need for a change in operations at the Fort Piqua Plaza Banquet Center in an attempt for this facility to perform at a higher level. This agreement would engage Hampton Golf, a professional management service with hospitality-industry expertise, in a 3-year contract to manage and market the plaza for the city. The base fee of \$2,500 per month includes Hampton Golf being responsible for the daily management of the plaza, along with marketing and employees. Hampton Golf would also be incentivized with a portion of positive revenue increases.

Commissioners Comments: Commissioner Hohman inquired about terms of early termination of the agreement. Mr. Schmiesing said that either party can terminate anytime with a 30-day notification.

Commissioner Simmons wanted to confirm that termination of the agreement had no penalty and questioned the date of September 2023 on the document. Mr. Patrizio said the contract will be amended to reflect the current date when ready to execute.

Commissioner DeBrosse asked if other management firms were considered, to which Mr. Schmiesing responded that he had a few other conversations, but Hampton Golf was the best fit for the facility and that the city is not required to send it out to bid as a professional service.

Public Comment: Susan Spidel asked if there was an increase in revenue at the golf course, and Mr. Oberdorfer responded that last year the golf course had an increase of roughly 45% in revenue, adding that support from the city's general fund has declined the past 3 years.

Greg Neves questioned if the city was losing money at the golf course. Mr. Oberdorfer reiterated that the golf course made roughly 45% more revenue last season and that depreciation and capital investments are included as well.

Dave Smith commented that poor management is the problem, to which Commissioner Hohman replied that managing weddings and other big events is not a core competency of municipal government.

Adam Seas said that he would like the city to support local businesses first, but he acknowledged that Hampton Golf has done a good job at Echo Hills Golf Course.

Jonathan Wessel asked how many city employees would be affected by this change, to which Mr. Oberdorfer responded that currently there are no city employees.

Tom Lillicrap, a current tenant of the plaza, said that he is paying \$1,200 per month to rent a space at the plaza and feels that Hampton Golf should have to pay rent also. Mr. Schmiesing explained that the city is hiring Hampton Golf to manage the plaza, not to occupy it. The city's goal is to minimize expenses by utilizing an expert in the management of hospitality services. Commissioner Hohman added that Hampton Golf would receive an incentive if there are more sales and revenue generated in the future.

Jeff Grimes expressed his opinion that the city is competing with local businesses by bringing in Hampton Golf to manage the plaza. Mr. Oberdorfer explained that an expert management team is necessary to properly run the plaza to increase revenues and decrease expenditures.

Jonathan Wessel commented that the city should not be managing the banquet center at the plaza and wanted to know who drafted the agreement. Mr. Patrizio said that Hampton Golf originally wrote the agreement, then the city modified it several times. Commissioner Hohman said that, as the owner of the plaza, the city does bear the burden as the landlord and that this agreement can be revisited in 3 years.

Roland Sourmail commented that the golf course has not made money in many years.

A motion was made by Commissioner Simmons to amend the date of the agreement to the current date, but no one seconded the motion.

A motion was then made by Mayor Lee to table the resolution and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

## **CITY MANAGER'S REPORT**

Mr. Oberdorfer shared that the city's Finance Department received a Financial Certificate of Achievement for 2022 for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA). He also asked for Mr. Brookhart to provide an update on the recent snow event on February 16, 2024, and he praised the Public Works staff for an excellent job.

## **COMMISSIONERS COMMENTS**

Commissioner Vetter reminded citizens that Refuse Carts cannot be set out longer than 24 hours before and after Collection Day. He announced a meeting on February 29<sup>th</sup> with Park Bank regarding a first-time homebuyer project and a third meeting regarding Hance Pavilion in March. He also commended Joe Wilson for receiving a Community Service Award recently for the Neighbors Helping Neighbors project.

Commissioner DeBrosse asked questions received from citizens recently. He asked what happened to the Community flower garden located next to Referee's Sports Bar on Main Street. Mr. Oberdorfer explained that the area was cleaned up and the patio was expanded for the Referee's customers. The city also repaired the garden club's irrigation system at that time. Commissioner DeBrosse also inquired about the status of Tours of Piqua, to which Mr. Oberdorfer replied that project was started by Don Smith last Summer. The city allowed the group to use the plaza as part of the tour.

Commissioner Simmons mentioned that a house fire occurred early morning on Wood Street and encouraged donations. He announced that he hosted an amateur radio class last weekend and encouraged citizens to take a free weather class online.

Commissioner Hohman thanked the City of Piqua for maintaining the bike path, as Piqua was recently ranked #7 in Ohio for "Bikeable" cities. He is happy this is highlighting our community.

Mayor Lee said he is looking forward to the completion of the Mills Brothers Mural and the dedication of the downtown gazebo to the Mills Brothers. He said that he has been posting one fact per day on his Facebook page in honor of Black History Month.

## **PUBLIC COMMENT**

Shawn Rickert, Executive Director of the Bethany Center and Wilma's Place Men's Shelter, thanked the Commission for their service to the city. Mr. Rickert said that there are more than 70 sex offenders in Piqua, some who are housed by Wilma's Place during the winter months. He said that this provides cameras and accountability to offenders, which is better than offenders living on the bike path, in tents or sheds, or in the streets. Mr. Rickert encouraged everyone to support Johnston Farm when it opens this Summer, and Commissioner Vetter announced that an Eclipse event will be held there on April 8, 2024.

Diana Park commented on the Rules of Conduct at Commission meetings.

Melanie Walker commended the city for its amazing job of snow removal in the Downtown area last week.

Dave Smith inquired about the recall process of elected officials.

Roland Sourmail stated his opinion that the city should help people.

Susan Spidel spoke about the dam project and water problems in the city.

Jonathan Wessel encouraged the city to engage with a private sector to manage the Banquet Center at the Fort Piqua Plaza and expressed appreciation that Public Comment is allowed on each agenda item and that it is being kept within the regular meeting and recorded.

Tanya Blair spoke about Robert's Rules of Order and Executive Session. She also asked about the Rental Inspection Program. Mayor Lee confirmed that the ordinance is in place for now.

Thomas Beck encouraged everyone to work together as a Community.

Adam Seas encouraged all to get involved and get along with others.

Jeff Grimes stated his desire for no more battery burning in Piqua and to keep the Planning Commission

and Board of Zoning Appeals separate from one another.

**ADJOURNMENT** at 9:54 p.m.

A motion was made by Commissioner Hohman to adjourn, and Commissioner Simmons seconded the motion. All approved and the motion was carried unanimously.

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KRIS LEE, MAYOR

Passed: \_\_\_\_\_

Attest: \_\_\_\_\_  
COMMISSION CLERK

**SPECIAL CITY COMMISSION MEETING MINUTES  
THURSDAY, FEBRUARY 22, 2024**

**CALL TO ORDER**

Piqua City Commission met at 5:00 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

**ROLL CALL**

Mayor Lee and Commissioners Vetter, and Hohman were present. A motion to excuse Commissioner Simmons was made by Mayor Lee and seconded by Commissioner Hohman. All were in favor and the motion passed. A motion was made by Commissioner Hohman to excuse Commissioner DeBrosse and seconded by Mayor Lee. All were in favor and the motion passed.

**REGULAR PIQUA CITY COMMISSION MEETING**

**OLD BUSINESS**

**RESOLUTION NO. R-37-24**

A resolution authorizing the City Manager to enter into a management agreement with Hampton Golf for Fort Piqua Plaza Banquet Center

Introduction: Paul Oberdorfer pointed out that Commission approval was not required for this contract, but he wanted to be clear and give a perception of transparency. This resolution is only giving authorization to enter into the contract.

Commissioners Comments:

Kris Lee said there are a lot of errors in the contract.

Commissioner Hohman acknowledged that the commission is only giving authorization for Paul Oberdorfer to enter into a contract and not approving the contract.

Frank Patrizio said minor changes can be made to the contract as long as it doesn't affect contract language. Commissioner Hohman said it is standard to correct minor errors.

Commissioner Vetter asked if what was being considered is the same as what was presented Tuesday.

Commissioner Lee said he thinks the citizens should have a say and we'll get their input as well.

Commissioner Hohman said because of the sense of urgency and not having enough time to look into questions that were raised, he'd like to make a motion to amend the resolution. Commissioner Hohman made a motion to amend the language to say the City Manager should report to the commission once a year on the performance of Hampton Golf. He said this would make up for not having time to review the

proposal to have Hampton Golf manage the banquet center. Commissioner Lee said this would give transparency to the public too. Commissioner Hohman said this would give us the ability to have an ongoing review. Frank Patrizio said this does not have to be in the resolution and this request can be made to the city manager at any time. Paul Oberdorfer said he could work on a report into the third quarter and tie it to the budget each year.

Commissioner Hohman made a motion to add a line to the Resolution stating that the City Manager should report at least once per year during the third quarter on the performance of the banquet center at the plaza. Mayor Lee seconded the motion and there was a 0-3 vote in favor of the amendment.

## PRESENTATION

Paul Oberdorfer introduced Travis from Hampton Golf which joined the meeting virtually. Paul Oberdorfer presented slides that gave an overview of the banquet center's revenues, expenditures, 10-year maintenance plan, and timeline of staffing. The banquet coordinator vacated the position in November of 2023, and it has been staffed with city personnel. Paul said that we have to come up with a short-term solution or not be able to operate the building. He stated how important the banquet center is to the overall impact on the entire building.

### **Commissioner Simmons entered the meeting at 5:25 pm**

Travis from Hampton Golf introduced himself and Hampton Golf stating that they have 37 assets and 25 management contracts with banquet centers. He listed short term priorities as follows:

- Stabilizing a team
- Initiating Software and analyzing data
- Establishing vendor relationships
- Restabling caterers
- Securing Liquor License
- Extension of Golf Course

Long term Goals would be to focus on making the banquet center a destination wedding. Getting rooms for the nights, golfing, etc. He thinks there is a big opportunity.

Commissioner Hohman asked if Travis thought they anticipated being able to hit the threshold to earn the revenue share and how long he felt it would take. Travis said there will be a ramp up period and it may take one season to reach the threshold. Commissioner Hohman asked if Hampton Golf has experience doing weddings and Travis said they are absolutely versed in weddings at 25 venues.

Commissioner Lee asked if they will be using local vendors. Travis replied that they will use the caterers already established at the plaza and brides will be able to select.

Commissioner Hohman asked what Hampton would do differently as far as advertising the banquet center. Travis said the extent of the current advertising is if someone goes to Ft Piqua Plaza website's

website. Hampton Golf will have a professional photographer take pictures and showcase how fabulous it is.

Commissioner Simmons asked if we might see a spread in a bridal magazine. Travis said it definitely warrants it.

Commissioner Hohman asked how many years Hampton Golf has with weddings and event planning. Travis said he personally has 25 years and Hampton has multiple units.

Commissioner Hohman asked how much the revenues were increased at the golf course after Hampton took over.

**Public Comment:**

Kathy Alexander asked if Hampton Golf also represents the Country Club. Travis said no and Kathy asked why not. Travis said they were not the right fit.

Diane Parke asked how many weddings have been done at the golf course.

Ruth Koon asked if the same person who manages the country club will be managing the plaza and Travis said no. Ruth also asked if nonprofits will be able to continue to use the banquet center at no cost. Travis said that is up to the city. Commissioner Hohman said we should come up with protocol for nonprofits to make sure it's being handled equitably.

Kathy Alexander asked if references were checked with their other locations and if their sales increased. Paul said country clubs vs. city are very different. The city subsidizes for the citizens to have amenities. Paul said that reference checks were done when we hired them to manage the golf course.

Mary Simmons asked if the city looked at anyone else. Paul Oberdorfer replied that it goes back to the timeline that we started in 2021. The expedited nature is the fact that we lost the banquet coordinator that was working there. Trying to augment that with our own city staff makes it difficult. Without having staff in place, we can't perform. Miss Simmons asked if we were going to keep those employees on and Paul Oberdorfer said that no one will be affected. They are helping on top of their regular duties.

Tom Lillicrap asked how bar service will be tied to Hampton Golf. Paul Oberdorfer said will break apart the liquor license, so Hampton Golf has their own. Ruth Koon asked if the current liquor provider will still be allowed, and Paul said yes.

Ruth Koon asked if the Country Club contract was cancelled by Hampton or the Country Club.

Citizen asked if the city checked with others to manage the banquet center. Paul said that we did talk to one other.

Citizen asked if the increase in bookings is a guarantee or a potential increase. Travis said it is Hampton's projections based on what they know. They are confident as they propose conservatively and hope to overachieve.

Citizen asked if the library will still be able to use the banquet center. Paul said it will be part of the policy.

Citizen asked if there wasn't much advertising because it is an emergency. Paul Oberdorfer responded that there is an urgency because we lost staff.

Commissioner Hohman explained that because we are a charter form of government the City Commissioner delegates the role to the City Manager to evaluate and select the best company. The city manager was not obligated to get City Commission approval. Paul Oberdorfer said that Hampton Golf has demonstrated their product.

Citizen asked who the local vendor was that Paul Oberdorfer looked at and Paul Oberdorfer said he would prefer not to say. Citizen asked if we could put in the contract that Hampton uses only local vendors. Paul Oberdorfer said that we can't restrict them from only using local vendors. Citizen said so you're not guaranteeing that they are always going to use local vendors. Paul Oberdorfer said that we could not guarantee that before. Commissioner Lee said Travis said he would look at local vendors first. Commissioner Hohman said it is desirable and when we do our yearly review if we see they are only using vendors from out of state we'll question that.

Citizen asked who is going to pay for the contract, specifically the maintenance. City money or taxpayers' money. Paul said Ft Piqua Plaza operates as an enterprise fund and it is all based on revenues and expenditures. In terms of the city paying for things, it is the city's obligation as it is our asset. Commissioner Hohman reiterated that the city owns the building, and the maintenance is our responsibility. He said we own the risk but have the potential for a really high upside.

Commissioner Lee repeated that he wants to make sure that Hampton is using local vendors. Travis responded that everything from caterers to florists would be local. Paul Oberdorfer said they will bring everything together. Commissioner Hohman asked if we've talked to the Chamber of Commerce Paul Oberdorfer said that

Citizen asked if there should be another amendment, so the banquet center isn't going to be like the golf course and lose money. Commissioner Vetter said Hampton was not responsible for the performance of the golf course before they took over.

Diana Parke, if anyone approached the existing wedding venue on Demming Road was approached. She said she is all about using local vendors. Paul Oberdorfer said that the vendor on Demming Road was not approached. He said the opportunity to take the two assets we have, the golf course and the banquet center and maximizing both of those together for golf events. If you have a wedding and the wedding party wants to play golf that morning, having one vendor allows us to seamlessly do that kind of marketing. From a management perspective you want to have the least number of relationships with vendors that you can so if you have an issue, you are only going to one person. Diane Parke said she

thinks we should support our home businesses and they should have been asked first but said she understands also.

Citizen asked how much the contract is for. Paul responded that it is for \$30,000 but it will be a wash when you look at what we spend on marketing and salaries.

Adam Seas said there have been a lot of improvements to the golf course. He asked if we were taking away a liquor license from another business. He wants to help everyone. Paul Oberdorfer said the liquor license is very complicated and should have been split out from the beginning. He said where it's Hampton or someone else you still have to separate the licenses. Commissioner Hohman confirmed that it wasn't being taken from someone else. Paul Simmons said that it makes sense having the liquor license separated from the event space because it's not an everyday bar, it's an event space.

Ruth Koon asked how many employees will work at the banquet center. Travis said they will start with two and will have the benefit of using the golf staff also.

Tom Lillicrap said he apologizes for his misunderstanding at Tuesday's commission meeting. He misread the contract and did not understand the money generated from events would come to the city. He feels like Hampton will be able to help with the building and thinks we should give the guy a chance. Commissioner Hohman told Tom that there was no reason to apologize because he was trying to figure it out too. Tom Lillicrap said the contract was not clear.

Diana Parke asked who called the special meeting. She said people didn't know there was going to be a special meeting and they thought it would be for two weeks. Paul Oberdorfer said that he scheduled the meeting. Commissioner Lee said the city is not required to post the agenda. Commissioner Hohman said it is all on the up and up per the law but thinks it could have been handled differently. Reality is if it's not done today, we may have to cancel events and it could ruin potential earnings for years. He gave an example of when a venue for a wedding he was involved in was canceled at the last minute. Diana Parke said there were a lot of questions.

Commissioner Hohman said we are not voting on the text of contract. We are just giving authorization to the City Manager to enter into a contract. Diane Park said two weeks doesn't seem like too much to ask.

Paul Oberdorfer said that we started having conversations for two years but since staff left it became rushed. Commissioner Hohman confirmed that it would have been done differently if staff had not left. Paul Oberdorfer said he should have given a presentation at the regular commission meeting. Commissioner Hohman pointed out that the City Manager didn't need to get commission approval at all, and he appreciates that it was shared with commission.

Commissioner Simmons said it would be a disservice to those who contacted him if he didn't ask if someone looked over the contract that has experience with contract negotiations.

Citizen asked how the liquor license is being separated. Chris Schmiesing said he approached the city commission four years ago to approve downtown revitalization, which created 9 additional licenses.

Commissioner Vetter made a motion to adopt the amended resolution and Commissioner Hohman seconded the motion. All were in favor and the resolution passed 4-0.

**ADJOURNMENT** at 6:26 p.m.

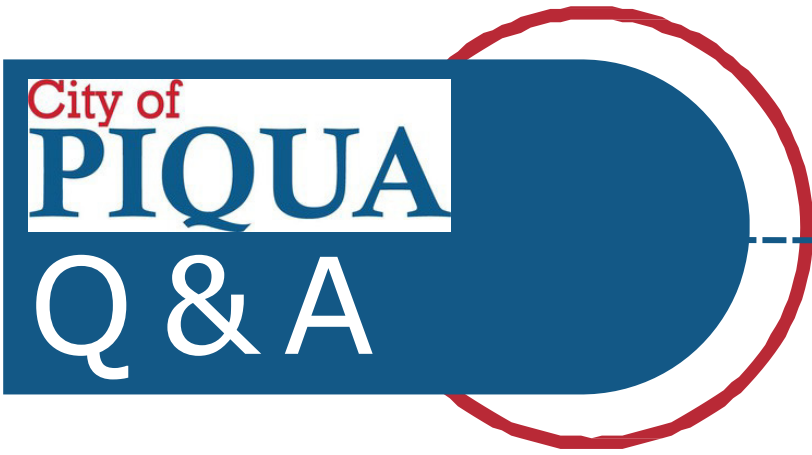
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KRIS LEE, MAYOR

Passed: \_\_\_\_\_

Attest: \_\_\_\_\_

COMMISSION CLERK



February 20, 2024

There were no questions asked at the Regular City Commission Meeting on February 20th, 2024, that were not answered.



**RESOLUTION NO. R-38-24**

**A RESOLUTION APPOINTING A MEMBER TO THE PARK BOARD**

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: \_\_\_\_\_ is hereby appointed as a member of the Park Board to fill an opening with a term ending on March 1, 2029, 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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and on roll call the following vote ensued:

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

**RESOLUTION NO. R-39-24**

**A RESOLUTION APPOINTING A MEMBER TO THE PARK BOARD**

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: \_\_\_\_\_ is hereby appointed as a member of the Park Board to fill an opening with a term ending on March 1, 2029, 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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and on roll call the following vote ensued:

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

**RESOLUTION NO. R-40-24**

**A RESOLUTION APPOINTING A MEMBER  
TO THE PLANNING COMMISSION**

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: \_\_\_\_\_ is hereby appointed as a member of the Planning Commission for a five year term to expire on March 1, 2029 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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA L TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-41-24**

**A RESOLUTION APPOINTING A MEMBER  
TO THE PLANNING COMMISSION**

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: \_\_\_\_\_ is hereby appointed as a member of the Planning Commission for a five year term to expire on March 1, 2029 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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA L TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-42-24**

**A RESOLUTION APPOINTING A MEMBER  
TO THE BOARD OF ZONING APPEALS**

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: \_\_\_\_\_ is hereby appointed as a member of the Board of Zoning Appeals for a five-year term to expire on March 1, 2029 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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-43-24**

**A RESOLUTION APPOINTING A MEMBER  
TO THE BOARD OF ZONING APPEALS**

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: \_\_\_\_\_ is hereby appointed as a member of the Board of Zoning Appeals for a five-year term to expire on March 1, 2029 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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-44-24**

**A RESOLUTION APPOINTING A MEMBER TO THE COMMISSIONER'S COMMITTEE ON THE FIRE TRAINING FACILITY**

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: \_\_\_\_\_ is hereby appointed as a member of the Commissioner's Committee on the Fire Training Facility and shall serve until the report is submitted to the City Commission, at which point the Committee shall be disbanded;

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

\_\_\_\_\_  
KRIS LEE, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-45-24**

**A RESOLUTION APPOINTING A MEMBER TO THE COMMISSIONER'S  
COMMITTEE ON THE FIRE TRAINING FACILITY**

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: \_\_\_\_\_ is hereby appointed as a member of the Commissioner's Committee on the Fire Training Facility and shall serve until the report is submitted to the City Commission, at which point the Committee shall be disbanded;

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

\_\_\_\_\_  
KRIS LEE, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-46-24**

**A RESOLUTION APPOINTING A MEMBER TO THE COMMISSIONER'S  
COMMITTEE ON THE FIRE TRAINING FACILITY**

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: \_\_\_\_\_ is hereby appointed as a member of the Commissioner's Committee on the Fire Training Facility and shall serve until the report is submitted to the City Commission, at which point the Committee shall be disbanded;

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

\_\_\_\_\_  
KRIS LEE, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-47-24**

**A RESOLUTION APPOINTING A MEMBER TO THE COMMISSIONER'S  
COMMITTEE ON THE FIRE TRAINING FACILITY**

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: \_\_\_\_\_ is hereby appointed as a member of the Commissioner's Committee on the Fire Training Facility and shall serve until the report is submitted to the City Commission, at which point the Committee shall be disbanded;

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

\_\_\_\_\_  
KRIS LEE, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-48-24**

**A RESOLUTION APPOINTING A MEMBER TO THE COMMISSIONER'S  
COMMITTEE ON THE FIRE TRAINING FACILITY**

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: \_\_\_\_\_ is hereby appointed as a member of the Commissioner's Committee on the Fire Training Facility and shall serve until the report is submitted to the City Commission, at which point the Committee shall be disbanded;

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

\_\_\_\_\_  
KRIS LEE, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**RESOLUTION NO. R-49-24**

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO  
MTECH COMPANY FOR THE PURCHASE OF  
A NEW CAMEL MAX 1200 CB HYDRO EXCAVATOR  
FOR THE UNDERGROUND UTILITIES DEPARTMENT**

WHEREAS, the Underground Utilities Department requires the purchase of a Camel Max 1200 CB Hydro Excavator from MTech Company; and

WHEREAS, bid was received through the Sourcewell Cooperative Purchasing Program; and

WHEREAS, the price and specs for the Hydro Excavator bid through the Sourcewell Cooperative Purchasing Program is listed in Exhibit "A" and attached hereto;

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

SEC. 1: A purchase order is hereby authorized to MTech Company for \$563,000.00;

SEC. 2: The Finance Director is hereby authorized to draw his warrants on the appropriate account of the City treasury in payment for said equipment for \$568,358.25.

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: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	Tuesday, March 5, 2024		
<b>REPORT TITLE</b>	<b>A RESOLUTION AUTHORIZING A PURCHASE ORDER TO MTECH COMPANY FOR THE PURCHASE OF A NEW CAMEL MAX 1200 CB HYDRO EXCAVATOR FOR THE UNDERGROUND UTILITIES DEPARTMENT</b>		
<b>SUBMITTED BY</b>	Name & Title: Kevin Krejny, Utilities Director		
	Department: Underground Utilities Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input type="checkbox"/> Asst. City Manager		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
<b>BACKGROUND</b>	<p>The Underground Utilities Department is seeking approval to purchase a new Hydro Excavator from MTech Company. This truck is an investment in a piece of equipment that we use heavily for water and sewer cleaning and hydro-excavating, and it should last us at least 20 years. It will replace the 1995 unit we currently have.</p> <p>We have seen a demo of this truck as well as two others. This one performed the best to meet our needs and is below our budgeted amount for this item. It is being purchased through a cooperative purchasing group, Sourcewell. The City has been a member of Sourcewell for many years and used their joint contracts several times.</p>		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Budgeted \$:	\$600,000	
	Expenditure \$:	\$557,213.97 plus 2% contingency <b>\$568,358.25 total</b>	
	Source of Funds:	50% 403 Water Fund 50% 404 Sewer Fund	
<b>OPTIONS</b>	1.	Approve this Resolution authorizing the purchase.	
	2.	Do not approve the Resolution. Direct the staff on how to proceed.	
<b>PROJECT TIMELINE</b>	We would receive the Hydro Excavator in approximately October 2024.		
<b>STAFF RECOMMENDATION</b>	It is the staff recommendation to approve this Resolution.		
<b>ATTACHMENTS</b>	A copy of the quote & truck specs from MTech Company Pictures of older Piqua Units		



## Customer Quote - Camel Max 1200 CB Sourcewell Pricing

Quote Number: **Piqua 2024-1**

Quoted For: **Piqua, OH**

**MTech Company**

Attn: **Shane Johnson**

Part Number	Qty	Description
0008777	1	Camel Max Series / Model 1200EJ
0042756	1	Camel Body 12yd (9.2m) Ejector, High Dump, 1,500 gal Water Capacity
Standard	1	Debris Body ¼" Thick EXTEN Steel Construction
Standard	1	External Debris Level Indicator, Front Mounted
Standard	1	Internal Debris Body Flush Out System
Standard	1	Mid Mount Passenger Side Body Controls
Standard	1	Debris Body Safety Prop
Standard	1	Body Up Alarm
Standard	1	217 Degree Boom Rotation, Hydraulic Driven Worm Gear
Standard	1	8' Hydraulic Extendable Boom, 1,000 lb Lift Capacity (retracted)
Standard	1	Boom Up Alarm
Standard	1	Hydraulic Powered Tailgate w/4 Adjustable Hydraulic Wedge Pins
Standard	1	Tailgate Safety Props
Standard	1	Tailgate Alarm
Standard	1	LED Control Panel (1000 nits) Readable in All Environments
Standard	1	Blower Engagement from Front Control Panel
Standard	1	Super Products Self Diagnostic System
Standard	1	Super Products Single Piston Water Pump
Standard	1	Water Tanks Rotationally Molded, Non-Cross Linked Polyethylene (ECO Friendly)
Standard	1	Air Purge for Water System
Standard	1	Antifreeze System
Standard	1	Back of Cab Vertical Tube Rack (6 Tube Capacity)
Standard	1	Centrifugal Cyclone Separator - w/Quick Release Door
Standard	1	OMSI Hot Shift Transfer Case
Standard	1	Dual Air-to-Oil Coolers
Standard	1	Dual Accumulators
Standard	1	Safety Cone Holder
Standard	1	(6) 28" Safety Cones
Standard	1	Back Up Camera
0048421	1	2025 FL108SD+, CML12, L9 370/1250, 3000RDS, 208" CT, 60K GVWR (Non-CARB)
TRANSMISSION	1	Automatic Transmission
0039176	1	8" vacuum system, Roots PD Model 824, 18" Hg and 4500 cfm
0032321	1	Vacuum pump high temp relief system
0032336	1	Vacuum booster valve
0032314	1	Pleated final filter assembly - <b>Include spare filter</b>
0038687	1	Rear splash shield
0032395	1	Acculevel debris level indicator
0006404	1	Cover, 6" Front Drain
0040153	1	Trash pump, 3", Manual 420gpm, front body with side discharge
0001883	1	Cover, 6" Tailgate
0001953-3	1	Cover, 3" Tailgate
0039990 - 50/3000	1	50 GPM @ 3000 PSI
0040035	1	Winter recirculation
0038612	1	Retractable hose reel with live center with 50' x 1/2" hose
0032190	1	Low water warning light and alarm with water capacity digital display

0038610	1	Manual Accumulator shut off valve (Standard)
0032187	1	Wireless remote
0037229	2	Boom Decals, Red w/Black Border (choose qty 2) (standard)
0037295	2	Boom Decals, Red w/Black Border (choose qty 2) (standard)
0032257	1	LED Boom work lights
0032253	1	LED Flood light package, tailgate area, power unit area
0032160	1	LED Package 2 - (2) Tailgate and (2) Boom beacon omni-directional strobes
0032483	1	LED Package 3 - Front, Mid-ship, and Rear bumper directional strobes
0032143	1	Rear-mounted light bar
0039809	1	Toolbox, 48", Lower, Curb
0040475	1	Toolbox, 36", Mid, Curb
0038671	1	Toolbox, 52", Driver Side
0002382	1	Front / rear tow hooks
Std White Finish	1	Powder coat finish, White (Standard)
0034405	1	Hydro-X Kit, Bandlock Style (SP Style) - <b>Convert to flat flange</b>
0027059	1	Hose, 25', cotton - Single Jacket Filler Hose
3000-01244	1	Puller hook
4510-00245	1	Fluidizing Suction Tube Nozzle 8" x 24"
0026946	1	Circular Operator's Clamp Handle, for 6" diameter tube
8500-00453EF	1	8" x 60" Supertube w/ Crown - <b>Convert to flat flange</b>
8510-01374	4	8" x 60" Supertube - Aluminum - <b>Convert to flat flange</b>
Unpublished 2	1	Catch Basin Unit Deduct
Unpublished 4	1	Hydraulic Tool Circuit
<b>Grand Total:</b>		<b>\$557,213.97</b>





