



**REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, JULY 18, 2023
6:00 PM
COMMISSION CHAMBER-2nd FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356**

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES

1. APPROVAL OF MINUTES

Approval of the minutes from the June 6, 2023 Joint Meeting with Washington Township Trustees and the Piqua City Commission

2. RESOLUTION NO. R-90-23

A resolution renewing a tax levy in excess of the ten-mill limitation for maintenance and operating the Forest Hill Union Cemetery

REGULAR PIQUA CITY COMMISSION MEETING

RECOGNITION OF VOLUNTEERS

This list acknowledges those citizens who served on a city board or committee, along with citizens who supported city parks, projects, or community projects. This list is only the inaugural effort to recognize those who give their time to better Piqua. 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.

CONSENT AGENDA

3. APPROVAL OF MINUTES

Approval of the Minutes from the June 20, 2023, Regular Commission Meeting, the June 27, 2023 Special Commission Meeting, and the July 12, 2023 Executive Session

OLD BUSINESS

4. ORDINANCE NO. O-6-23 (2nd Reading)

An ordinance to adopt Chapter 109: Rental Housing Regulations

5. RESOLUTION NO. R-84-23 (Tabled)

A resolution of appreciation for the public service of Rhonda Meckstroth as a City of Piqua employee.

NEW BUSINESS

6. RESOLUTION NO. R-91-23

A resolution of appreciation for the public service of John Richard as a City of Piqua employee

7. RESOLUTION NO. R-92-23

A resolution authorizing an amendment to the zoning map to change the zoning designation of parcel J27-045800, approx. 119 acres located near the corner of Looney Road and Snodgrass Road, from AG-Agriculture to IL-Light Industry

8. RESOLUTION NO. R-93-23

A resolution awarding a contract to Double Jay Construction, Inc for the Downtown Tree Replacement Project

9. RESOLUTION NO. R-94-23

A resolution awarding a purchase order to Greystone Construction for the purchase and installation of a 41'x70' Britespan Atlas L8 Series Salt storage building for Public Works

PUBLIC COMMENT (This is an opportunity for citizens to address the City Commission regarding agenda items, issues, or to provide information. Comments are requested to be limited to five (5) minutes and specific questions should be addressed to the City Manager's office.)

CITY MANAGER'S REPORT

COMMISSIONERS COMMENT

ADJOURNMENT



**PIQUA CITY COMMISSION MEETING JOINT WITH WASHINGTON TOWNSHIP TRUSTEES
MINUTES
TUESDAY, JUNE 6, 2023**

JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES AND PIQUA CITY COMMISSION

ROLL CALL OF PIQUA CITY COMMISSION, WASHINGTON TOWNSHIP TRUSTEES AND FOREST HILL UNION CEMETERY BOARD

Mayor Pearson and Commissioners Hinds, Lee, Grissom, and Vetter were present, along with Washington Township Trustees Thomas Lange and Edward McMaken, and Forest Hill Union Cemetery Board Member John Swallow.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the minutes from the March 7, 2023, Joint Meeting of the Washington Township Trustees and the Piqua City Commission

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

NEW BUSINESS

RESOLUTION NO. R-74-23

A resolution declaring the intention to renew a levy of a tax in excess of the ten mill limitation and requesting the Auditor of Miami County Ohio Certification pursuant to Ohio Revised Code Section 5705.03

Introduction: Law Director Frank Patrizio explained that this legislation asks the County Auditor to determine the amount that will be produced by the millage being asked for by the Cemetery. This is not adding any new tax for Washington Township or for the City, as it is a renewal and all of the money goes to the care of the Forest Hill Union Cemetery.

Commissioners Comments: Mayor Pearson declared the resolution as an Emergency, as it must meet the filing deadline of August 8, 2023.

Public Comment: None

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

ADJOURNMENT FROM JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES at 6:04 pm

A motion was made by Commissioner Vetter to adjourn from the Joint Meeting with Washington Township Trustees and seconded by Commissioner Lee. All were in favor and the motion was carried unanimously.

RESOLUTION NO. R-90-23

A RESOLUTION RENEWING A TAX LEVY IN EXCESS OF THE TEN-MILL LIMITATION FOR MAINTENANCE AND OPERATING THE FOREST HILL UNION CEMETERY

WHEREAS, by a joint Resolution No. C-6465, this Commission and the Washington Township Board of Trustees resolved to contribute funds from a proposed tax levy towards the maintenance and operation of Forest Hill Union Cemetery, as permitted by Sections 759.30 and 759.34 of the Ohio Revised Code;
And

WHEREAS, such continued contribution is solely conditioned upon the passage of a tax levy in excess of the ten mill limitation pursuant to Section 5705.19 (T) of the Ohio revised Code;

WHEREAS, the amount of taxes which may be raised within this ten mill limitation will be insufficient to prove an adequate amount for the necessary requirements of the Forest Hill Union Cemetery jointly owned by the City of Piqua, Ohio and Washington Township.

WHEREAS, Resolution No; R-74-23 was approved by the Piqua City Commission and the Washington Township Board of Trustees on June 6, 2023, declaring the intent to levy a tax outside of the ten mill limitation and the Miami County Auditor has certified the rate of taxation; and

WHEREAS, the Forest Hill Cemetery seeks the renewal for the reason that the Forest Hill Cemetery cannot borrow funds.

NOW, THEREFORE, BE IT RESOLVED BY THE Commission of the City of Piqua, Miami County, Ohio and the Board of Trustees of Washington Township, Miami County, Ohio, a majority of all members elected thereto concurring that:

SEC.1: It is necessary to renew a tax levy of 0.7 mill for each dollar of valuation, in excess of the ten mill limitation for the benefit of the City of Piqua, Ohio, and Washington Township for the purpose of maintenance, included needed improvements, and operation of Forest Hill Union Cemetery at a rate not exceeding 0.7 mills for each one dollar of valuation, which amounts to seven cents for each one hundred dollars of valuation and amounts to \$17.13 for each \$100,000.00 of the county auditor's valuation, for a period of five years.

SEC. 2: Said renewal levy shall be placed upon the tax list and duplicate beginning in tax year 2024 for a period of five years (2024, 2025, 2026, 2027 and 2028) to be first collected in the calendar year of 2025, and to be collected in the calendar years of 2026, 2027, 2028 and 2029, which proposed levy shall be a RENEWAL, if a majority of the electors voting thereon vote in favor thereof. Said tax levy will effect the imposition of additional taxation for said purpose upon all real property located within the Washington Township, Miami County, Ohio and the City of Piqua, Miami County, Ohio.

SEC. 3: The Clerk of this Commission is hereby authorized and directed to certify a copy of this resolution to the Board of Elections of Miami County, Ohio, prior to August 9, 2023 and to notify said Board of Elections to cause notice of election to be held on Tuesday, November 7, 2023, on the questions of levying said tax to be given as required by law.

SEC.4: The ballot title for the renewal in excess of the ten-mill limitation for maintenance and operating the Forest Hill Union Cemetery shall read:

PROPOSED TAX LEVY
FOREST HILL UNION CEMETERY

A majority affirmative vote is necessary for passage

A renewal of the current 0.7 mill a tax for the benefit of the Forest Hill Union Cemetery for the purpose of OPERATIONS AND MAINTENANCE OF THE CEMETERY at a rate not exceeding 0.7 mill for each one dollar of valuation, which amounts to \$0.07 for each one hundred dollars of valuation and amounts to \$17.13 for each \$100,000.00 of the county auditor's valuation, for five years, commencing in tax year 2024, first due in calendar year 2025.

FOR THE TAX LEVY _____

AGAINST THE TAX LEVY _____

SEC 5: This resolution shall take effect and be in force from and after the earliest period allowed by law.

Cindy Pearson, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

WASHINGTON TOWNSHIP TRUSTEES

2023 Volunteer List

As of 5.24.2023

Pamela	Hawes	Parks
Dave	Heffner	POWW
Jim	Hemmert	Bike Safety Program
Brandon	Hemsworth	Parks
A.J.	Hickman	POWW
Emma	Hickman	POWW
Xavier	Hicks	Parks
Debra	Hines	Parks
Todd	Holzinger	POWW
Nicole	Ingle-Poth	Kroger/Burger King area
Mary	Jenkins	Parks
Timmy	Johnson	POWW
Brian	Jure	POWW
Lance	Kelch	POWW
Brittany	Kenworthy	Parks
Ruth	Koon	Friends of Piqua Parks
Alan	Lange	POWW
Jeff	Lange	POWW
Zack	Lange	POWW
Caleb	Luthman	POWW
Connie	Malco	POWW
Jennie	Malco	POWW
Sid	Malco	POWW
Jason	Medders	Parks
Hailey	Mescher	Parks
Stephanie	Meyer	Parks
Lisa	Minkner	Parks
Brian	Minnich	Parks
Samuel	Mohler	Parks
Willie	Monbeck	POWW
Gage	Myers	POWW
Samantha	Myers	POWW
Joe	Napora	POWW
Doug	Niekamp	Parks
Cathy	Oda	POWW
Jim	Oda	POWW
James	Owens	POWW
Rohith	Padmaras	POWW
Kathy	Patten	POWW
Rich	Patten	POWW
Ashley	Paul	POWW
Josh	Paul	POWW
Cindy	Pearson	Friends of Piqua Parks
Paula	Peters	POWW
Scott	Phillips	POWW
Suzy	Phillips	POWW
Elizabeth	Platzer	Parks

2023 Volunteer List

As of 5.24.2023

Collin	Poth	Kroger/Burger King area
Mario	Prestifillipo	POWW
Julie	Rasor	POWW
Logan	Rasor	POWW
Scott	Rasor	POWW
Shelly	Reas	Parks
Jenny	Reedy	Parks
Phil	Reinke	POWW
Morgan	Renee	Kroger/Burger King area
Scott	Ridenour	POWW
Julio	Rodriguez	POWW
Kristine	Scalzi	Parks
Steve	Schmidlapp	POWW
Mikki	Schumacher	Parks
Bradly	Seibert	Parks
Kyle	Selover	POWW
Whitney	Selover	POWW
Shae	Selsor	POWW
Sharon	Semanie	POWW
Susy	Sharp	POWW
Eva	Silvers	Kroger/Burger King area
Brady	Smith	Parks
Crystal	Smith	Kroger/Burger King area
Don	Smith	Friends of Piqua Parks
Doug	Smith	Parks
Madison	Stahler	Parks
Kyle	Stein	POWW
Meggan	Stein	POWW
Edna	Stiefel	Friends of Piqua Parks
Rusty	Stump	POWW
Tiara	Stump	POWW
Gloria	Tapp	Parks
Mike	Teach	POWW
Jill	Ventura	Four Seasons Garden Club
Jim	Vetter	Friends of Piqua Parks
John	Voisinet	POWW
Dustin	W.	Parks
Tessa	Walter	POWW
Rhonda	Ward	Parks
Jeff	Weeks	POWW
Lisa	Weeks	POWW
Vicki	Weidner	POWW
Vicki	Weidner	POWW
Lisa	Wesner	Parks
David	White	POWW
Dequarius	White	Parks
Joe	Wilson	POWW

2023 Volunteer List

As of 5.24.2023

Mark	Wion	Kiwanis Club / Key Club
Kendra	Wynk	Parks
Ann	Ziegler	Parks
Groups:		
Builders Club		
Four Seasons Garden Club		
Key Club		
Kiwanis Club		
Neighbors Helping Neighbors		
POWW		



Commission Agenda Staff Report

MEETING DATE	July 18, 2023			
REPORT TITLE	Recognition of Volunteers in the first half of 2023			
SUBMITTED BY	Amy Welker, Assistant City Manager			
	Environmental & Recreation Services			
AGENDA CLASSIFICATION	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input type="checkbox"/> City Manager		<input type="checkbox"/> Law Director	
	<input type="checkbox"/> Department Director		<input type="checkbox"/> Other	
BACKGROUND (Description, background, justification)	<p>The Park Board has discussed the need to recognize volunteers who serve 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. Mayor Pearson fully supports that initiative and asked that a list of volunteers be produced so they could be recognized and thanked for their outstanding efforts.</p> <p>This list acknowledges those citizens who served on a city board or committee, along with citizens who supported city parks, projects, or community projects. This list is only the inaugural effort to recognize those who give their time to better Piqua. 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.</p>			
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted:	NA		
	Expenditure:	NA		
	Source of Funds:	NA		
	Narrative:	NA		
OPTIONS (Include deny /approval option)	1.	NA		
	2.	NA		
PROJECT TIMELINE				
STAFF RECOMMENDATION				
ATTACHMENTS	2023 List of Volunteers			



**REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, JUNE 20, 2023
MINUTES**

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.

ROLL CALL

Mayor Pearson and Commissioners Hinds, Lee, Grissom, and Vetter were present.

ADJOURNMENT TO EXECUTIVE SESSION at 5:31

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

ROLL CALL

Mayor Pearson and Commissioners Hinds, Lee, Grissom, and Vetter were present.

EXECUTIVE SESSION

To prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel

ADJOURNMENT FROM EXECUTIVE SESSION at 6:00 pm

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

ANNOUNCEMENT - Mayor Pearson made the following announcements.

- 1) Public Comment will be limited to 3 min. when legislation is being discussed.
A motion was made by Commissioner Grissom to limit comments on an Ordinance to 3 minutes. The motion was seconded by Commissioner Vetter. All were in favor and the motion was carried unanimously.

- 2) Ordinance O-7-23 was added to the agenda.
A motion was made by Commissioner Lee to add Ordinance O-7-23 to the agenda. The motion was seconded by Commissioner Hinds. All were in favor and the motion was carried unanimously.

- 3) The public is asked only to add new or different comments when they come up to speak. This is to avoid repetition of what information was already provided at the Planning Commission meeting.

PRESENTATION—Wood Street Lofts Update by St. Mary Development Corporation

Wes Young, Executive Vice President of St Mary's Development and Christy Bryant, Site Manager discussed community activities they provide, most recently being a Health Fair. Currently they are 100% leased and 94% occupied. Mr. Young said that there was turnover from day one, but that is expected. They feel they are past that and are 97% full. They gave the number of police reports for the past few months with there being none to date for June. Christy said they share a maintenance man with their other facilities but hired a local cleaning company.

Commissioner Hinds said she's excited to hear they hired someone local to clean. She asked what Christy's duties were to make sure the needs of the residents were being met. Commissioner Vetter said the offer still exists for him to participate in a local advisory group.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the Minutes from the June 6, 2023, Regular Commission Meeting

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

OLD BUSINESS

ORDINANCE NO. O-5-23 AMENDED (2nd Reading)

An ordinance authorizing the submission of a proposed amendment to Piqua Charter Section 4 Meeting of Commission

Introduction: Frank Patrizio pointed out that a few minor changes had been made since the Ordinance was first introduced. Mr. Patrizio said that the voters will decide on each of the items in this Ordinance and the Commission is just giving the approval to place these on the November ballot.

Commissioners Comments: Commissioner Lee asked if Frank Patrizio could let the citizens know what the changes were. Frank Patrizio commented that the changes were minimal and most of the changes were needed to comply with the Board of Elections. All citizens will have a chance to vote on these changes on the ballot.

Commissioner Hinds pointed out that a group of citizens got together and suggested the changes proposed. Frank Patrizio acknowledged that a group of 5 citizens reviewed the Charter over a period of months and gave the recommendations.

Public Comment: None

Action Taken: Law Director Patrizio said it would help with the timing needed to get these Charter changes to the Board of Elections if the three-reading rule was waived. A motion was made by Commissioner Hinds to waive the three-reading rule and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

Mayor Pearson recognized the citizens who sat on the Charter Review Committee: Roger Bateman, Noland Campbell, Carol Austin and David Roth.

NEW BUSINESS

ORDINANCE NO. O-6-23 (1st Reading)

An ordinance to adopt Chapter 109: Rental Housing Regulations.

Introduction: Frank Patrizio and Chris Schmiesing introduced the proposed Rental Inspection Program. This Ordinance is in response to Citizens and elected officials who have long expressed concern about substandard rental housing conditions in the community. The general nature of the concern is the negative economic and social impact substandard housing conditions have on the broader community interests. The community has an aging housing stock with many of these older structures having been converted to rental products.

Commissioners Comments: Commissioner Hinds asked if she could clarify a few things. After the Planning Commission meeting the following changes were made:

- Utilities won't be in the property owner's name.
- Names of tenants not required.
- Fees collected subsidizes position – wages, iPad, tools.
- Fee collected for each rental regardless of number.

Commissioner Grissom said he would like to see a cap on the annual fee adjustment.

Commissioner Hinds asked if there was a clause that could be added which said not to exceed. Law Director Frank Patrizio felt the fee needs to be reviewed annually. He said there is a law stating that you can't profit from the program.

Commissioner Grissom said he appreciates the inspection list provided. He asked if some of the items were just recommendations, and not necessarily safety risks. Chris Schmiesing said the list was borrowed from another community and some of the items would just be pointed out by the inspector. Commissioner Grissom said it would be nice if the list was separated by requirements vs. recommendations.

Commissioner Hinds asked how the decision is made that the unit has too many tenants occupying the rental unit. Chris Schmiesing said the same formula will be followed as when building a new structure.

Public Comment: The following is a summary of citizens comments regarding the Rental Inspection Program.

Eva Silvers – Asked if application fee is needed if we are using existing employees.

Tony Chappie – Suggested that instead of punishing landlords we should be helping them.

BJ Cooley – Just moved and has higher rent. Can't afford the fee on top of higher rent.

Phillip Grayes – Isn't fair for people to tell you what to do. What about the streets?

Harold Gates – Cost doesn't make sense.

Brandon Virgallito – Appreciates adjustments but still not enough. Program will cause homelessness in Piqua.

Mary Simmons – This is an invasion of private homes and urges City to reconsider.

Phil Elmore – Landlords can't do anything about a lot of stuff. Why are rentals being targeted?

Tom Homan – Asked Commission to not be dismissive of 4th Amendment.

Chuck Starrett – Passed out an organizational chart which he said showed Piqua is designed to be run by the Citizens. Checklist needs thrown out and new one made. City shouldn't be telling landlords how to run their business. This is a violation of property rights.

Kevin, Piqua Village Apt Manager – Logistics doesn't add up. The owners of Piqua Village do not want to pay a fee. Do they have to pay every time someone moves out. Chris Schmiesing said the provision of reinspecting was removed.

Chet Osborne – Does not agree. Code Officers don't know what they're talking about. The program is going to cause homelessness in Piqua.

Roland Sourmail – Metro already inspects house. Why can't the tenant provide that inspection.

Valerie Mullikin – Appreciates the City trying to provide better housing. The city already has a housing shortage and trying to find handicapped accessible housing is even more difficult.

Jeff Grimes – Metro already inspects. Asked how many employees this is going to take and how many properties the city owns. Said the parks are terrible and that no older house is going to meet code.

Terri Stivers – If \$65 fee covers inspection fee and abatement will it cover to remove lead and asbestos. Feels it is an invasion of property and is a terrible idea.

Lesley – Are inspectors going to be responsible if a tenant's pet gets out?

Josh Blackshire – Read a section of constitution. Asked if Commission knew what it meant, and said it's pretty obvious.

Lisa Brown – Sec 8 inspects her properties before tenants move in and Ms. Brown fixes what they want. The city needs to have more police presence so there aren't as many issues. She keeps her properties very nice but doesn't think she should have to pay for the city to tell her what needs fixed. Put money into more Police patrol.

John Wessel – Questioned numbers given out in staff presentation and whether current staff is going to have time to do rental inspections.

Tonya Blair – Asked to be on the planning committee and was disappointed that she was never called.

Tim Lucky – Concerned about invasion of privacy and asked who deems what is an emergency situation. Frank Patrizio said examples would be a house fire, or if a car crashes into a house.

Derron Yingst – The wording was changed so utilities don't have to be in owner's name, but it still says past bill needs paid. Frank Patrizio said that was removed also. Mr. Yingst asked if Sec 8 inspection differs from the City of Piqua's, then whose is right.

Jim Myers – He's glad City modified original wording.

Bob Murrell – Doesn't expect renters to repair inside but upkeep of outside is their responsibility. He is required to give his tenant a 24-hour notice before entering the property. Thinks there is a more positive way to handle it. Suggested Rental Commission. Thinks City is moving too fast.

Roland Sourmail – Asked what would happen if renter accused inspector of stealing money.

BJ Cooley – Works 40 hours to pay \$1000 rent and pet fee and asked how she is supposed to pay this fee on top of everything else.

Eva Silvers – City will never get cleaned up until we get businesses.

Action taken: 1st Reading

BREAK – 5-minute break

ORDINANCE O-7-23

An ordinance repealing sections 39.01 and 39.03 of the Piqua city code of ordinance municipal tax on motor vehicle licenses.

Introduction: Paul Oberdorfer reminded the commission that this Ordinance had been brought before them last year and is being reintroduced to level us with the rest of the communities. It will generate \$90,000 and the revenue will be put towards the sign shop. The commission was asked to waive the 3-reading rule since this has to be to the State of Ohio by July 1st.

Commissioner Comments: Commissioner Lee confirmed that the revenue will be designated for the sign shop. Commissioner Grissom thanked Paul for reintroducing this ordinance.

A motion was made by Commissioner Lee to waive the 3 reading rule. Commissioner Hinds seconded the motion and the motion passed unanimously.

There was a discussion asking for clarification on the amount of the tax. The increase will be \$5.00.

A motion was made by Commissioner Hinds to pass ordinance O-7-23. Commissioner Vetter seconded the motion. All commissioners approved and O-7-23 passed unanimously.

RESOLUTION NO. R-83-23

A resolution of appreciation for the public service of Howard Philipps as a City employee

Introduction: Mayor Pearson read the Resolution of Appreciation for the service of Howard Philipps.

Commissioners Comments:

Public Comment: None

A motion was made by Commissioner Lee to pass ordinance R-83-23. Commissioner Vetter seconded the motion. All commissioners approved and R-83-23 passed unanimously.

RESOLUTION NO. R-84-23 (Request to Table)

A resolution of appreciation for the public service of Rhonda Meckstroth as a City employee

Introduction: Mayor Pearson stated that this resolution will be tabled.

Commissioners Comments: Commissioner Hinds said that Rhonda Meckstroth has family in town and was not able to attend. Rhonda Meckstroth requested that it be tabled until she can be present.

Public Comment: None

Action Taken: Tabled

RESOLUTION NO. R-85-23

A resolution accepting for statutory purposes a budget for the calendar year 2024.

Introduction: Jennifer Kahle said this is a projection only. The normal budget process will begin in the next month or two. There is a 114.9 m increase, and the details are in the Commissioner's packet.

Commissioners Comments: None

Public Comment: Gary Koenig said he understands this is preliminary, but the General Fund is significantly lower than the Enterprise Fund. The high levels tells him there could be a 16-mil surplus and questioned if money should be moved around. Commissioner Vetter pointed out that the electric system has criteria they have to follow. Mr. Koenig said the water fund has a 170% surplus, less fees.

Jennifer Kahle responded that Mr. Koenig makes a great point, but Kevin does an excellent job of managing the utility budget and what might look like an excess, is needed for debt.

A motion was made by Commissioner Vetter to pass resolution R-85-23. Commissioner Lee seconded the motion. All commissioners approved and R-85-23 passed unanimously.

RESOLUTION NO. R-86-23

A resolution authorizing a purchase order to Stoops Freightliner for the purchase of a Freightliner MT-55 with Utilitmaster Body Service Truck

Introduction: Kevin Krejny explained that the truck referenced was ordered in 2022 and an additional surcharge was tacked on to the final price.

Commissioners Comments: Commissioner Hinds confirmed the original purchase price of \$250,000.

Public Comment: None

A motion was made by Mayor Pearson to pass resolution R-86-23. Commissioner Hinds seconded the motion. All commissioners approved and R-86-23 passed unanimously.

RESOLUTION NO. R-87-23

A resolution accepting annexation of 119.165 acres of land from Springcreek township to the City of Piqua

Introduction: Chris Schmiesing explained that the property owner approached the city about rezoning the tract of land at the intersection of Looney and Snodgrass to light industrial. This went before the Planning Commission, and they gave the appropriate recommendation. All requirements have been satisfied.

Commissioners Comments: None

Public Comment: None

A motion was made by Commissioner Grissom to pass resolution R-87-23. Commissioner Vetter seconded the motion. All commissioners approved and R-87-23 passed unanimously.

RESOLUTION NO. R-88-23

A resolution awarding a Purchase Order to Barrett Paving Materials Inc. for asphalt for the 2023 Linear Park Pavement Program.

Introduction: Amy Welker said this purchase order is needed to complete the paving of one of 3 sections identified as needing repaved on the bike path. Originally \$80,000 was budgeted. Amy anticipated being under \$50,000 as she is being as frugal as she can with the Parks budget. However, some bike enthusiasts encouraged the city to pave an additional section that caused the price to go over \$50,000 requiring Commission approval.

Commissioners Comments: Commissioner Hinds said she rode last night, and it was lovely. Amy Welker said we are committed to one of our greatest assets.

Public Comment: None

A motion was made by Mayor Pearson to pass resolution R-88-23. Commissioner Hinds seconded the motion. All commissioners approved and R-88-23 passed unanimously.

RESOLUTION No. R-89-23

A resolution awarding a contract to Ranger Earthworks LLC, to the Lincoln Street Reconstruction Project.

Introduction: Chris Schmiesing stated that this is a project that has been programmed for a number of years. It will update and replace a couple of sections of the water main on Lincoln Street that are

inadequate. Three bids were received, and Ranger Earthworks LLC came in under budget. The contractors are ready to get to work.

Commissioners Comments: Commissioner Grissom asked if the letter he received in the mail is related to this work.

Public Comment: None

A motion was made by Commissioner Lee to pass resolution R-89-23. Commissioner Vetter seconded the motion. All commissioners approved and R-89-23 passed unanimously.

PUBLIC COMMENT

Jonathon Wessel – Questioned when Ordinance to collect \$5.00 license plate fee was added to agenda and it was said that it was added on the floor. Mr. Wessel said there was no public comment and that the three-reading rule was waived, and this is happening way too much.

Paul Oberdorfer said that he would take responsibility for adding it at the last minute as it fell through the gap. Commissioner Grissom acknowledged that he knew it was coming.

Valerie Mullikin – Director of Operation Care Giver Support, said that she has served food to over 37 families twice a week since the end of February. Ms. Mullikin said she is grateful for the new owners of Riverside Place. She announced that Operation Care Giver Support is hosting the car show on the 4th of July. They will also be hosting a golf scramble.

Roland Sourmail – Commented that anytime there is bad rain it picks up the street in front of his house on South Street. Mr. Sourmail said we have to make the sewer better. Roland would like to see a receipt for the work that was done as a result of the small Business Grants given to businesses on Main Street. He hasn't seen any work being done. Roland asked for an update on the new bridge on 25A. Chris Schmiesing said they are waiting on subcontractors to complete the finish work.

BJ Cooley – Asked why Park Avenue is so bumpy and why we are not paving it. Commissioner Lee responded that we are working on the Streets.

CITY MANAGER'S REPORT

Paul Oberdorfer - The groundbreaking for Lock 9 park improvements took place June 14th. The first canal boat was launched 186 years ago. After the groundbreaking he went on a brewery tour and made reference to the extra steps they have to take because our PH levels are high in Piqua. There is a problem with YouTube, so the meeting won't be shown live tonight. We'll have it uploaded tomorrow.

COMMISSIONERS COMMENT

Commissioner Lee – Wanted everyone to know that no minds have been made up about the Rental Inspection Program. From the initial version presented to Planning Commission, to the revised copy

handed out tonight, many revisions have been made. He hopes the citizens will give the Commission a chance to get it right. Commissioner Lee said he is a big supporter of public input and hopes everyone will come to the next meeting. He thanked Rhonda and Howard for their service. Kris's kids were all home to help him celebrate his 30th anniversary and they went to Rock Piqua and loved it. Juneteenth Celebration was at the gazebo, and he thanked Jim Vetter and his group.

Commissioner Vetter – Appreciated the underground truck being on display tonight. It is good to see a more efficient truck. Reminded everyone of the 4th of July festivities including the Civic Band performance.

Commissioner Hinds – Thanked Howard for his service. Thanked all those who came out tonight. Thanked Gary Koenig for running for Commissioner. She is excited to have someone interested because this is her last year.

Commissioner Grissom – Appreciated everyone's opinions. Making an informed decision is his job. Now that he has heard both sides he can do that. He thanked Carol Austin who organized his neighborhood garage sales and all of her effort bringing the community together.

Mayor Pearson – Congratulated Rhonda Meckstroth and Howard Philipps. Thank everyone for coming this evening.

ADJOURNMENT at 9:05 pm

A motion was made by Commissioner Lee to adjourn from the regular City Commission meeting and seconded by Commissioner Vetter.

**PIQUA CITY SPECIAL COMMISSION MEETING MINUTES
TUESDAY, JUNE 27, 2023**

CALL TO ORDER

Piqua City Commission met at 6 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

ROLL CALL

Mayor Pearson and Commissioners Lee, Grissom, and Vetter were present. A motion was made by Mayor Pearson to excuse Commissioner Hinds, and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

NEW BUSINESS

ORDINANCE NO. O-8-23 (1st Reading)

Ordinance levying a \$5.00 Motor Vehicle License Tax as authorized by Section 4504.173 of the Ohio Revised Code

Introduction: City Manager Paul Oberdorfer stated that this ordinance is simply an amendment to Ordinance No. O-7-23 that was adopted at the last Regular Commission Meeting on June 20, 2023. Per the Department of Public Safety, the codes identified in that ordinance were incorrect. This new ordinance has referenced the correct codes, which is the only modification. Mr. Oberdorfer reminded Commission that this additional tax levy will provide approximately \$90,000 for the City's Street fund to help with needed signage in Piqua. He also reminded Commission that the deadline for filing is July 1, 2023, which requires waiver of the 3-Readings Rule.

Commissioners Comments: Commissioner Lee inquired as to whether these additional funds would go to any other funds or strictly to the indicated Street fund. Mr. Oberdorfer assured him that these monies will go strictly to the Street fund.

Public Comment: Jeff Grimes of 1314 Maplewood Drive expressed concern over waiver of the 3-Readings Rule and asked that Commission decline the ordinance for this reason. Commissioner Lee responded that this ordinance was passed at last week's meeting, as they waived the 3 readings then. He said that Commission will be more critical in the future of waiving the 3-Readings Rule. Commissioner Grissom said that this license tax levy had been tabled for a year and that it was \$10 in 2022.

Thomas Beck of 1507 Garfield Street commented that he has a problem with bypassing the 3 Readings Rule except in emergency situations. He feels that it is not being genuine to the citizens and suggested that the City be more mindful of the timing of legislation. Commissioner Grissom responded that there is no ill intent on the part of the City when utilizing the waiver of the 3 Readings Rule, and he believes in being one hundred percent transparent to the citizens of Piqua.

A motion was made by Commissioner Grissom to waive the 3 Readings Rule for this ordinance and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

A motion was then made by Commissioner Lee to approve the ordinance and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

PUBLIC COMMENT

Michael Stein of 2928 Seminole Way stated that he is upset that he and his neighbors were not notified in regards to a property of 119 acres that was recently annexed from Springcreek Township into the City. Mr. Stein said he spoke with 15 homeowners in his Indian Ridge neighborhood, and none of them received a notice about this property. Mr. Oberdorfer responded that typically all homeowners affected would be notified by letters in the mail. He said that unfortunately, in this particular situation the Planning Department failed to send out the proper notification to those affected. As a result, a new Planning Commission meeting has been scheduled for July 11, 2023, specifically for this topic.

COMMISSIONERS COMMENTS

Mayor Pearson thanked all of the attendees at the meeting and wished everyone a safe 4th of July holiday.

Commissioner Vetter asked if the expansion space at Referee's Sports Bar at 311 N. Main Street was owned by the City or a private investor. Mr. Oberdorfer responded that the outdoor patio space there is owned by the building owner, not by the City. He added that the outdoor patio was completed with Small Business Grant funds.

Commissioner Lee commented that he is hearing a lot of discord recently among citizens and that the City owes its citizens due diligence. He acknowledged his frustration on both sides of the equation and stated that balance is needed.

Commissioner Grissom inquired as to where the fireworks for the 4th of July Celebration are located, to which Mr. Oberdorfer replied that the launch area is at Hollow Park this year.

ADJOURNMENT at 6:21 p.m.

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

**PIQUA CITY COMMISSION EXECUTIVE SESSION MEETING MINUTES
WEDNESDAY, JULY 12, 2023**

CALL TO ORDER

Mayor Pearson called the meeting to order at 5:38 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

ROLL CALL

Mayor Pearson and Commissioners Grissom and Vetter were present. A motion was made by Mayor Pearson to excuse Commissioner Hinds and Lee, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

Energy Board members Greg Blankenship, Thom Baker and David Fishback were also present. There were no Utility Board members present. City Staff present were Paul Oberdorfer, Frank Patrizio, Chris Schmiesing and Kevin Krejny. Also at this meeting were guest speakers via video conference Emmett Kelly of Frost Brown and Tom Richioto of Baker Tilly.

ADJOURNMENT TO EXECUTIVE SESSION at 5:39 p.m.

A motion was made by Mayor Pearson to adjourn to Executive Session. Commissioner Grissom seconded the motion and all approved.

ROLL CALL

Mayor Pearson and Commissioners Grissom and Vetter were present.

EXECUTIVE SESSION

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 at 6:29 p.m.

ORDINANCE NO. O-6-23

AN ORDINANCE TO ADOPT CHAPTER 109: RENTAL HOUSING REGULATIONS

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

SEC. 1: Title XI: Business Regulations of the Piqua Code of Ordinances is hereby amended to adopt Chapter 109: Rental Housing Regulations, as shown on Exhibit A included herewith.

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

1st Reading – 6/20/2023

2nd Reading – 7/18/2023

3rd Reading – 8/1/2023

CINDY PEARSON, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

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

Mayor Cindy Pearson _____

Commissioner Jim Vetter _____

Commissioner Kris Lee _____

Commissioner Chris Grissom _____

Commissioner Kathryn Hinds _____

MEETING DATE	June 20, 2023		
REPORT TITLE	AN ORDINANCE TO ADOPT CHAPTER 109: RENTAL HOUSING REGULATIONS		
SUBMITTED BY	Chris Schmiesing, Community and Economic Development Director		
	Development Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Development Director		
BACKGROUND (Description, background, justification)	Citizens and elected officials have long expressed concern about substandard rental housing conditions in the community. The general nature of the concern is the negative economic and social impact substandard housing conditions have on the broader community interests. The community has an aging housing stock with many of these older structures having been converted to a rental product.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	\$280,000 estimated annual program fees collected	
	Expenditure \$:	\$260,000-\$340,000 estimated annual cost to operate program	
	Source of Funds:	Program registration/license fee 4,308 units x \$65 per unit = \$280,020	
	Narrative:	The fee structure is set up to be an annually recurring registration/license fee paid one time during the same calendar period each year. This provides for a predictable payment amount and schedule and assigns the cost of operating the program to the investors who own and operate the rental properties to be licensed and inspected, in lieu of having the expense be carried by the general fund.	
OPTIONS (Include deny /approval option)	1.	Approve of the adoption of the ordinance to allow the establishment of a rental housing inspection program.	
	2.	Disapprove of the adoption of the ordinance to disallow the establishment of a rental housing inspection program.	
PROJECT TIMELINE	First reading June 20, 2023, second reading July 18, 2023, third reading		

	August 1, 2023. Registration period Oct – Dec 2023, license issuance in Dec 2023 – Jan 2024, and inspections beginning in Jan of 2024.
STAFF RECOMMENDATION	Approve the proposed ordinance.
ATTACHMENTS	Proposed program regulations.

Comment:
MAKING A LANDLORD PERSONALLY GUARANTEE A TENANTS UTILITIES IS NONSENSE. THAT LEAVES NO RESPONSIBILITY ON THE CITIZEN RECEIVING THE UTILITIES TO PAY THEM.. THE UTILITY DEPARTMENT ALREADY RECEIVES A DEPOSIT BY THE MAJORITY OF CUSTOMERS. THAT DEPOSIT IS ALSO FORFEITED ANYTIME A PAYMENT IS LATE OR MISSED...THIS WILL CREATE A LARGER HOMELESSNESS PROBLEM BECAUSE A LOT OF LANDLORDS WILL LIMIT THEIR EXPOSURE TO THIS ABSURDNESS AND EVICT ANYTIME PEOPLE ARE LATE OR PAST DUE ON UTILITIES BILLS..
How would it work with new rules? One with land contract, one with land lease and one in their name but we hold mortgage
I think this is a great program. Every person deserves to live in a safe residence. The inspection program will insure that properties are habitable, and are a safe environment for people to live.
State Law requires owners of rental properties in counties with populations >100K to register their rental properties with the County Auditor. Suggest that the City of Piqua recommend to the County Commissioners that the County Auditor establish rental property registration on their website for the same purposes as the larger Ohio Counties. Suggest the required information to the City of Piqua rental registration be the same as the State of Ohio registration requirements. Specifically, the ordinance 150.202 (A) and (B) requirement for a floorplan should be deleted in its entirety as you are not building the rental properties, only inspection. The floorplan requirement is not required by the State of Ohio, and this is not necessary.
Section 8 housing in Piqua should not be required to be inspected by the City of Ohio. The federal government inspect Section 8 Housing. The idea of having multiple inspectors of the same property by the government is costly, inconvenient, and violates a citizen's rights to unnecessary searches (inspections for facility issues. Suggest your city inspector use the HUD Inspection Checklist form HUD 52580 - latest version.
The \$75 rental registration fee is excessive (note: \$75 as the amount of the fee was not in the Ordinance and only verbally stated by Mr. Schmiesing in the presentation - the fee should be put in writing for citizens to understand what the City of Piqua is proposing - what is the fee going to be?). The State of Ohio does not require this registration fee. The income from this registration fee: 4,350 rental properties times \$75 equals \$326,250. You probably will be charging for re-inspections, also, so your total income could easily exceed \$500,000. Since the landlords are just going to pass on this cost to the renters, this is a significant tax on lower income citizens. I understand that program is to be cost neutral to the City of Piqua. The program could easily be cost neutral by charging \$75 for reinspection, only. The amount of income would be 2,000 re-inspections times \$75 equals \$150,000 or more. A quick search on the internet and you find that the City of Centerville already administers their program by only charging for re-inspections. Centerville, also, have an excellent checklist on their website of common areas to look for in preparation for the rental inspection. Suggest the City of Piqua investigate establishing such a common issues checklist if this program is implemented. BTW: It is unlikely that re-inspections could be charged to the renter directly as it is part of a facility capital investment and would be amortized as a facility cost by the landlord. Also, the City of Piqua should charge reinspection fees to owner operated properties. Housing maintenance should be a City of Piqua program and failure to comply requiring a re-inspection should be at the cost of that citizen who owns the property - landlord or owner-occupied. It is bad public policy to penalize owners who maintain their properties; however, it is good public policy to charge owners who fail to maintain their property for a re-inspection. Additionally, charging the fee of \$75 every year and only inspecting every three years - essentially, you are charging \$225 for an inspection that nobody wants and if nothing is wrong, nobody needs. This inspection should be contracted out. HUD contracts out their inspections. The City inspection is too expensive.
Why should landlords be the guarantor when utilities are in the tenant's name? The landlords are not using the utilities. Any loss to the City for not recovering utility fees from renters is a cost of doing business. The City needs to do a good job of following up with tenants to recover utility costs. The City should contact the landlord before cutting off utilities on their properties and allowing the landlord to assume the account.
The presentation should make clear which properties are not included in the registration requirement. The State of Ohio has definitions that clearly omit nursing homes (inspected by different organization), etc. Suggest you refer to the State of Ohio definitions for the State of Ohio rental property code requirement.
The City of Dayton charges \$75 for re-inspection. I will forward a copy of their ordinance to Krysten French for your consideration on the re-inspection ordinance language. It kind of makes sense to charge for re-inspection and you should recover enough to cover the costs of the program.
I am very upset that this Rental License Permit Ordinance violates property rights Tenants right to privacy and is nothing more than a financial way to run Mr. Patrizio's personal control of citizens and investors rights. This will open a can of worms that will snowball out of control. Utilities Grantor requirement is not responsibility o property owner when in tenants name that is the utility office to screen their customers if they can't operate that city business then get outside company to run it. there are so many things wrong with this program it is a disgrace of the Piqua Government operation. This is a Socialistic form of regulation.
Please do not let this shame the reputation of Piqua.
I have many more comments but this is far from over.
Chuck Starrett
I am TOTALLY against this ordinance. Piqua has ENOUGH ordinances that you don't even enforce. Enforce the current ordinances and it will take care of the issues.
I do not support this ordinance. I don't know of any other community that police it's landlords to this level. It infringes on the right to privacy of renters and will create higher monthly rent payments, all targeting the renters, not the landlord.
I am AGAINST this ordinance. It only increases revenue that will be misused by The City of Piqua and creates unaffordable housing for the tenants that reside in this city.
I am totally against this tenant ordinance.
I am totally against this tenant ordinance.
I'm against this ordinance.
As a home health care RN, I live in Piqua and have been in many rental properties to see patients. I think this is a great idea for rental properties, it keeps landlords in check to keep living conditions updated and provide livable housing options for our community.
I am totally against this rental ordinance.
I do not approve of this

On the program's intent and foreseeable unintended consequences:

I think every government has a duty to ensure its citizens are protected, however, in regards to private contracts (rental agreements) I do believe that the free market will regulate itself. The lowest class of rental properties available in Piqua house the very unfortunate, addicted, and/or those in extreme poverty. However, regardless of how anyone views this segment of the population there is one undeniable fact, the people in these socioeconomic conditions are immobile due to their lack of income and ability to produce or provide for themselves.

The notion that we can regulate poverty and disenfranchised people out of our community is not one that holds any factual basis. I feel that this program is saying it wants to protect the tenant but is actually trying to regulate the lower portion of the population out of Piqua. I've heard that St. Mary's Development Corp. wants to build another housing project in Piqua, but the City won't let them. This is exactly what Piqua needs, a housing opportunity for the lower economic portion of our population. I'm not sure if this anecdote is factual but the idea of keeping the poor people out is a strong notion within the rank and file of the City Government.

Everything in a market economy comes down to supply and demand. This program will undoubtedly reduce the supply of rental housing. This will have the following effects, rents will increase on the remaining properties, property values will likely increase, condemnations of existing inventory will increase, off market and MLS listing of distressed properties will increase, lowering the price of fixers uppers.

This, on its face value, sounds like a dream to an investor and undoubtedly I and others in this space will benefit financially from it.

There is the other side of the coin that we must address. See, I grew up in poverty and moved over 20 times from my birth until I graduated high school. Moving was never a function of moving up in status, rather out of necessity because rent wasn't being paid and eviction was just around the corner or due to domestic disputes and fleeing one bad situation for another - often taking whatever space we could get fast and at the price we could afford.

The lower earning portion of the population is seeing a major decline in their quality of life. There isn't enough housing assistance in Miami Co. to address the demand and it's often too expensive to build affordable housing without massive tax credits or federal incentives. This rental regulation program will have the positive effects listed above but it will also increase the number of homeless people which will become a crisis in our community. The landlords that deal in that segment of the population are the last chance for most people to have a roof over their heads. I understand that the prevailing thought is, they will simply Programs that require owners of rental dwellings that requires them to obtain a license annually for each rental dwelling unit. and required inspections will result in an additional burden on rental owners that will result in less affordable housing. For example, section 8 inspectors abuse their position as inspectors and drive owners of rental properties out of their program. This law if passed will be challenged.

As the city attempts to pressure and remove the small private landlords from the city of Piqua they should really use caution when welcoming the commercial and large scale landlords..The same group who bought all the Lima area rentals are now buying properties by the dozen in Piqua and it will be bad for the city. Look no further than published reports in Yahoo of how Lima,ohio city leaders are now urging private landlords to buy properties because The large Hedge fund backed landlords could really care less to what becomes of the neighborhoods they create and what becomes of the city when they remove their rental tax money from our local economies.. Piqua should use some common sense and try not to break the backs of every local investor because when they all sell out to the corporate landlords Piqua will have little to no influence on what they do whatsoever.. My suggestion is Piqua should meet with their private landlords and try to resolve this stuff instead of having a "public work session and then refusing to let any public comment be made at the meeting"...

I am very concerned that this Rental License Proposed Ordinance is way over regulated and will be a violation of property rights and business negativity. This is more of a tax and spend issue also to grow government employees and expense. There is plenty of regulations in affect now to handle housing concerns as have been enforced lately.

Stop this Bulling tactic before there is more negative outlook of Piqua.

Charles. Starrett

Would like to know more about the rental registration program in Piqua Oh

We are completely against this inspection program.

~~if my comments are posted online for public viewing, I'm requesting that my name be withheld.~~

I'm opposed to your rental registration program proposal and legislation for reasons that are nearly too numerous to list. However, I'll briefly cover a few here.

I finally took the time to carefully read through the actual ordinance and found a significant mistake that should've been caught by one of your employees before you posted it to the internet. And now it's been up there for greater than 30 days. Someone should have caught this long error before now.

In your draft of the proposed ordinance, the most important word in the last sentence of 150.207 (A) is clearly the WRONG word. Does anyone proofread anything that you publish?

Where it says, "grantor" it should instead say "guarantor".

Regardless, instead of correcting the error, just remove the entire section because that section would never survive a challenge in court.

If you want to replace it with language that says if the landlord agrees to co-sign as a guarantor for the tenant, that would be acceptable. But you can't force a landlord to assume liabilities that a tenant incurs. If you don't want to provide services to a tenant, that's your right, but it's solely your responsibility to make sure that you collect the money owed to you from YOUR customers.

If you want to ensure that you're going to be paid, then make sure you collect a big enough deposit when any customer of yours signs up to receive services. And if you think otherwise, then where is your legislation that requires residents that own their homes but have a record of paying their utility bills late need to have a guarantor?

"Table A" that is supposed to include the proposed fees to be assessed was supposed to be included in the "Appendix" in the draft of the ordinance, but in the "4/24/2023 DRAFT" PDF (which was the only one ever made available for download on the rental registration program informational web page), there's neither a "Table A" nor an "Appendix" included.

I've endured 3 years of unimaginable declining health due to PASC (Post acute sequela SAR-Cov2) neurological, vascular, gastrointestinal, and many other extreme problems do to my entire small fiber nervous system being badly damaged from a Spring 2020 Covid infection. I was also diagnosed with moderate to diffuse large consider having the inspections done, 4-7PM during the week as opposed to cutting off at 5PM. Consider inspections scheduled 9AM to noon on Saturday.

Reason: Hourly workers will have to take time off without pay for inspections during the week. This could cause the citizen \$100+ for inspections and re-inspections due to lost wages if the inspections are not conducted after the City of Piqua normal working hours.

Consider having the person who signs up for utilities do the rental registration requirement.

Unsafe, living conditions

Inspections and demolishing patios

There is no need for this program this is just another overreach of the city getting into the businesses of local people an another way for the city to earn an collect money which they already get enough money from the taxpayers in the city... plus double dipping for school taxes which should be taken out of the city of taxes. This power Trip needs to stop. Plus all the money you already collect from all the City taxpayers you're not using it for any projects within the city. The city of piqua roads and side streets has potholes everywhere. This is another attempt for a the city of piqua officials to collect money to line their pockets.

I have a duplex that has new central heating, new plumbing, flooring. The interior is healthy and safe. Windows open, but most are old and need a stick to prop open. Exterior needs paint. These are not health/safety issues, and my tenants pay a very reasonable rate and are happy. This proposed policy concerns me. What if flagged infractions are too costly or take a lot of time to complete. What options ndo owners have? And 109.999 PENALTY sounds very threatening.

Depending on the reasonability of the city and inspections, I feel that many decent rentals, like mine, may become vacant and and either left dormant or sold off.

I'm not sure the hassle, cost, and regulation are worth it and I would hate to throw my renters out due to a difficult regulatory process. I understand that there are substandard units in the city. I also understand that any renter can submit complaints in such matters. So why do we need something like this?

Why not go after the bad actors?

I would like to submit the following three comments:

1. The additional fees and restrictions associated with rental licensing will cause the rental supply to shrink as Landlords pull out of their investments.
2. This type of regulation will reduce incentive for investors to put their money to work in Piqua. Theyâ€™ll begin to look elsewhere for profitable investments.
3. Small time landlords with limited cash flow may shy away from an inspection process that could add unnecessary costs. We may wind up with an increase in out of town companies owning Piqua rentals. Most local, small-time landlords have an interest in our community whereas many out of towners do not. So even if the "quality" of the overall rental property improves, the quality of the renters will not. Out of towners have no personal stake in the community, which is sometimes reflected in their renters.

This is an incredibly shortsighted idea and does not take into account a multitude of potential issues. Yes, safe rentals are needed for renters, but this is not the way to do it.

Questions about this rental regulation program:

1. What is the exact timeline for forcing property owners to make potentially costly repairs? Six months? A year? How long will owners have to come up with \$10,000+ for new siding, windows, or other expensive upgrades? Since you mention penalties for failing to adhere to the new rules, property owners have a right to know EXACTLY what is expected of them and how long they have to comply for each type of repair.
2. Will there be any kind of grants or financial assistance for repairs? Many property owners may only have a unit or two -- their profit margins are incredibly low. Thousands of dollars worth of repairs are just not feasible for many property owners.
3. What happens if a tenant destroys a unit while living there? It can be very difficult to remove a destructive tenant and it is a very time-consuming process to get the place back into a livable condition. A former tenant of ours burned the carpet, broke windows, and left the place stuffed full of garbage, all while refusing entry. It took months to get them out of the property. What is the timeline for making repairs to the unit after they leave? Do property owners get punished if they don't move fast enough to repair someone else's destruction?
4. Are you prepared for the large influx of homes that will go on the market if this rental registration program goes through? Many people may decide that it is not financially possible for them to make a large number of repairs in a short amount of time. When that happens, those homes will go on the market, and they will no longer be housing renters. Seems to me like this would be the opposite of what this rental registration program supposedly aims to do.

As I said above, safe rental units for tenants are absolutely crucial, but this is not a good way to achieve that goal.



Rental Registration Program

June 20, 2023

CHAPTER 109: RENTAL HOUSING REGULATIONS

Section	
109.01	Definitions
109.02	Applicability
109.03	License application
109.04	License period
109.05	Inspection/certification of conditions
109.06	Fees
109.07	License issuance
109.08	Appeal

§ 109.02 DEFINITIONS.

Landowner, or Owner. The person or entity who holds the legal title to a property.

Residential Rental Property, Rental Housing. Real property on which is located one or more dwelling units leased or otherwise rented to tenants solely for residential purposes, or a mobile home park or other permanent or semipermanent site at which lots are leased or otherwise rented to tenants for the parking of a manufactured home, mobile home, or recreational vehicle that is used solely for residential purposes. "Residential rental property" does not include a hotel or a college or university dormitory. "Residential rental property" includes residential property under land contract or rent-to-own contracts.

§ 109.02 APPLICABILITY.

- (A) The City of Piqua recognizes the need to preserve and promote the quality of existing housing and to provide for safe and sanitary housing conditions for residential tenants. In furtherance of this objective, this chapter requires all owners of rental dwellings in the city to obtain a license annually for each rental dwelling unit. Rental dwelling units must be inspected by the City of Piqua to ensure compliance with any applicable local, state and federal laws and regulations at the initial time of application, once every three years following the initial inspection (as deemed necessary and practicable by the Code Official).
- (B) No owner of residential property located within the city shall rent, or seek to rent, any dwelling unit in such real property for any form of consideration unless he or she holds a valid rental license issued by the City of Piqua, in the name of the owner for the specific dwelling unit to be rented. The term "owner" shall be defined as the owner of the residential property, or one of the owners of said property, including but not limited to, the holder of legal title, the purchaser of a purchase contract and the vendor of a land contract. The term "Code Official" shall be defined as the City Manager of the City of Piqua, Ohio or designee.
- (C) A copy of the issued rental license must be provided to the tenant of any rental property by the owner and will be kept on file at the Development Department.

§ 109.03 LICENSE APPLICATION.

Completed application. An owner shall apply for a rental license by filing a written application on forms provided by the City of Piqua. Such application form shall include, at a minimum, the name of the property owner, the address and telephone number of the property owner, the name of the

property operator, if any, and the address and telephone number of the property operator, the property address and other reasonable information needed to understand the interior layout of the structure, such as room numbers, types and sizes.

The application for a rental license shall be complete, and the owner is required to answer, to the best of their knowledge, all pertinent questions with respect to the conformance of the subject property to this chapter and to all other applicable ordinances, rules, and regulations related to the construction, condition and appearance of the dwelling unit.

§ 109.04 LICENSE PERIOD.

Rental license. A rental license shall be valid for a one-year period except as provided hereinafter. An owner shall be required to obtain a new rental license at the expiration of the one-year period.

(A)

§ 109.05 INSPECTION/CERTIFICATION OF CONDITIONS.

- (A) Inspection. Each dwelling unit in the City intended to be rented, or sought to be rented, any dwelling unit in such real property shall be inspected (interior and exterior) by the Code Official in an effort to ensure compliance with any applicable local, state and federal laws and regulations to help ensure the safety and welfare of tenants living in the community.
- (B) Upon refusal of a tenant, occupant or owner to consent to the inspection required under this article, the Development Department shall issue a letter of inspection; and such letter shall state that the reason for the issuance thereof is the refusal to allow the inspection.
- (C) Within ten days of the date of the letter of inspection, the tenant, owner or occupant may appeal as of right to the Board of Zoning Appeals. The Board may reverse, modify or affirm any determination of the Development Department. Any person aggrieved by the decision of the Board may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this state.
- (D) If the tenant, owner or occupant does not appeal the letter of inspection under section (d), the tenant, owner or occupant has 30 days from the date of the letter to allow inspection of the property. If, after the expiration of the 30-day period, the tenant, owner or occupant refuses to allow inspection or demands a warrant for inspection, the Development Department shall obtain a warrant from a court of competent jurisdiction.
- (E) The Code Official, in an emergency situation has the right to enter a building or dwelling where reasonable grounds exist to believe that a condition hazardous to health or safety exists on the premises and requires immediate attention.
- (F) For the purposes of this administrative search warrant, probable cause in the criminal law sense is not required. Probable cause justifying the issuance of an administrative search warrant may be based not only on specific evidence of an existing violation, but also on a showing that reasonable legislative or administrative standards for conducting an inspection have been satisfied with respect to the particular property, including but not limited to the passage of time, the nature of the building, or the condition of the entire area.
- (G) During an inspection by the Code Official above, the inspection shall include the dwelling unit to be rented including the interior and exterior of any attached or detached accessory structures such as sheds or garages, for compliance with all ordinances, rules and regulations applicable to the construction, condition and appearance of the real property.
- (H) Access by Owner or Operator. Every occupant of a rental unit shall give, upon proper notice, the owner or operator thereof, or his or her agent or employee, access to any part of such rental unit at all reasonable times for the purpose of effecting such maintenance, making such repairs or

Code, the City of Piqua Development Code, and other codes adopted regulating property maintenance as well as the safety of structures and incidental equipment and mechanicals.

- (4) Has no outstanding fees due and owing pursuant to this section and does not have any delinquent fines as the result of a conviction for the failure to comply with any chapter of the Piqua Codified Ordinances.
- (5) Has no delinquent or unpaid taxes or assessments on the property so licensed, whether in Owner's name or prior occupant's name.

(B) Denial of license. The Code Official shall not grant a rental license if he/she determines the dwelling unit to be rented constitutes a threat or danger to the health, safety or public welfare of the community or the inhabitants or potential inhabitants of the dwelling unit to be rented. The denial of any such application shall be subject to the appeal procedure provided for in 109.08 of this chapter.

Any denial of a rental license shall set forth in writing the reasons why the dwelling unit to be rented does not conform to this chapter and the time allowed for the owner to secure conformity. The Code Official may give notice of its intent to revoke the rental license at any time if he or she determines that the continued nonconformity constitutes an immediate threat or danger to the health, safety, or public welfare of the community, or the inhabitants or potential inhabitants of the dwelling unit to be rented. At their discretion, the Code Official may extend the period for securing conformity for a period of no longer than sixty (60) days after the issuance of the Notice. If the owner has not fulfilled the requirements for a rental license within the time specified, the rental license shall expire, and the owner may not license the occupancy of said property until the rental license is complied with.

§ 109.08 APPEAL.

- (A) Appeal. Any decision or issue raised by action of the Code Official under this chapter is subject to appeal to the Board of Zoning Appeals by filing a written notice of appeal within 30 days after receipt of a written notice or letter by the Code Official of noncompliance or refusal to issue a license. Such appeal hearing shall take place at a scheduled meeting of the Board within sixty (60) days after receipt of the written notice of appeal.
- (B) Stay of Proceedings. Upon the proper filing of a written notice of appeal pursuant to §109.08 (A), an administrative stay shall be issued such that no rental license may be revoked until the conclusion of the appeal process.
- (C) Further Appeals. An owner may seek judicial review of an adverse decision by the Board of Zoning Appeals in the Miami County Court of Common Pleas pursuant to the provisions of Ohio R.C. Chapter 2506 governing administrative appeals.

§ 109.999 PENALTY. It shall be unlawful to rent any real property located in the city of Piqua without a rental license. Any landlord or owner who rents a rental property without the proper rental license shall be guilty of a misdemeanor of the first degree to be prosecuted under appropriate state law. Each day the violation continues shall be considered a separate offense.

RESOLUTION NO. R-84-23

**A RESOLUTION OF APPRECIATION FOR THE
PUBLIC SERVICE OF RHONDA S. MECKSTROTH
AS A CITY EMPLOYEE**

WHEREAS, Rhonda S. Meckstroth has retired as an Administrative Specialist in the Fire Department with the City of Piqua; and

WHEREAS, her retirement follows 33 years of faithful and dedicated service to the City and its citizens;

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

SEC. 1: In recognition and appreciation of the public service of Rhonda S. Meckstroth as an employee of the City of Piqua, this Commission tenders its unanimous and respectful tribute by this Resolution, which shall be a matter of public and permanent record.

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

CINDY J. PEARSON, 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 Cindy Pearson _____
Commissioner Kris Lee _____
Commissioner Chris Grissom _____
Commissioner Kathryn B. Hinds _____
Commissioner James Vetter _____

RESOLUTION NO. R-91-23

**A RESOLUTION OF APPRECIATION FOR THE
PUBLIC SERVICE OF JOHN W. RICHARD
AS A CITY EMPLOYEE**

WHEREAS, John W. Richard has retired as a Firefighter with the City of Piqua;
and

WHEREAS, his retirement follows over 24 years of faithful and dedicated service
to the City and its citizens;

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

SEC. 1: In recognition and appreciation of the public service of
John W. Richard as an employee of the City of Piqua, this Commission tenders its
unanimous and respectful tribute by this Resolution, which shall be a matter of public and
permanent record.

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

CINDY J. PEARSON, 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 Cindy Pearson _____
Commissioner Kris Lee _____
Commissioner Chris Grissom _____
Commissioner Kathryn B. Hinds _____
Commissioner James Vetter _____

RESOLUTION NO. R-92-23

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF PARCEL J27-045800, APPROX. 119 ACRES LOCATED NEAR THE CORNER OF LOONEY ROAD AND SNODGRASS ROAD, FROM AG-AGRICULTURE TO IL-LIGHT INDUSTRY

WHEREAS, the Planning Commission has studied a proposed amendment to the zoning map to change the zoning designation of Parcel J27-045800 from AG-Agriculture, to IL-Light Industry; and

WHEREAS, the Planning Commission has conducted a public hearing and made a report of its findings; and

WHEREAS, the Planning Commission has submitted a recommendation to the City Commission; and

WHEREAS, the City of Piqua Development Code Section 7.2.2 requires the Commission to take action on zoning map amendments after receiving a recommendation from the Planning Commission.

NOW THEREFORE, BE IT RESOLVED by the Piqua City Commission, a majority of its members concurring that:

SEC. 1: The zoning map amendment request for J27-045800 is hereby approved.

SEC. 2: The City Planner is authorized to make said change on the original zoning map.

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

CINDY PEARSON, 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 Cindy Pearson _____

Commissioner Chris Grissom _____

Commissioner Kris Lee _____

Commissioner Kathryn B. Hinds _____

Commissioner Jim Vetter _____

Exhibit A – Rezoning Request

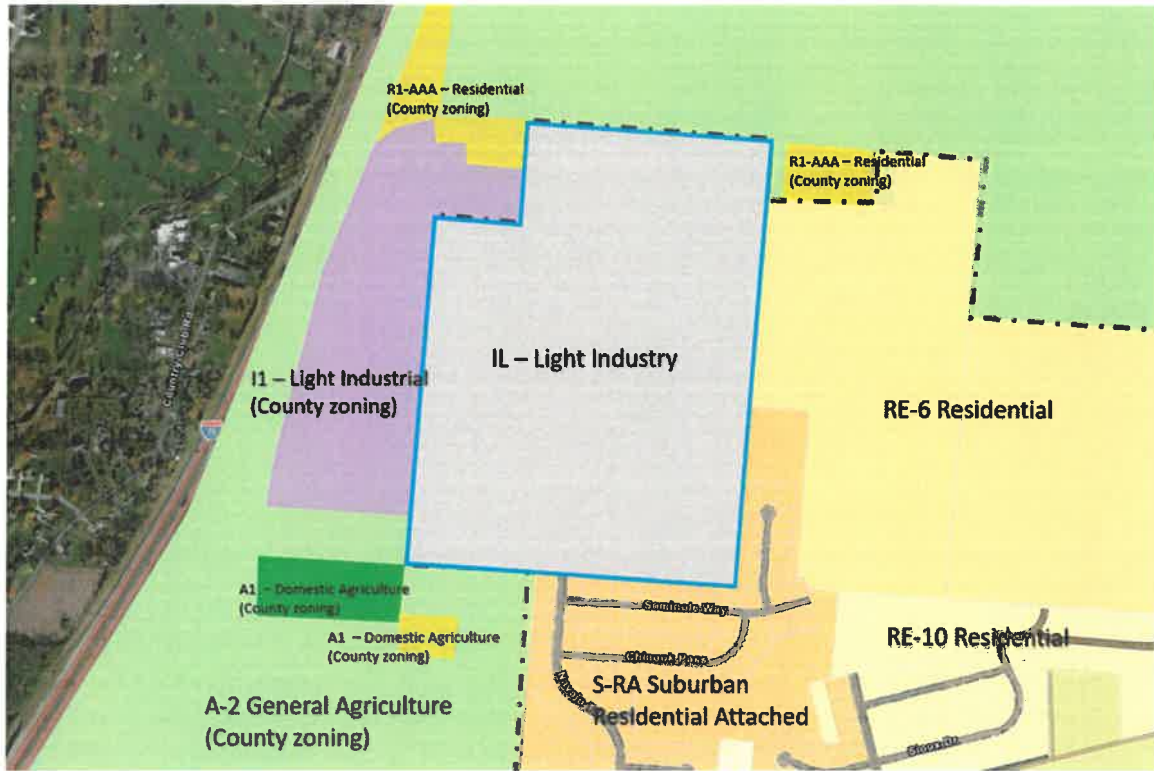
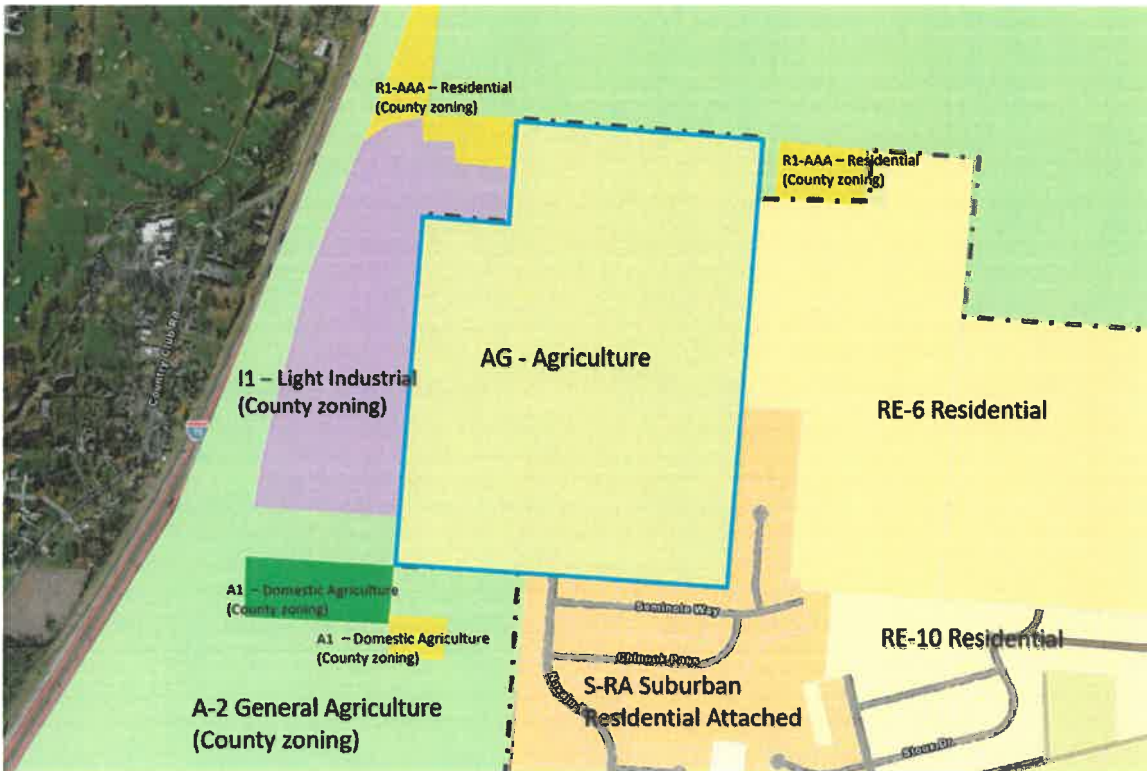


Exhibit B – Current Zoning

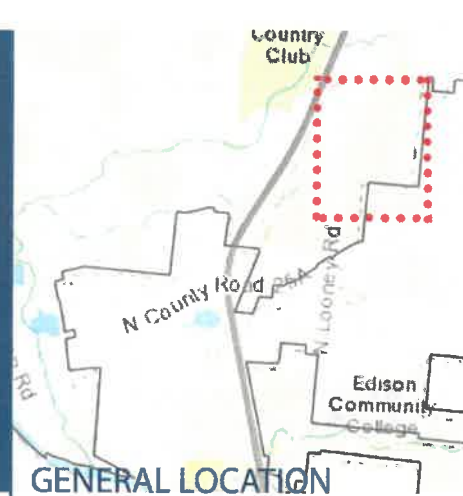




Commission Agenda Staff Report

MEETING DATE	July 18, 2022			
REPORT TITLE	A RESOLUTION AUTHORIZING AN AMENDMENT TO THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF PARCEL J27-045800, APPROX. 119 ACRES LOCATED NEAR THE CORNER OF LOONEY ROAD AND SNODGRASS ROAD, FROM AG-AGRICULTURE TO IL-LIGHT INDUSTRY			
SUBMITTED BY	Kyrsten French, City Planner			
	Development Department			
AGENDA CLASSIFICATION	<input type="checkbox"/> <input type="checkbox"/> Consent	<input type="checkbox"/> <input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> <input type="checkbox"/> Regular
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Development Director		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Planning Commission	
BACKGROUND	<p>This tract of land is within 700-800 feet of the I-75 corridor, it is an attractive location for light industrial uses. The property was annexed at the 6-20-23 City Commission meeting. The property owner, Teeter's Real Estate Investment requested a zoning designation of IL- Light Industry. The west side of Looney Road has demonstrated the success of industrial development along this corridor. BD Transportation, Palstar, Innovated Technologies, Component Structures and Forest Products Group are all located on this corridor. Teeter's Real Estate owns the Indian Ridge subdivision (all lots yet to be developed, and the large tracts of land to the east of this proposal. They have expressed their vested interest in marketing to compatible end users that will complement the products of their investment and those of the neighbors. The Development Code ensures landscaping transitions between zoning districts, and additional planning will be required to ensure the development of the acreage into its future uses complements the surrounding context. Staff recommended approval of the original petition to be annexed as IL – Light Industry and did so again upon rehearing as a zoning map change request. The Planning Commission voted to recommend the IL- Light Industry zoning designation.</p> <p>Upon annexation, staff erred and missed a section of neighbors while drafting the mailed notifications list, and to rectify that, the application is being processed as a zoning map change request to ensure compliance and a participatory process has been met.</p>			
BUDGET/FINANCIAL IMPACT	Budgeted \$:	\$0		
	Expenditure \$:	\$0		
OPTIONS	1.	Pass the resolution to authorize the new zoning designation.		
	2.	Deny the resolution to reject the new zoning designation.		
PROJECT TIMELINE	July 11th, 2022 Planning Commission Public Hearing/Resolution July 18th, 2022 City Commission Resolution			
STAFF RECOMMEND.	Approve the proposed resolution.			
ATTACHMENTS	Resolution and preliminary site plan			

STAFF REPORT



REQUEST

Julie Alexander of Teeters Real Estate Investment has petitioned for the annexation of ~119 acres of land into the city of Piqua from Springcreek Township. The landowner is requested a zoning designation of IL- Light Industrial upon annexation.

Due to a staff error in noticing, this item will need to be re-heard as a re-zoning request, as the annexation into the city has already been completed. Staff recommendation to approve the request remains the same. The City Commission will hear decide on approval of the rezoning request at the 7-18-23 meeting.

STAFF CONSIDERATIONS

The approximately 119 acre tract is located just north of the Indian Ridge subdivision. The Development Director has recommended a zoning designation of IL- Light Industry and has negotiated an annexation agreement. Annexation into the city would allow the development to connect to City services.

As this tract of land is within 700-800 feet of the I-75 corridor, it is an attractive location for light industrial uses. The west side of Looney Road has demonstrated the success of industrial development along this corridor. BD Transportation, Palstar, Innovated Technologies, Component Structures and Forest Products Group are all located on this corridor.

In terms of future site layout, specifics are unknown but will necessarily be shaped by some existing conditions. The presence of the Indian Ridge subdivision, as the landowner is well aware, must be protected from the intrusion of unwanted traffic. Future connections for the tract of land will come from Looney or Snodgrass Road only. The McKee Branch of Rush Creek meanders through the site. As an agricultural strip, it looks more like a simple drainage ditch, but the Development Code's Riparian Buffer requirements would apply to this channel, or any re-directed area for retention and drainage. This buffer may cause as much as 100' of land on

PC MEETING DATE
07-11-23

RESOLUTION
PC 22-23

SITE ADDRESS
-

PARCEL ID
J27-045800

ZONING
A2 - General Agriculture
(County) - currently AG-
Agriculture

SURROUNDING ZONING
A2 - General Agriculture
(County)
I1 - Light Industrial (County)
S-RA (Suburban Residential
Attached)

PREPARED BY
Kyrsten French, City Planner



- Fueling Station

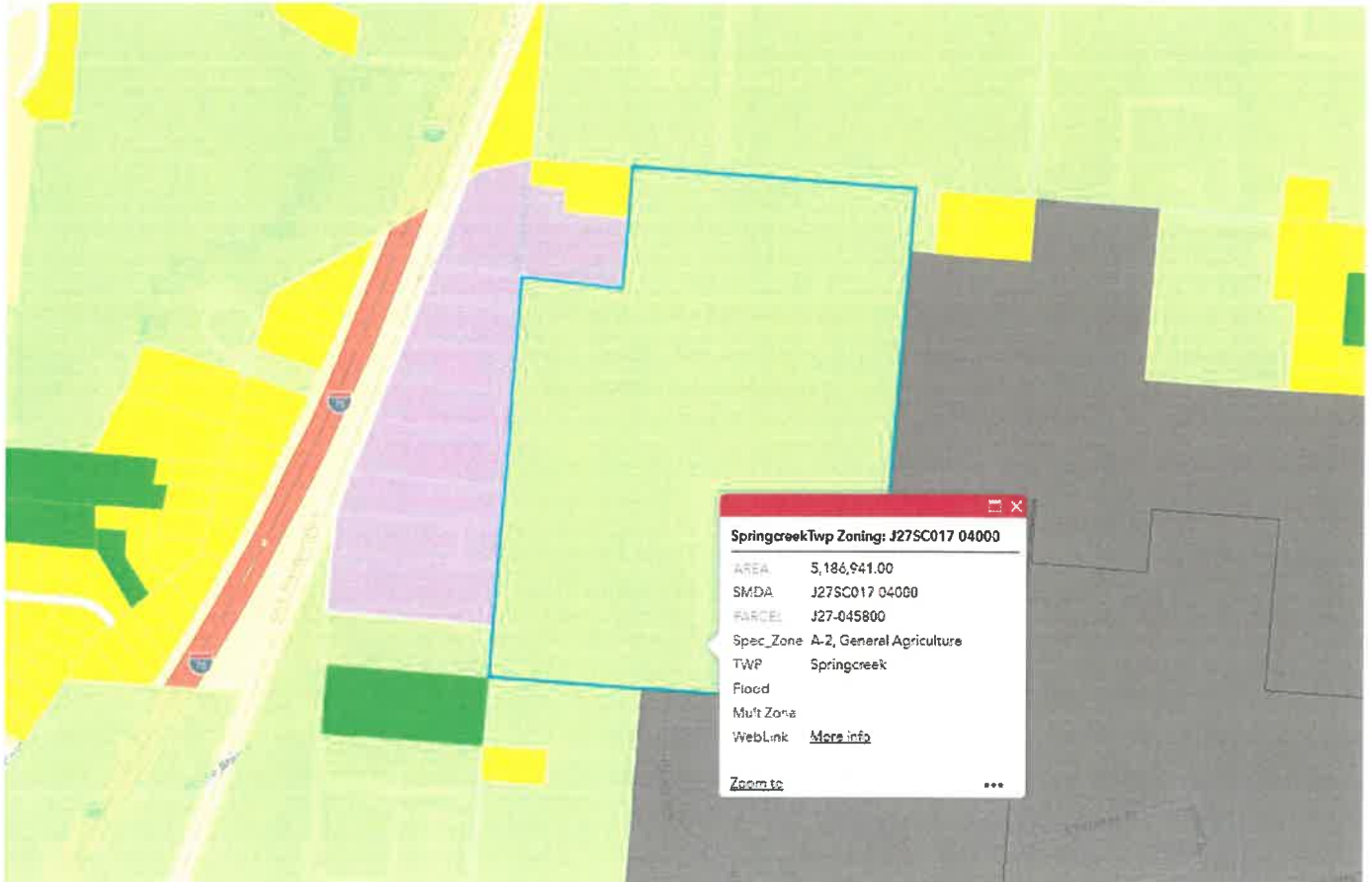
High Impact Industrial Uses are not allowed in the IL district.

Comprehensive Plan: Principle 3- Future industrial development on the edges of the community will be compatible with the surrounding areas, and not burden the existing transportation infrastructure. All new industrial growth will be carefully planned as to not compromise the quality of the surrounding neighborhoods and districts.

E.D. Objective 3: Create and market competitive industrial real estate

E.D. 3.3 Encourage master planned industrial development, encourage development along the I-75 corridor.

The annexation and zoning requested is supported by the Comprehensive Plan. Staff recommends approval of the zoning request.



RESOLUTION NO. R-93-23

**A RESOLUTION AWARDING A CONTRACT
TO DOUBLE JAY CONSTRUCTION, INC
FOR THE DOWNTOWN TREE
REPLACEMENT PROJECT**

WHEREAS, on December 6, 2022, this Commission passed Resolution No. R-131-22 authorizing the City Purchasing Analyst to advertise for bids, according to law, for the Lincoln Street Reconstruction Project; and

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

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

SEC. 1: A contract is hereby approved with Double Jay Construction Inc. as the lowest, responsible bidder for the Downtown tree replacement project and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$150,979.40.

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

CINDY PEARSON, 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 Cindy Pearson _____
Commissioner Kris Lee _____
Commissioner Jim Vetter _____
Commissioner Chris Grissom _____
Commissioner Kathryn Hinds _____



Commission Agenda Staff Report

MEETING DATE	July 18, 2023		
REPORT TITLE	A Resolution awarding a contract to Double Jay Construction, Inc. for the Downtown Tree Replacement Project 23-10		
SUBMITTED BY	Name & Title: Chris Schmiesing		
	Department: Development Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input type="checkbox"/> Department Director		<input type="checkbox"/> Other:
BACKGROUND	The project will consist of removing and replacing the existing street trees on Main Street from the Ohio to Indiana bike path to Greene Street, there will also be repairs to curb and sidewalk and electric outlets, and the installation of tree lighting incidental to the tree removal and replacement work.		
BUDGETING AND FINANCIAL IMPACT	Budgeted \$:	\$600,000	
	Expenditure \$:	\$150,979.40 including 10% contingency	
	Source of Funds:	101, 103 street funds, and 401 power fund	
	Narrative:	The 2023 budget includes funds for the Main Street Improvements, which includes curb and sidewalk improvements and replacement of the existing trees. The tree replacement portion of the project was bid ahead of the other improvements to make sure the existing trees are removed, and the new trees are installed before the holiday season. The remaining portion of the Main Street Improvements, including the curb extensions and incidental sidewalk improvements, will be bid when the design work is complete later this summer and will utilize the balance of the remaining funds budgeted for this project.	
OPTIONS	1.	Approve the resolution and complete the Downtown Tree Project.	
	2.	Do not approve the resolution to replace the existing trees on Main Street.	
PROJECT TIMELINE	The Contractor will complete construction by November 15, 2023		
STAFF RECOMMENDATION	Approve the resolution to replace the Downtown Tree Replacement Project		
ATTACHMENTS	Bid Tabulation (Exhibit A)		

REvised 7/7/23

Exhibit A for IFB #2323

Downtown Tree Replacement Quantity Sheet

Item #	Description	Unit	Quantity	Unit Price	Total
201	Tree Removed, Various Size	EA	14.00 0	\$ 1,250	0
201	Stump Removed, Various Size	EA	14.00 0	425	0
202	Tree Grate Removed	EA	14.00 0	336	0
203	Excavation	CY	35.18	100	3,518
653	24" Topsoil Furnished and Placed	CY	14.40	145	2,088
661	Street Tree with Labor (2" Caliper)	EA	16.00	1,112	17,792
SPEC	Reset Pavers to Grade (According to City Specifications)	SF	428.00	42.50	18,190
SPEC	Complete Paver and Concrete Removal	SF	428.00	9.50	4,066
609	Type 6 Curb	LF	80.00	93.35	7,468
202	Type 6 Curb Removed -	LF	80.00	29.20	2,336
202	Concrete Walk Removed -	SF	119.00	12	1,428
608	Concrete Walk (4" Thickness)	SF	119.00	27	3,213
SPEC	R-8500-4848 Frame	EA	16.00	903	14,448
SPEC	Tree Grate Replacement	EA	6.00	2,651	15,906
SPEC	Sandblast and Repaint Tree Grate	EA	10.00	398	3,980
SPEC	East Jordan Light Box Frame	EA	9.00	816	7,334
SPEC	Alternate # 1 - LED Can Light	EA	18.00	902	16,236
624	Mobilization	LUMP		13,700	13,700
614	Maintenance of Traffic	LUMP		5,541	5,541
		Grand Total			137,254



Ron BLAIR
 DOUBLE JAY CONSTRUCTION, INC.

RESOLUTION NO. 94-23

**A RESOLUTION AWARDING A PURCHASE ORDER TO GREYSTONE
CONSTRUCTION FOR THE PURCHASE AND INSTALLATION OF A 41'X70'
BRITESPAN ATLAS L8 SERIES SALT STORAGE BUILDING FOR PUBLIC WORKS**

WHEREAS, the Public Works Department requires the purchase and installation of a new Salt Storage Building from Greystone Construction; and

WHEREAS, the price for the 41'x70' Britespan Atlas L8 Series salt storage building bid through the Sourcewell Purchasing Program as listed in Exhibit A attached hereto;

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

SEC. 1: A purchase order is hereby authorized to Greystone Construction for \$154,819.50 and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw her warrants from time to time on the appropriate account of the City treasury in payment according to contract terms, not exceeding a total of \$154,819.50

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

CINDY PEARSON, 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 Cindy Pearson _____
Commissioner Kris Lee _____
Commissioner Jim Vetter _____
Commissioner Chris Grissom _____
Commissioner Kathryn Hinds _____

**Commission Agenda
Staff Report**

MEETING DATE	July 18, 2023		
REPORT TITLE	A resolution authorizing a Purchase Order to Greystone Construction for the purchase and installation of 41'x70' Britespan Atlas L8 Series Salt Storage Building		
SUBMITTED BY	Name: Brian Brookhart, Public Works Director		
	Department: Public Works		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Law Director
BACKGROUND (Includes description, background, and justification)	<p>The Building at Public Works storing our road salt is over 30 years old. We want to replace the salt barn with a new Britespan storage structure. The Britespan structure will be purchased through the Sourcewell purchasing program contract #091319-BRT. The Atlas L8 Series storage building will be installed on concrete drilled pier foundations at the exact location of our current building. A hot-dipped corrosive prohibitive galvanized steel frame will be installed then a 12.5-ounce, 23 mil polyethylene fabric will be placed over the frame to cover the structure. The Fabric cover will have a 20-year pro-rated warranty detailed in Exhibit A. 8-foot-tall pre-cast concrete bunker L-shaped panels with corrosion inhibitor will be installed inside the framework to store road salt. Greystone has installed fabric storage buildings for over 20 years, completing over 1,300. ODOT has several fabric buildings storing salt, vehicles, and equipment throughout Ohio. ODOT in Troy has two of these structures at its facility. The new Salt building will allow us to store approximately 980 tons of salt. The expenditure includes a 10% contingency and came in under budget. A photo of what the building will look like, along with the scope of work, can be viewed in Exhibit A.</p>		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted:	\$175,000.00	
	Expenditure:	\$154,819.50	
	Source of Funds:	N/A	
	Narrative:		
OPTIONS (Include Deny /Approval Option)	1.	Adopt the resolution to purchase and install a new alt building	
	2.	Defeat the resolution to purchase and install a new salt building.	

PROJECT TIMELINE	Completion estimated mid-December 2023
STAFF RECOMMENDATION	Approve the resolution.
ATTACHMENTS	Exhibit A

Pursuant to Section 57 of the Piqua City Charter, I hereby certify to the City Commission that the money required for the contract, agreement or obligation identified in Resolution No. 94-23 is anticipated to come into the City Treasury to the credit of Street 101 Fund from which it is to be drawn and that it is otherwise unencumbered.

Certified to Commission

7/11/2023
J. Kahle Finance Director



June 29, 2023

Brian Brookhart
City of Piqua
859 S. Main Street
Piqua, Ohio 45356

Re: Budget Proposal – City of Piqua Salt Storage Building

Mr. Brookhart,

Thank you for the opportunity to provide a budget proposal to furnish and install a salt storage building in Piqua, OH. A few of the advantages the Greystone team brings to the project include:

- **Design-Build Experience** – Greystone has offered design-build and general construction services for 34 years.
- **Fabric Building Expertise** – Greystone has sold and installed fabric buildings for over 20 years. We've successfully completed over 1,300 fabric building.
- **Engineered Fabric Building** – Fabric building will be designed to meet site specific load requirements including wind, snow and unbalanced loads.
- **Hot Dipped Galvanized Steel** – Fabric building frames are hot dip galvanized post production, after all cutting and welding complete
- **Self-Performed Work** – Greystone has the capability to self-perform the concrete and building installation with our own crews. Often times this allows us to provide the most competitive pricing, maintain quality and hold schedule.

Let us know if you have any questions. We look forward to discussing our next steps.

Sincerely,

Colin O'Brien
VP of Business Development



Scope of Work & Pricing

to be performed by Greystone Construction

Furnish & Install Budget Price:

- 41' x 70' Britespan Atlas L8 Series Building
- Truss spacing 14' on center
- 12.5 ounce, 23 mil polyethylene Non-FR fabric
 - Single piece cover design
- Building designed per ASCE7-10 (IBC 2015)
 - Fabric type: ASTM E-84 (NON-FR)
 - Occupancy category: CAT 1 (LOW HAZARD)
 - Ground snow load: 20 lbs.
 - Wind Load: 105 MPH wind
 - Wind Exposure: C
 - Site conditions: Ce = 0.9 Exposed
 - Collateral Load: 0
 - No sprinklers
 - No conveyor loads
 - Seismic Design Category: B
 - Stamped engineered building drawings **included**
- Engineered foundation drawings **included**
- (1) Fabric end wall with steel framing with two 3' x 3' mesh vents in back end
- (1) open end wall
- Building to be installed on concrete drilled pier foundations. Piers to extend 2' above grade on three sides.
 - Assumes existing soils has minimum bearing capacity of 2,500 PSF
 - Assumes soils are suitable for drilled piers, cast against earth, maximum 8' deep
- Approximately 176 lineal feet of 8' tall pre-cast concrete bunker "L" panels with corrosion inhibitor
- Hot dipped galvanized anchor bolts
- Freight to Piqua, OH **included**
- Provide all necessary labor and equipment to complete items noted above
- Pricing valid for 15 days
- **Approx. 980 tons of salt storage capacity**
 - **32 degree angle of repose**
 - **80 lbs/cubic foot product weight**

Furnish & Install Budget Price: \$135,895

Add/Alternate #1:

- 7% sales tax on materials, if required

Alternate #1 Budget Price: Add \$2,687

Add/Alternate #2:

- Miami County prevailing wage rates, if required

Alternate #2 Budget Price: Add \$4,850



Market Provisions:

- Greystone is committed to being your trusted team partner on your project. We are asking all of our clients recognize the volatility of our markets and understand we are providing current pricing for budgeting purposes with the need to adjust final project pricing based on the markets at the actual time of the order. It's important to provide you with the best value for your project, and we do not want to speculate where the actual market rates will be at the time of procurement and/or delivery.
- Pricing is based on current market conditions and does not include future tariffs, surcharges, price escalation, or fees. (i.e., many wholesalers and manufacturers are not committing to pre-determined pricing for pre-ordered materials. These materials are priced at the time of the delivery.) Due to extremely volatile markets, pricing shall be re-evaluated at time of procurement and/or delivery. Any savings or additional cost would be communicated with Owner prior to procurement and/or delivery.
- Price increases will be assigned as contingency. Unless Greystone specifically outlines a contingency value in our proposal or scope of work, it is recommended that the Owner carry a contingency.
- Construction schedule may be affected by material shortages or lead times beyond our control. Any shortages or lead time issues will be communicated with the owner. Evaluation of alternatives will be reviewed, and the contract schedule or costs may be adjusted accordingly.
- Pandemic protocols enacted by the owner's requirements or federal/state/local jurisdictions following the execution of the construction contract may result in additional costs and schedule extensions to the contract. These may include but not limited to: employee testing, travel time for testing, temporary enclosures/facilities to isolate work forces, staffing shortages and subcontractor reselection if the current subcontractor cannot staff the project due to labor shortages as a result of newly enacted protocols.
- Unless noted otherwise proposal pricing is valid for 15 days



Exclusions – Items not included, but may apply to overall project:

- Architectural and Civil Engineering
- Foundation structural engineering, including but not limited to anchor bolt design and embedment details.
- Permits & Fees
- Prevailing wage rates and Union labor
- Payment and performance bonds
- Emergency Responder Communication Enhancement System
- Cat II occupancy and FR Fabric
- Does not include any snow drift loading
- US Steel – Building is fabricated in Canada using Canadian steel
- Alternate foundation design if proposed design isn't suitable for existing site
- Testing & special inspections by owner – Soil borings, soils testing, concrete testing, bolt inspection, etc
- Site work including, but not limited to: soil corrections, granular base material under floor and bunker panels, excavation and backfill, site prep, import or export of materials, dewatering, etc
- Assumed building has 50' clear on all four sides for staging/erection and building engineering requirements
- Site specific safety requirements
- Bituminous paving or concrete – interior and exterior slabs and aprons
- Bunker panel toe extensions, dowels, or earth anchors unless noted otherwise
- Exterior aprons & stoops at doors
- Geotextile liner under building
- Doors – Overhead & personnel
- Insulation, interior liner panel or stainless steel cables
- All electrical & mechanical systems
- All winter conditions



20 YEAR LIMITED WARRANTY

SCOPE OF LIMITED WARRANTY

Only the building components manufactured by Britespan Building Systems Inc. (Britespan) and described in this agreement are warranted for manufacturer defects to the building owner.

This warranty is only valid when:

- i. Warranty has properly been registered by an authorized Britespan dealer as per the instruction in the building kit and,
- ii. Building and any components are assembled and maintained in accordance with the Installation / Owner's Manual / Structural Drawings and applicable Technical Bulletins.
- iii. Britespan receives written notice and proof of claim (photos where possible) of any manufacturer's defects during the period of warranty coverage.
- iv. Britespan Building Systems Inc. has been paid in full for the building and materials.

Resolve of the structural defect(s) may be through the supply of new, used or rebuilt parts, or on-site repair, at the discretion of Britespan. If Britespan chooses to repair or replace the defective product or component, Britespan shall be allotted reasonable time to do so.

This warranty includes the explicit warranty of Britespan. There are no other warranties expressed or implied. This warranty is made and is not to be replaced by any warranties of marketability or suitability for a particular purpose. Warranty specifications are applicable to units sold and erected in Canada and the United States only. Warranty may vary outside of those areas. Please contact your local authorized Britespan representative for more details.

WARRANTY REGISTRATION

Follow all the instructions for the online Warranty Registration found in the Owner/Installation Manual shipped with the building kit, or at www.britespanbuildings.com.

All Warranty Registrations must be submitted for registration review within 90 days of building installation. A Certificate of Warranty will be issued to your local authorized Britespan representative once all the requirements have been met for registration and approved by Britespan.

A Warranty Certificate may be withheld if the building or any components are not assembled in accordance with the installation procedures indicated in the installation manual or structural drawings. A Warranty Certificate will be issued upon correction of identified deficiencies supported with new photographs to complete the verification.

If the building changes ownership, the new owner must apply for a Warranty Transfer to assume remaining years of warranty on the existing structure(s). Contact your local authorized Britespan dealer to obtain a transfer of warranty package. A one-time per transfer fee may apply.

STANDARD LIMITED WARRANTY COVERAGE PERIODS:

TABLE 3-1: STANDARD PRO-RATED WARRANTY COVERAGE PERIOD (YEARS)	
COMPONENT	ATLAS / GENESIS / APEX / EASY ACCESS / EPIC / MAGNUM SERIES
MAIN STRUCTURE COVER (NON-FR) (Note: 4)	20
MAIN STRUCTURE COVER (FR) (Note: 4)	15
END FABRIC (NON-FR) (Note: 5)	5
END FABRIC (FR) (Note: 5)	5

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Mosinee, WI 54455

Wingham, Ontario Offices and Fabric Facility
688 Josephine Street North, RR#1
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Distribution and Manufacturing
71 North Street West
Wingham, ON N0G 2W0, Canada



MAIN STEEL FRAMEWORK (Note: 2)	20
END STEEL FRAMEWORK (HSS) (Note: 3)	10

*** Building needs to be installed by factory trained, approved and qualified personnel.**

TABLE 3-1: STANDARD PRO-RATED WARRANTY COVERAGE TABLE				
YEARS of BUILDING SERVICE	% of MATERIAL COSTS UNDER WARRANTY COVERAGE			
	5 YEAR	10 YEAR	15 YEAR	20 YEAR
1	80%	90%	93%	95%
2	60%	80%	87%	90%
3	40%	70%	80%	85%
4	20%	60%	73%	80%
5	0%	50%	67%	75%
6		40%	60%	70%
7		30%	53%	65%
8		20%	47%	60%
9		10%	40%	55%
10		0%	33%	50%
11			27%	45%
12			20%	40%
13			13%	35%
14			7%	30%
15			0%	25%
16				20%
17				15%
18				10%
19				5%
20				0%

NOTES ON LIMITED WARRANTY COVERAGE PERIODS

- All repair or replacement costs are pro-rated as per table 3-1 on page one of this document.
- Standard pre-galvanized purlins include a 5-year pro-rated warranty. Main building trusses, hot dip galvanized purlins and manufactured brackets include 20-year pro-rated warranty. (2)
- Consists of vertical columns, horizontal members, and manufactured brackets. Does not include cables or fasteners. (3)
- Consists of main building cover panels only. Does not include any fastening system components (4)
- Consists of end enclosure panels only (standard FR & non-FR fabrics only). Does not include any fastening system components. End enclosure panels must be properly supported by a Britespan end support system or an alternative system designed and engineered to match the end panel fastening system. The alternative system must also meet site wind load and building safety requirements as per engineer requirements. (5)

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STANDARD TERMS OF LIMITED WARRANTY COVERAGE

Should any components be found to have manufacturer's defects under normal use, the defect(s) will be repaired, or the components replaced, at the discretion of Britespan. The building owner will be responsible for the cost of the repair or replacement parts pro-rated per year following the original purchase date, plus the cost of delivery and installation of replacement parts, if required. All replacement parts are F.O.B. Wingham, Ontario, Canada. Any parts requiring replacement under this warranty are subsequently warranted only for the remaining time period of the unexpired portion of the warranty that is applicable to the original product.

Due to continual product development, over time certain fabric colours or steel components may become unavailable. In those incidents, Britespan reserves the right to substitute replacement components with those that are comparable in function, quality, and price to the original. Britespan is not responsible or liable if the replacement component varies in appearance from the original.

LIMITS AND RELEASE OF LIABILITY

This warranty does not apply to defects or damages resulting from a) improper installation and /or installation that is not in accordance with Britespan installation manuals/procedures/structural drawings, and Technical Memos; b) improper or inadequate maintenance of the structure; c) any modification or alteration of the product reported or not reported; d) misuse, neglect, or abuse of the product; e) accident; f) repair or alteration by an unauthorized Britespan dealer; g) integration of products or accessories not manufactured specifically for use in a Britespan building; h) exposure to corrosive elements; i) corrosion resulting from structure applications, environment within the structure, and/or insufficient maintenance or any cause other than a defect in an item's described corrosion protection; j) use of abrasive cleaning methods, chemicals, or solvents; k) exposure to conditions in excess of, or not meeting, as the case may be, wind and snow load specifications for building model; l) design of foundation and/or installation and/or deficiency in the foundation; m) product upgrades; n) product recall; o) normal wear and tear; p) wear caused by multiple installations; q) storage and/or handling of building components; r) an act of God; This warranty does not apply to s) cosmetic defects or deterioration, including discoloration of fabric or steel t) rub marks on the fabric that only rub off of the colour coat, but do not leak.

Britespan will not be liable for any damages incurred during or as a result of installation of a Britespan product, whether in accordance with the installation instructions. In no event will Britespan, any distributor, or the selling dealer be liable for any direct, indirect, special, incidental, or consequential damages (including loss of profit, loss of time, inconvenience, or the use or inability to use this product for any purpose whatsoever), whether based on contract, tort, strict liability or any other legal basis; even if Britespan, its distributor, or selling dealer was advised of the possibility of the occurrence of such damages. By registering for and taking benefit of the warranty, the building owner expressly releases and discharges Britespan, all distributors, and all dealers from all claims, causes of action, demands, actions, suits, judgments and executions for any actual, incidental or consequential damages, bodily or otherwise, that the building owner ever had, now has, or may have by reason of the assembly, erection, use and/or operation of any Britespan. All references to building owners, Britespan, all distributors and all dealers, include such parties' spouse, heirs, successors, legal representatives and assigns.

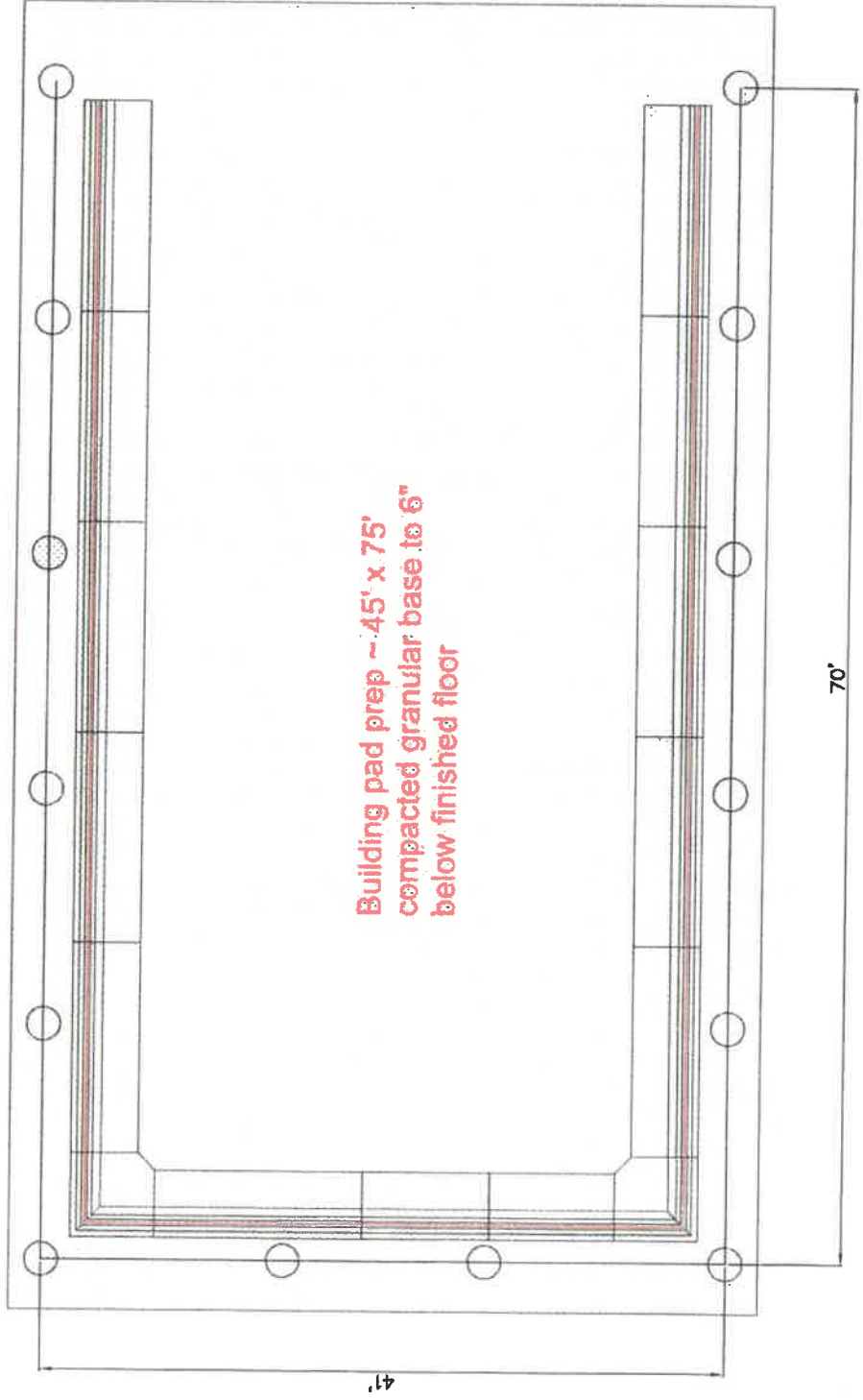
Britespan and its authorized dealers are independent businesses; authorized dealers are not agents or legal representatives of Britespan. Authorized dealers have no right or authority to assume or create any legal obligation or responsibility, express or implied, on behalf of Britespan, or to bind Britespan in any manner whatsoever. Britespan Building Systems Inc. shall have no liability for any acts, errors, omissions, workmanship, supplies, advice, representations or misrepresentations of any authorized dealer.

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Building pad prep ~ 45' x 75'
compacted granular base to 6"
below finished floor

41'

70'

