



**PIQUA CITY COMMISSION MEETING  
TUESDAY, AUGUST 15, 2023  
5:30 PM  
COMMISSION CHAMBER – 2<sup>nd</sup> FLOOR  
201 WEST WATER STREET  
PIQUA, OHIO 45356**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADJOURNMENT TO EXECUTIVE SESSION**

**ROLL CALL**

**EXECUTIVE SESSION**

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

**ADJOURNMENT FROM EXECUTIVE SESSION**

**PRESENTATION**

Bethany Center – Shawn Rickert, Director

**REGULAR PIQUA CITY COMMISSION MEETING**

**CONSENT AGENDA**

**1. APPROVAL OF MINUTES**

Approval of the Minutes from the August 2, 2023 regular City Commission meeting

**OLD BUSINESS**

**2. ORDINANCE NO. O-6-23 (Tabled)**

An ordinance to adopt Chapter 109: Rental Housing Regulations

**NEW BUSINESS**

**3. RESOLUTION NO. R-101-23**

A Purchase Order to Koenig Equipment Inc. and Kalida Truck Equipment Inc. for the purchase of a New John Deere 6145M Cab Tractor and Diamond 25' Boom Mower

**4. RESOLUTION NO. 102-23**

A resolution authorizing the city manager to enter into a contract with Running G Farms for the Piqua CDBG abatement and demolition project at 130 S Wayne

**5. RESOLUTION NO. 103-23**

A resolution authorizing the acceptance of real estate into the Land Reutilization Program

**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**

**REGULAR PIQUA CITY COMMISSION MEETING MINUTES  
WEDNESDAY, AUGUST 2, 2023**

**CALL TO ORDER**

Piqua City Commission met at 6 p.m. at the Ft. Piqua Plaza in the Banquet Hall on the 4th floor located at 308 N. Main Street, Piqua, Ohio.

**ROLL CALL**

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

Mayor Pearson briefly reviewed the Rules of Conduct for Piqua City Commission Meetings.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of the minutes from the July 18, 2023, Regular City 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-6-23 (3<sup>rd</sup> Reading)**

An ordinance to adopt Chapter 109: Rental Housing Regulations

Introduction: City Manager Paul Oberdorfer provided a brief timeline of events leading up to this ordinance. The original meeting and introduction of the Rental Inspection Program occurred in October 2021, with various discussions and meetings since that time. Recently, the Planning Commission held a Public Hearing on June 13, 2023, and recommended approval of this ordinance. There were also Public Hearings held at the 1<sup>st</sup> Reading on June 20, 2023, along with a 2<sup>nd</sup> Reading on July 18, 2023. Throughout the process, revisions have been made based on public comments and input.

Community and Economic Development Director Chris Schmiesing then shared a slide presentation on the proposed Rental Inspection Program. He noted that there has been a concern about the rental housing stock in Piqua since 2007. He showed data that 80% of Code Compliance issues have been resolved, as activity is happening for the exterior of properties. Rentals, however, account for 60% of those cases, and current compliance does not include the interior of properties. Mr. Schmiesing recounted that details of the Rental Inspection Program were provided at a Work Session on April 24, 2023, and then posted to the City's website page. There was also a Public Comment Period from April 25<sup>th</sup> until May 24<sup>th</sup>, 2023. Mr. Schmiesing then summarized the revisions made to the program since the beginning. He also shared the Rental Inspection Checklist along with budget information to outline how the \$65 licensing fee was figured.

Commissioners Comments: Commissioner Grissom inquired about a start date, to which Mr. Schmiesing replied that the registration process and educational campaign would begin this October with a program start date of January 2024. Those affected would be notified by letter. Commissioner Grissom also wanted to confirm that the \$65 fee was annual, not monthly. He also asked how the order will be determined for which properties to inspect first and wanted clarification on the notification process. Mr. Schmiesing explained that a scoring system similar to what the county uses would likely be used. The commissioner then asked what budget obstacles are anticipated for this new program. Mr. Schmiesing replied that it will be difficult to forecast with a brand-new program until a few years of data is gathered, but that he has anticipated uncollected fees. Commissioner Grissom then asked if there was any feedback gathered from other cities doing this program, to which Mr. Schmiesing said that this program certainly generates a positive outcome in other cities, but that it does require the right staffing and lots of work.

Commissioner Lee asked about personnel needed for the new program. Mr. Schmiesing responded that the City will need 2 full-time Inspectors and that a new third employee would be hired for other code compliance tasks. Commissioner Lee inquired if the code was in final form, to which Mr. Schmiesing said that the Law Director had approved it. Commissioner Lee also wanted to know if the City will be willing to work with property owners on improvements and repairs needed in a reasonable manner. Mr. Schmiesing said the City is happy to work with property owners for extra time and resources needed, but that health and safety issues will always be top priority.

Commissioner Hinds asked for clarification on how many employees this program would require. Mr. Schmiesing answered that there would be 2 full-time Inspectors and a third employee for other duties. Commissioner Hinds also asked about the equipment software budget, and Mr. Schmiesing replied that the City is currently looking for software specific to the licensing component of the Rental Inspection Program.

Mayor Pearson wanted to verify that this budget would be separate from the General Fund, to which Mr. Schmiesing replied yes.

Public Comment: Brandon Virgallito of 1111 Marwood Drive recommended tabling this ordinance, as he believes that the City is rushing through the process.

Paul Simmons at 215 McKinley Avenue stated that government overreach should never be a solution to any problem.

Kathy Sherman of 2325 White Tail Lane expressed her support for the program, as she experienced a decline in value of a previous house due to nearby rentals in poor condition.

Dave Humerickhouse at 1800 Amherst Avenue understands the need for this program, as he has dealt with both good and bad rentals the past 52 years.

Deron Yingst of 604 W. Greene Street stated his mistrust of the City to run this program and suggested it be tabled due to how vague it is currently.

Louis Jacomet at 425 S. Roosevelt Avenue believes that this would be a violation of the Fourth Amendment of the U.S. Constitution.

Chuck Starrett of 4244 W. Demming Road stated that licensing is a control issue. He then read the Commissioner Oath of Office statement.

Jim Roth at 641 W. Ash Street said he is in favor of the ordinance, as he has been inside many rental properties with poor and unsafe living conditions.

Chet Osborne of 406 Staunton Street said that it is not always the landlords' responsibility for dilapidated properties.

Joe Wilson of 211 W. Greene Street expressed his approval for the ordinance, saying that the revisions are good and that it is not a large cost increase for tenants and landlords.

Cathleen Miller at 1514 Madison Avenue believes that this ordinance would be a violation of tenant rights.

Eva Silvers of 319 Third Street said that this program would be discrimination against renters.

Roland Sourmail at 660 South Street made unfavorable remarks regarding a city employee.

Kevin Lofton of Piqua Village Apartments located at 1345 Covington Avenue questioned why the City would need to do an inspection on HUD properties that already have regular inspections.

Tom Hohman at 1803 Nicklin Avenue wanted to know what percentage of the rental properties identified does the City anticipate being in violation of a code. Mr. Schmiesing replied that the City does not know at this time, and there would be an assessment period in the first year of the program.

Benjamin Fugate at 1413 Broadway stated that the power to license is the power to take away.

BJ Cooley of 1127 Anderson Street believes that this is all about the City making money.

Laura Bates of 508 Caldwell Street stated her position that the program does not protect private rights.

Paul Voorhis of 10779 Hardin Road said that there needs to be accountability of the staff, City Commissioners and City Manager.

Estela Martinez at 624 S. Wayne Street gave her opinion that there are both good and bad ideas in this program.

Jeff Grimes of 1314 Maplewood Drive expressed his concern that this ordinance is intrusive on good landlords and should be tabled until the policy is more concrete. He also commented that if it passes, the City will face a lawsuit.

Tonya Blair of Leading Stars Realty wanted to confirm that all 5 of the Commissioners had received information from the Ohio Realtors Association, to which they all did confirm.

Jim Cruse of 9618 N. County Road 25A believes that this program will lead to more homelessness in the area.

Robert Bim-merle of 8655 N. Fairview Road suggested that the City only perform these inspections if a renter reports a problem.

Lisa Brown said she owns rentals in Piqua and has concerns over the timeframe and cost to make improvements and needed repairs in houses.

Mayor Pearson read an email from Spencer Peltier of 601 Caldwell Street in full support of the program, as he feels that holding landlords to a standard is very important.

Commissioner Lee read an email from Greg Monte at 613 Broadway conveying his support, as the program assures tenants of safety and promotes the general well-being of the public.

A motion was made by Commissioner Grissom to table this ordinance and Commissioner Lee seconded the motion. All were in favor and the motion was tabled unanimously.

## **NEW BUSINESS**

### **RESOLUTION NO. R-95-23**

A resolution for consent to accept Ohio Department of Development Grant for \$100,000 for Ridge Street water upgrades

Introduction: Utilities Director Kevin Krejny explained that this need was identified several years ago. The City has been awarded a Grant of \$100,000 from the Cares Act to assist in completion of this project. The total project will cost approximately \$240,000, with the water fund supporting the remainder after the grant money. Bids will begin early 2024, with completion the same year.

Commissioners Comments: Commissioner Vetter asked when the project will begin, to which Mr. Krejny replied January 2024.

Public Comment: None

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

### **RESOLUTION NO. R-96-23**

A resolution adopting sewer fund balance guidelines

Introduction: Mr. Krejny said this resolution, along with the next two, involves establishing fund financial guidelines and formulas to manage the amount of cash reserves available for the water, sewer and stormwater funds. The City engaged the services of financial consultant Sawvel and Associates, Inc., and these new guidelines follow the existing model of the Power Department. Mr. Krejny said that the same methodology was implemented for all 3 funds, and that with these guidelines in place, there is an opportunity in the future to potentially lower utility rates. For the sewer fund, the balance would not go below \$7.6 million dollars.

Commissioners Comments: Commissioner Vetter asked if these guidelines are similar to the established guidelines of the Power Department, to which Mr. Krejny replied yes.

Public Comment: Gary Koenig of 5 Peregrine Place expressed concern with the very conservative timeframe of 12 months, as he feels the reserve timeframe should be 6 months.

Tom Hohman expressed his support for the fund balance guidelines as a member of the Utility Board.

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

**RESOLUTION NO. R-97-23**

A resolution adopting stormwater fund balance guidelines

Introduction: Mr. Krejny said that the fund balance for stormwater would not go below \$1.7 million dollars per the proposed guidelines. Currently there is no debt.

Commissioners Comments: Commissioner Lee asked if the stormwater rate will increase for customers, and Mr. Krejny responded that there is an increase of 3% for the next 2 years due to inflation.

Public Comment: Tom Hohman commented that current expenses may drop.

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

**RESOLUTION NO. R-98-23**

A resolution adopting water fund balance guidelines

Introduction: Mr. Krejny reported that the fund balance for water would not go below \$8.5 million dollars per the proposed guidelines due to more infrastructure to maintain.

Commissioners Comments: None

Public Comment: None

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

**RESOLUTION NO. R-99-23**

A resolution authorizing the City Manager to enter into preliminary legislation with the Ohio Department of Transportation (ODOT) for the Looney Road Resurfacing Project

Introduction: Mr. Schmiesing explained that this resolution involves the resurfacing of Looney Road from County Road 25A to E. Ash Street and will consist of the milling and resurfacing of this roadway, along with new pavement markings. Funding of this project would include \$597K from STP, \$300K from OPWC, and the remainder would be local funds from the City and Miami County. This resolution would allow the City to proceed with ODOT on this project.

Commissioners Comments: None

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.

**RESOLUTION NO. R-100-23**

A resolution to adopt a name for the newly constructed pedestrian bridge, currently referred to as “The Great Miami River Trail Bridge”

Introduction: City Planner Kyrsten French reported that 2 applications were received to name the new bridge: “Atomic City Bridge” proposed by the Community Diversity Committee and Gary Koenig and “The Goodrich Giles and Atomic City Bridge” proposed by Larry Hamilton. She said that based on public comment, the general public prefers the “Atomic City Bridge” name.

Commissioners Comments: Commissioner Lee commented that “Atomic City Bridge” was the option favored by the Community Diversity Committee but that a third option “Atomic City Bridge at Goodrich Giles Park” was also liked by the committee.

Public Comment: Tyler Fonzi, a member of the Community Diversity Committee, reiterated Commissioner Lee’s statement about the third name option.

A motion was made by Commissioner Hinds to amend the resolution to include this third name option and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

A motion was then made by Commissioner Lee to approve the amended resolution and adopt the name “Atomic City Bridge at Goodrich Giles Park” and Mayor Pearson seconded the motion. All were in favor and the motion was carried unanimously.

#### **PUBLIC COMMENT**

Melanie Walker at 526 N. Wayne Street thanked the City for their assistance, in particular the Police and Public Works departments, when a tree recently fell down on her property.

Tom Hohman commended the City for quickly removing a tree that fell down on the bike path recently. He appreciates that the path is kept clean.

Kyrsten French expressed her gratitude to the City for the opportunity to work as the City Planner the past 4 years. She said that she loves Piqua and plans to continue to be involved as a citizen.

#### **CITY MANAGER’S REPORT**

Mr. Oberdorfer thanked Mayor Pearson for moving the meeting date so that he and others could participate in National Night Out. He was pleased with the turnout at Indian Ridge and said that the Alexanders did a wonderful job for that neighborhood.

#### **COMMISSIONERS COMMENTS**

Mayor Pearson thanked both Mr. Oberdorfer and Mr. Schmiesing for their due diligence regarding the Rental Inspection Program. She suggested that the ordinance be voted on at the next meeting.

Commissioner Vetter acknowledged the recent anniversary celebration of St. James Episcopal Church.

Commissioner Lee said he was thankful for all of the citizen involvement at tonight's meeting. He would like for the City to collaborate with a panel of landlords to work on the Rental Inspection Program, and he said that revisions to the plan need to be highlighted.

Commissioner Hinds reminded everyone about the weekly Community Farmers Market on Thursdays downtown.

Commissioner Grissom said he appreciated everyone who came to the meeting this evening and agreed with Commissioner Lee that collaboration is needed for the Rental Inspection Program. He also thanked City staff for all of their work on this project.

**ADJOURNMENT** at 9:18 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.

**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.

1<sup>st</sup> Reading – 6/20/2023

2<sup>nd</sup> Reading – 7/18/2023

3<sup>rd</sup> Reading – Tabled

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

ATTEST: \_\_\_\_\_  
MELISSA KINNEY  
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 \_\_\_\_\_

<b>MEETING DATE</b>	June 20, 2023		
<b>REPORT TITLE</b>	AN ORDINANCE TO ADOPT CHAPTER 109: RENTAL HOUSING REGULATIONS		
<b>SUBMITTED BY</b>	Chris Schmiesing, Community and Economic Development Director		
	Development Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Development Director		
<b>BACKGROUND</b> (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.		
<b>BUDGET/FINANCIAL IMPACT</b> (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.	
<b>OPTIONS</b> (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.	
<b>PROJECT TIMELINE</b>	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.
<b>STAFF RECOMMENDATION</b>	Approve the proposed ordinance.
<b>ATTACHMENTS</b>	Proposed program regulations.



## 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

### § 109.01 DEFINITIONS.

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

**Landowner, or Owner** shall be defined as the owner of a residential property, or one of the owners of residential property, including but not limited to, the holder of legal title, the purchaser of a purchase contract and the vendor of a land contract.

**Code Official** shall be defined as the City Manager of the City of Piqua, Ohio or his appointed designees.

**Residential Rental Property, Rental Housing** shall be defined as 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 and 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.
- (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 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.**

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.

#### **§ 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 Code Official 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 (C), 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 Code Official 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

making such alterations as are necessary to effect compliance with any lawful notice or order issued pursuant to the provisions of the applicable City codes.

- (I) **Access by Code Official.** At all times, regardless of license status, the Code Official or his or her duly authorized designee is hereby authorized to conduct inspections of any rental unit within the City in order to perform the duty of safeguarding the health, safety and welfare of the occupants and the public under the provisions of this chapter. The Code Official shall first make a reasonable effort to locate the owner/operator or other person having charge or control of the rental unit and request entry, giving a minimum of 24-hour notice in the absence of evidence to the contrary. The Code Official will schedule the inspection so that the owner/operator or its representatives can be present during the inspection. The owner/operator shall contact the occupant (if any) of each unit and schedule a date and time for the inspection in accordance with the times made available by the Code Official. The Code Official shall also provide occupant notice of the inspection date and time when scheduled by mailing the notice to the rental unit address. In addition, the owner/operator shall give notice of the inspection date and time, pursuant to Ohio R.C. 5321.04(A) and 5321.05(B), to the occupants who are subject to the inspection. The Code Official shall at such time of inspection:
- a. Identify himself or herself and his or her position;
  - b. Explain why entry is sought;
  - c. Explain that the owner/operator, occupant or other person(s) having charge or control of the rental unit may refuse entry without a search warrant;
  - d. The Code Official shall provide documentation of any code violation discovered within ten days after the inspection.
  - e. The Code Official shall follow enforcement procedures as specified by the International Property Maintenance Code, as adopted or amended within Title XV of the City of Piqua Code of Ordinances. The owner/operator shall have the opportunity to correct noted violations in accordance with these provisions.
- (J) **Search Warrant.** No owner/operator or occupant or any person having charge, care or control of a rental unit shall fail or neglect, after presentation of a search warrant, to properly permit entry therein by the Official or his or her duly authorized designee for the purpose of inspection and examination pursuant to this chapter. If the owner/operator demands a search warrant, the Code Official may enter the property between the hours of 8 AM and 5 PM Monday through Friday without notification to the owner/operator.

#### **§ 109.06 FEES.**

The owner shall pay an application fee of sixty-five dollars (\$65.00). The application fees shall cover the costs of inspections, licensing and other activities associated with the administration of this program; the cost incurred by the Code Official in reviewing any application and conduct inspections as required; one re-inspection or certification in the event that code violations are identified. This fee structure shall be reviewed yearly prior to the submittal of the city's annual budget and adjusted if necessary and appropriate.

#### **§ 109.07 LICENSE ISSUANCE.**

- (A) *Rental License.* The Code Official shall issue a rental license to an owner who:
- (1) Pays the application fee required in this section;
  - (2) Files a written application in accordance with this chapter;
  - (3) Complies with this chapter and the rules, regulations and ordinances applicable, including the version of the International Property Maintenance

Code as adopted, the Ohio Residential Code, the Ohio Basic Building 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 requirements referenced in section 109.07(A) have not been satisfied or if 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 Code Official may give notice of intent to revoke a rental license at any time he or she determines a 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, and the owner may not rent the subject property until a rental license is issued in accordance with this chapter.

Any denial or revocation of a rental license shall be set forth in writing providing the reasons why the dwelling unit to be rented does not conform to this chapter. The denial or revocation of a rental license shall be subject to the appeal procedure provided for in 109.08 of this chapter.

#### **§ 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 with the board 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 Board of Zoning Appeals issues a decision.
- (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.

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

\*Personal Info Redacted\*

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 "fixer 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, c ost, 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.

**RESOLUTION NO. R-101-23**

**A RESOLUTION AWARDING A Purchase Order TO Koenig Equipment Inc. and Kalida Truck Equipment Inc. for the purchase of a New John Deere 6145M cab Tractor and Diamond 25' Boom Mower**

WHEREAS, the Public Works Department and Utilities Department requires the purchase of a new John Deere Tractor from Koenig Equipment and Diamond Boom Mower from Kalida Truck Equipment; and

WHEREAS, the price for the Tractor and Sidearm Mower are bid through the Ohio State Procurement 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 Koenig Equipment Inc for \$112,346.33 and a purchase order to Kalida Truck Equipment Inc. for \$183,273.30, 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 \$295,619.63.

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**

<b>MEETING DATE</b>	August 15, 2023		
<b>REPORT TITLE</b>	A resolution authorizing a purchase order to Koeing Equipment Inc. and Kalida Truck Equipment Inc. to purchase a New John Deere Tractor and Diamond Sidearm mower		
<b>SUBMITTED BY</b>	Name: Brian Brookhart Public Works Director		
	Department: Public Works		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/>
	<input checked="" type="checkbox"/> Department Director		<input checked="" type="checkbox"/> Law Director
<b>BACKGROUND</b> (Includes description, background, and justification)	<p>We require purchasing a new Tractor and Sidearm mower to replace the 2001 Tractor and Sidearm mower we are currently using to maintain right-of-way, ditches, bridge embankments, and the bike trail. This equipment will be funded by the Street 101 fund and Utility funds. The purchase is through the State of Ohio Procurement. All our departments heavily rely on this equipment. The new mower will have longer reach mowing up to 25' away from the tractor, and we are purchasing six cutting attachments that will assist in a more efficient and effective operation. Details for the Tractor, Mower, and attachments can be viewed in Exhibit A, along with some photos of areas we maintain with this equipment. This expenditure includes a 5% contingency. Purchasing this now guarantees we will have the equipment delivered early to mid-2024. Funds will come out of the 2024 budget after the equipment is delivered.</p>		
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted:	\$300,000.00 in the 2024 budget	
	Expenditure:	\$295,619.63	
	Source of Funds:	101-113-850-8805	\$150,000.00
		404-000-175-1750	\$75,000.00
	403-000-175-1750	\$70,619.63	
	Narrative:		
<b>OPTIONS</b> (Include Deny /Approval Option)	1.	Adopt the resolution to a new Tractor and Sidearm mower	
	2.	Defeat the resolution to purchase a new Tractor and Sidearm mower	
<b>PROJECT TIMELINE</b>			
<b>STAFF RECOMMENDATION</b>	Approve the resolution.		
<b>ATTACHMENTS</b>	Exhibit A		



**JOHN DEERE**

**KOENIG**  
KOENIG EQUIPMENT, INC.

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Koenig Equipment, Inc.  
5695 County Road 25a  
Tipp City, OH 45371  
937-877-1920  
tippcity@koenigequipment.com

**Quote Summary**

**Prepared For:**

CITY OF PIQUA  
201 W WATER ST  
PIQUA, OH 45356  
Business: 937-778-2095

**Delivering Dealer:**

Koenig Equipment, Inc.  
Jayson Higgins  
5695 County Road 25a  
Tipp City, OH 45371  
Phone: 937-877-1920  
jayson.higgins@koenigequipment.com

Pricing subject to change based on pricing available at time order sources. Trade allowance is based on anticipated hours and reconditioning at time of trade evaluation. Maintenance for trade-in unit(s) is the responsibility of current owner. Trade-in unit(s) require the necessary attachments for the unit to properly function including AMS components, displays, and receivers unless clearly excluded on the Purchase Order. No guarantees of pricing or availability are implied or expressed. Quoted finance rates are subject to change based on interest rates available at time of delivery.

**Quote ID:** 29222874  
**Created On:** 13 July 2023  
**Last Modified On:** 19 July 2023  
**Expiration Date:** 19 August 2023

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 6145M Cab Tractor	\$ 142,662.00	\$ 106,996.50 X	1 =	\$ 106,996.50

**Contract:** OH STS515 AG Mach, Mowers, Tractors 800750 (PG 6G CG 22)  
**Price Effective Date:** January 6, 2021

**Equipment Total** **\$ 106,996.50**

**Quote Summary**

Equipment Total	\$ 106,996.50
Trade In	
SubTotal	<b>\$ 106,996.50</b>
Est. Service Agreement Tax	\$ 0.00
Total	\$ 106,996.50
Balance Due	<b>\$ 106,996.50</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



**JOHN DEERE**



# Selling Equipment

Quote Id: 29222874      Customer Name: CITY OF PIQUA

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Koenig Equipment, Inc.  
5695 County Road 25a  
Tipp City, OH 45371  
937-877-1920  
tippcity@koenigequipment.com

## JOHN DEERE 6145M Cab Tractor

Hours:

Stock Number:

Contract: OH STS515 AG Mach, Mowers, Tractors 800750  
(PG 6G CG 22)

Price Effective Date: January 6, 2021

Suggested List \*

\$ 142,662.00

Selling Price \*

\$ 106,996.50

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
00T0L	6145M Cab Tractor	1	\$ 139,215.00	25.00	\$ 34,803.75	\$ 104,411.25	\$ 104,411.25
<b>Standard Options - Per Unit</b>							
183E	JDLink™ Modem	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
185A	Less Subscription	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
0501	No package	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
1436	PowrQuad™ PLUS 24F/24R - 40 km/h	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
1755	No ISOBUS Ready / GreenStar™ Ready	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
1950	Less Application	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
2084	6M Cab - Economy Cab with RH Console	1	\$ 2,207.00	25.00	\$ 551.75	\$ 1,655.25	\$ 1,655.25
2142	Standard Seat	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
2511	Mirrors - Manual Telescopic	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
2665	Standard Radio	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
3223	Hydraulic Pump - 114 l/min	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
3319	2 Mechanical SCVs (2 SCVs 200 Series)	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
3820	Rear PTO - 540/1000 rpm	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
4121	Draft Links with Telescopic Ball End - Category 3N / Category 3	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
4213	Center Link with Ball End - Category 3	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
4410	Sway Blocks	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00



JOHN DEERE

KOENIG  
KOENIG EQUIPMENT, INC.

# Selling Equipment

Quote Id: 29222874      Customer Name: CITY OF PIQUA

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Koenig Equipment, Inc.  
5695 County Road 25a  
Tipp City, OH 45371  
937-877-1920  
tippcity@koenigequipment.com

5010	Flange-Type Rear Axle	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
5090	Adjustable Steel Wheels (Steel Disk)	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
5234	Rear Wheels 460/85R38	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
5999	Rear and Front Tire Brand - No preference	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
6045	4WD Front Axle - Unsprung	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
6092	Adjustable Steel Wheels	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
6236	Front Wheels 380/85R28	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
7706	Shipment Preparation - by Ship Overseas, with Conservation	1	\$ 62.00	25.00	\$ 15.50	\$ 46.50	\$ 46.50
8300	Cold Start Package I	1	\$ 363.00	25.00	\$ 90.75	\$ 272.25	\$ 272.25
8380	Preparation for Front Auxiliary Drive	1	\$ 681.00	25.00	\$ 170.25	\$ 510.75	\$ 510.75
8747	Battery 12 V/174 AH	1	\$ 134.00	25.00	\$ 33.50	\$ 100.50	\$ 100.50
	<b>Standard Options Total</b>		<b>\$ 3,447.00</b>		<b>\$ 861.75</b>	<b>\$ 2,585.25</b>	<b>\$ 2,585.25</b>
<b>Technology Options/Non-Contract/Open Market</b>							
1801	No AutoTrac™ Package	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
1880	Less Receiver	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
1900	Less Display	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
	<b>Technology Options Total</b>		<b>\$ 0.00</b>		<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
	<b>Value Added Services Total</b>		<b>\$ 0.00</b>			<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Selling Price</b>			\$	\$ 35,665.50	\$	\$	\$
			142,662.00			106,996.50	106,996.50



**Kalida Truck Equipment, Inc.**  
**P O Box 188**  
**515 South Broad St**  
**Kalida OH 45853**  
**(419) 532-3919**

# QUOTE

Quote ID: KCV0006813

Quote Date: 8/3/2023

Quote Valid Until: 9/2/2023

Page 1 of 4

**Customer:** City Of Piqua  
 201 W Water St  
 Piqua OH 45356  
 (937) 778-4002

**Contact:** BRIAN BROOKHART  
**Phone:** (937) 778-2095  
**Email:** BBROOKHART@PIQUAOH.GOV

**Salesperson:** Kyle Vorst

Part Number	Qty	Description	Unit Price	Amount
DIDBM-C-J	1 EA	Diamond 25' Rear Cradle Boom	\$87,700.00	\$87,700.00
DIDBF050-H	1 EA	Diamond 50" Flail Head	\$0.00	\$0.00
DI107	1 EA	Five-Function Joystick proportional Control	\$0.00	\$0.00
DI125	1 EA	Diamond Rack/Pinion Surcharge	\$2,170.00	\$2,170.00
DIIBC	1 EA	DIAMOND IBC SMART SCREEN	\$2,400.00	\$2,400.00
DI44-0348	1 EA	BOOM HEAD QUICK COUPLER KIT, 3	\$1,580.00	\$1,580.00
DIFDB050-H	1 EA	50" BOOM DRUM MULCHER (REQUIRES 1/2" CASE DRAIN)	\$22,126.00	\$22,126.00
DIDBD022-H	1 EA	Boom Ditcher	\$12,864.00	\$12,864.00
DIDBF063-H	1 EA	63" Boom Flail Head	\$15,334.00	\$15,334.00
DIFBD036-H	1 EA	36" Diamond Forestry Head	\$14,806.00	\$14,806.00
DIDBS048-H	1 EA	48" SAW HEAD	\$12,166.00	\$12,166.00
DI21-1308	5 EA	1" MALE QUICK COUPLER, SAE	\$222.00	\$1,110.00
DI21-1309	5 EA	1" FEMALE QUICK COUPLER, SAE	\$417.00	\$2,085.00
DI21-1561	5 EA	3/8" MALE QUICK COUPLER, FLAT	\$41.00	\$205.00

<b>Sub Total:</b>	<b>\$174,546.00</b>
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Grand Total:</b>	<b>\$174,546.00</b>

\*\*OHIO STS INDEX NUMBER: STS515\*\*

DIAMOND 25' REAR CRADLE BOOM MOWER

**FEATURES:**  
**\*\*HYDRAULIC ACTUATOR (REQUIRED ON TIER 4'S)\*\***  
**LONGER LIFE COMPARED TO SWING CYLINDER**  
**FULLY ENCLOSED**



**Kalida Truck Equipment, Inc.**  
**P O Box 188**  
**515 South Broad St**  
**Kalida OH 45853**  
**(419) 532-3919**

## QUOTE

Quote ID: KCV0006813

Quote Date: 8/3/2023

Quote Valid Until: 9/2/2023

Page 2 of 4

**FEWER MOVING PARTS**  
**STRONGER THAN PIVOT PIN**  
**BREAK AWAY PROTECTION IN BOTH FORWARD & REVERSE**  
**180 DEGREE RANGE OF MOTION VERSUS 110 DEGREE WITH SWING CYLINDER**  
**OPTION: FIXED OF TELESCOPIC SECONDARY**

**INTEGRATED BOOM CONTROL JOYSTICK:**  
**BUILT INTO THE CUSTOMER ARMREST, ATTACHING TO YOUR TRACTOR SEAT**

**50" HD FLAIL HEAD:**  
**IDEAL FOR A FINISHED LOOK**  
**CUTS UP TO 3" MATERIAL CONTINUOUSLY AND 6" MATERIAL INTERMITTENTLY**  
**GROUND ROLLER REQUIRES NO DAILY MAINTENANCE**

**\*\*PUMP & GRILL GUARD INSTALLED\*\***  
**\*\*TRANSPORT LOCK INSTALLED\*\***  
**\*\*AUXILIARY OIL COOLER\*\***  
**\*\*LEAK SAFETY GLASS\*\***  
**\*\*WHEEL WEIGHTS\*\***  
**\*\*FLUID IN THE DRIVERS SIDE REAR TIRE\*\***  
**\*\*HYDRAULIC STABILIZER STANDARD\*\***

**\*\*1-YEAR WARRANTY ON NON-WEAR PARTS\*\***  
**\*\*2-YEAR LIMITED WARRANTY ON INDUSTRY LEADING GROUND ROLLER BEARINGS\*\***  
**\*\*3-YEAR WARRANTY ON ELECTRONIC JOYSTICK CONTROLS\*\***  
**\*\*3-YEAR WARRANTY ON HYDRAULIC ACTUATOR\*\***  
**\*\*72-HOUR PARTS SHIPPING GUARANTEE ON TOP 750 PARTS SOLD\*\***  
**\*\*BEST PRICE ON ALL PARTS GUARANTEE\*\***

**\*\*TRACTOR WOULD NEED DELIVERED TO OUR LOCATION FOR INSTALL\*\***

**\*\*OEM PARTS MUST BE INSTALLED BY TRACTOR DEALER\*\***

**\*\*INSTALLED ON A 2023 JOHN DEERE 6145M OR 6155M\*\***

**\*\*FRONT TIRE SIZE CANNOT BE BIGGER THAN 380/85R28\*\***

**\*\*MINIMUM REAR TIRE SIZE 38\*\***

**\*\*TRACTOR MUST BE ORDERED WITH A STANDARD FUEL TANK TO FIT THE MAINFRAME\*\***

**\*\*TRACTOR MUST BE ORDER WITH JOHN DEERE PULLEY & BUSHING DZ107758, R517237, AND BOLT R515311\*\***

**\*\*FIXED SECONDARY WITH O BOOM WILL HAVE A TALL TRAVEL HEIGHT\*\***

**\*\*FIXED SECONDARY ON O BOOM WILL HAVE 10" LESS REACH THAN TELESCOPING SECONDARY\*\***

**\*\*TRACTOR MUST NOT BE ORDERED WITH SUSPENDED FRONT AXLE\*\***

**\*\*FRONT RIMS ON 4WD UNITS MUST BE 8 POSITION RIMS TO ALLOW FOR CORRECT STEERING\*\***

**\*\*RACK & PINION REAR END WILL INCREASE THE PRICE (RACK & PINION REAR END PRICED)\*\***

**\*\*OPTIONS\*\***

**1. IBC SMART SCREEN**



# QUOTE

**Kalida Truck Equipment, Inc.**  
**P O Box 188**  
**515 South Broad St**  
**Kalida OH 45853**  
**(419) 532-3919**

**Quote ID: KCV0006813**

**Quote Date: 8/3/2023**

**Quote Valid Until: 9/2/2023**

**Page 3 of 4**

**2. HYDRAULIC QUICK COUPLER KIT**

**3. 50" BOOM DRUM MULCHER HEAD:**

**CUT, PROCESS, AND CLEAR TREES AND BRUSH**  
**CUTS UP TO 8" MATERIAL**  
**OPTIMIZED FEED SYSTEM**  
**VARIABLE DISPLACEMENT PISTON MOTOR**  
**RUGGED CHASSIS DESIGN**  
**SEVERE DUTY RATED BEARINGS**  
**REMOVABLE BOLT-ON DOOR**  
**OVERSIZED SERRATED SKID SHOES**  
**ABRASION RESISTANT AR 400 LINER**  
**THREE CUTTING TOOL STYLES**

**4. DITCHER HEAD:**

**CLEAR'S CULVERTS AND DITCHES**

**22" CUTTING WIDTH**  
**USES THREE, 3/8" THICK REPLACEABLE KNIVES**  
**EQUIPPED WITH HYDRAULIC CHUTE TO DIRECT EXHAUSTED MATERIAL**

**5. 63" FLAIL HEAD:**

**CUTS GRASS CONTINUOUSLY AND 2" BRUSH INTERMITTENTLY**  
**IDEAL FOR A CLEANER, MORE FINISHED LOOK**

**6. 36" FORESTRY DISC MULCHER:**

**IDEAL FOR MULCHING AND CUTTING PURPOSES**

**36" CUTTING WIDTH**  
**CUTS UP TO 8" MATERIAL AND MULCHES UP TO 5"**  
**MULCHES MATERIAL WITH HARDENED STEEL, REPLACEABLE TEETH**  
**10X FASTER THAN A ROTARY MOWER**

**7. 48" SAW BLADE:**

**SAWS TREE LIMBS WITH EASE**

**48" CUTTING WIDTH**  
**CUTS UP TO 10" MATERIAL**  
**SLICES MATERIAL WITH REPLACEABLE CARBIDE TEETH**  
**DELIVERS CLEAN, FINISHED CUT**

**8. HYDRAULIC QUICK COUPLERS FOR 5 OTHER HEADS**

**\*\*\*THANK YOU FOR THE OPPORTUNITY TO EARN YOUR BUSINESS\*\*\***

**Customer must fill out the information below before the order can be processed...**

Accepted by:	
Date:	
P.O. Number:	



**Kalida Truck Equipment, Inc.**  
**P O Box 188**  
**515 South Broad St**  
**Kalida OH 45853**  
**(419) 532-3919**

## **QUOTE**

**Quote ID: KCV0006813**

**Quote Date: 8/3/2023**

**Quote Valid Until: 9/2/2023**

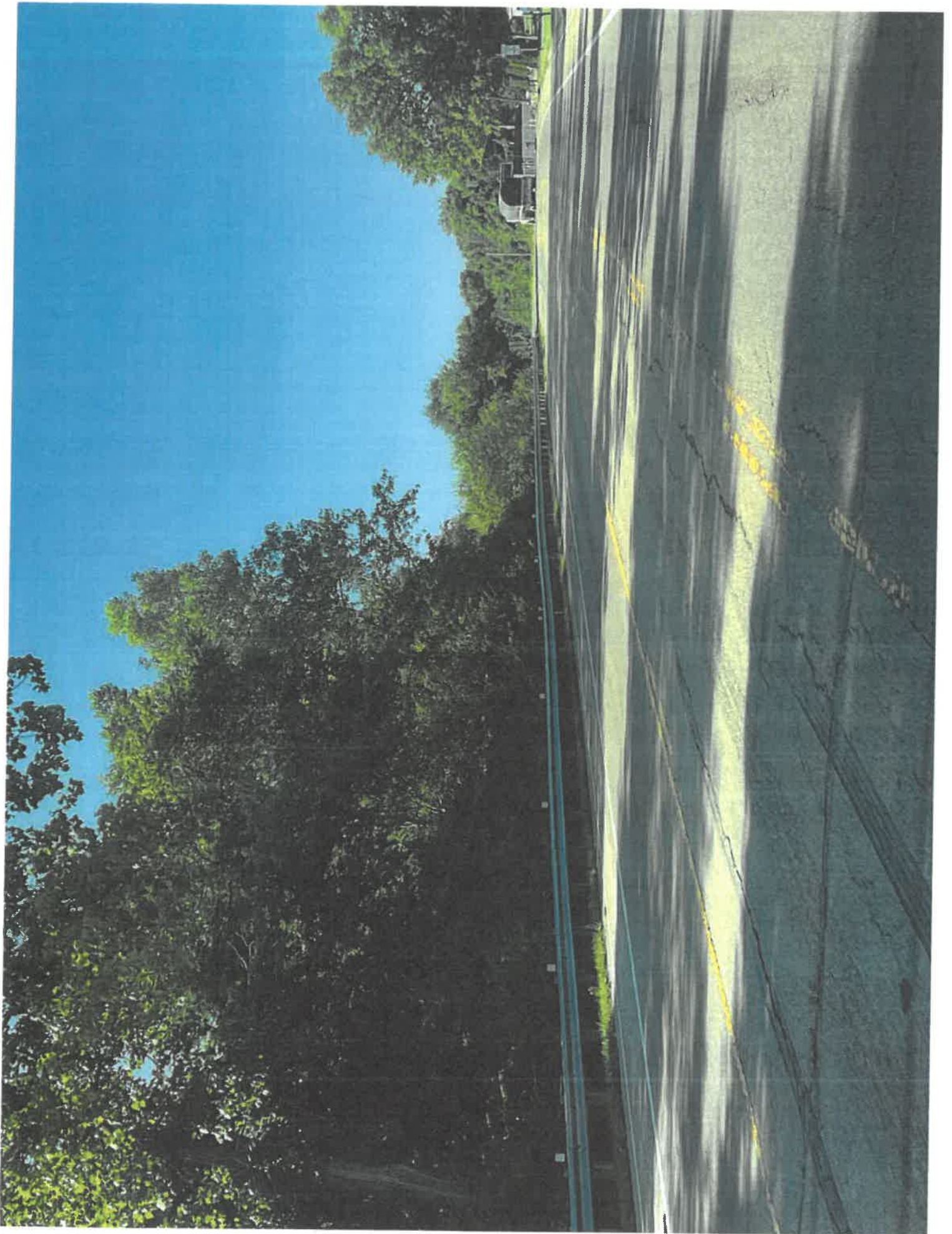
**Page 4 of 4**

**A 3% CHARGE WILL BE APPLIED TO ALL DEBIT/CREDIT CARD TRANSACTIONS**

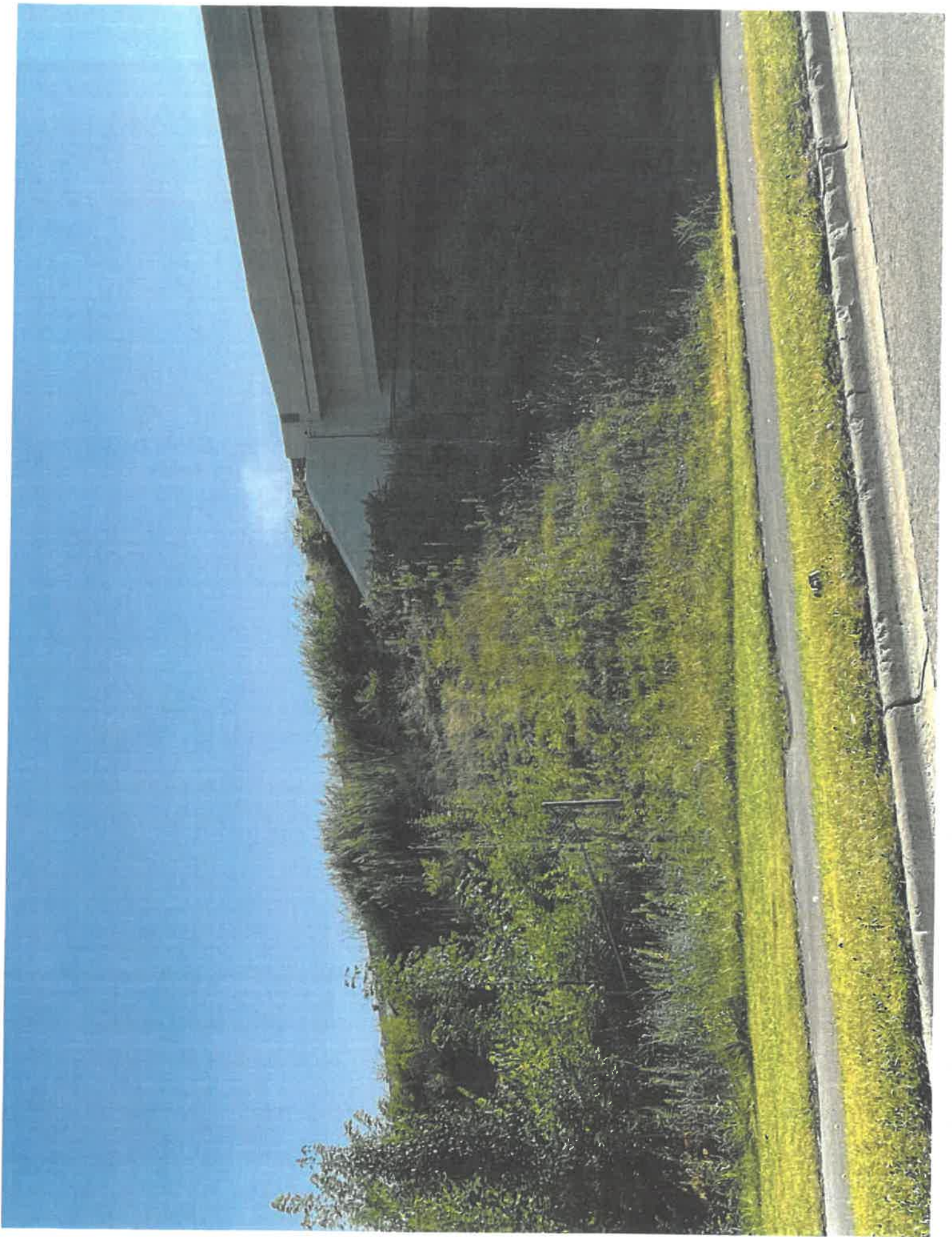
Quoted price does not include any applicable taxes

Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order

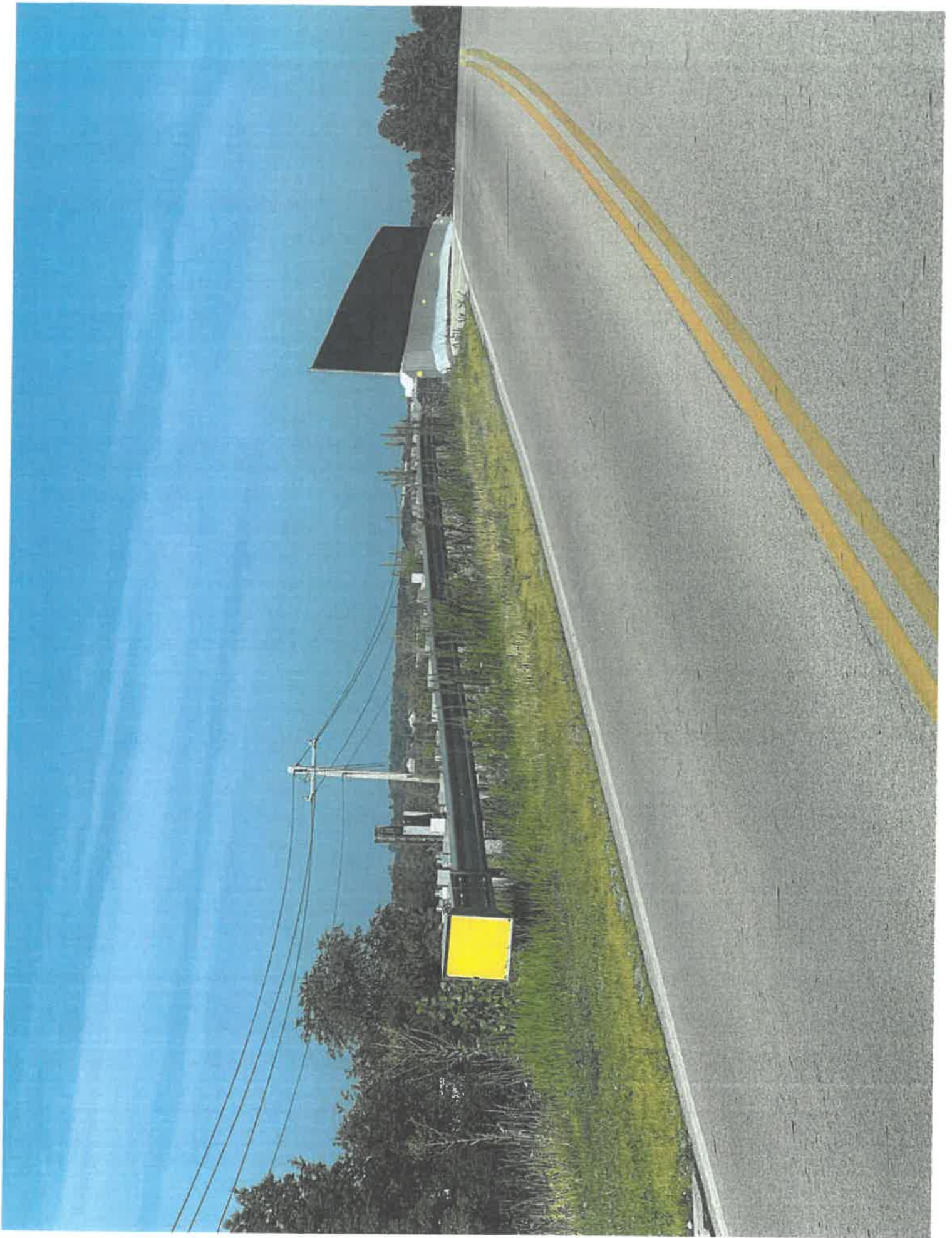
Due to the extremely volatile steel prices, our quoted price may change at any time. Call our office for an up to date price.





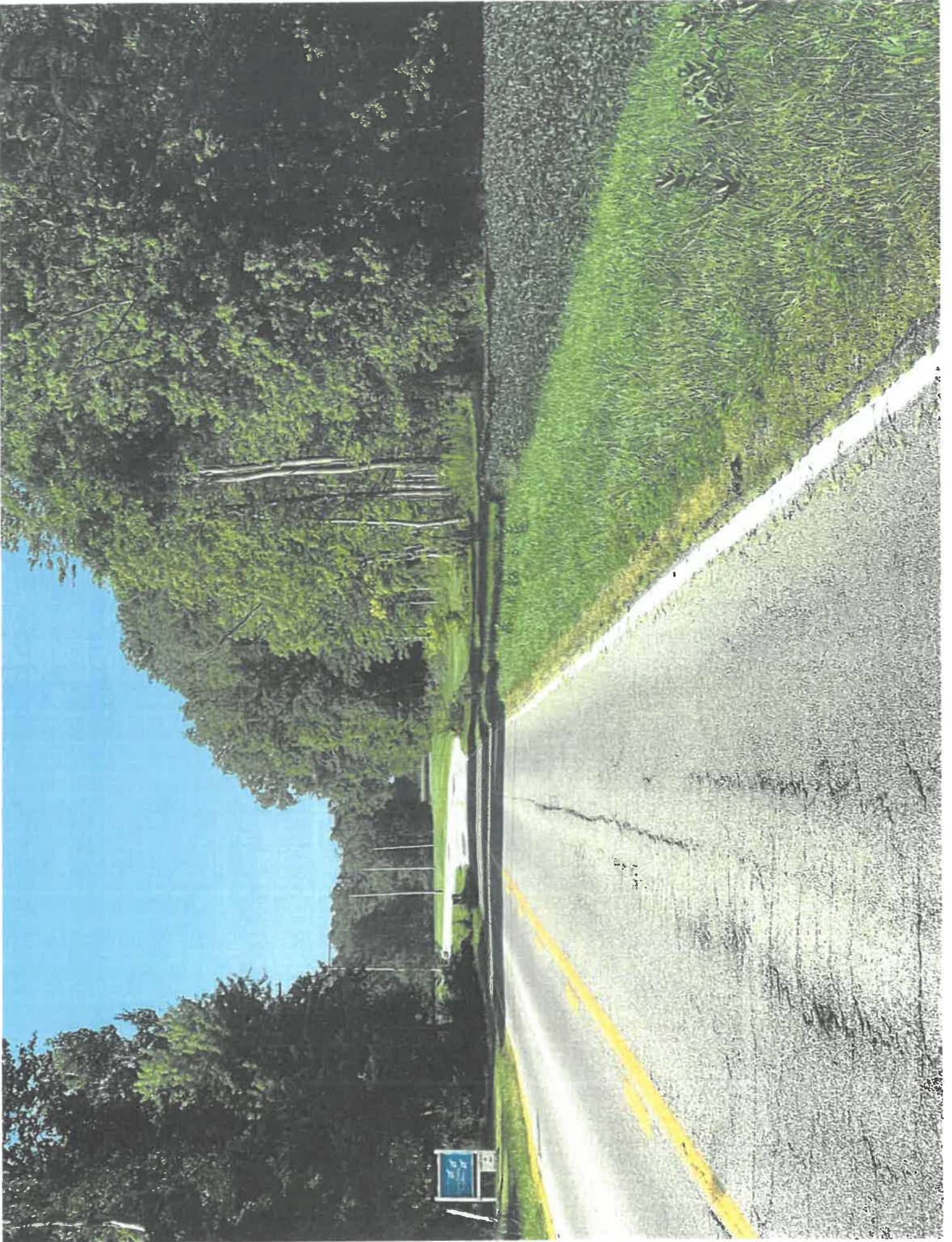














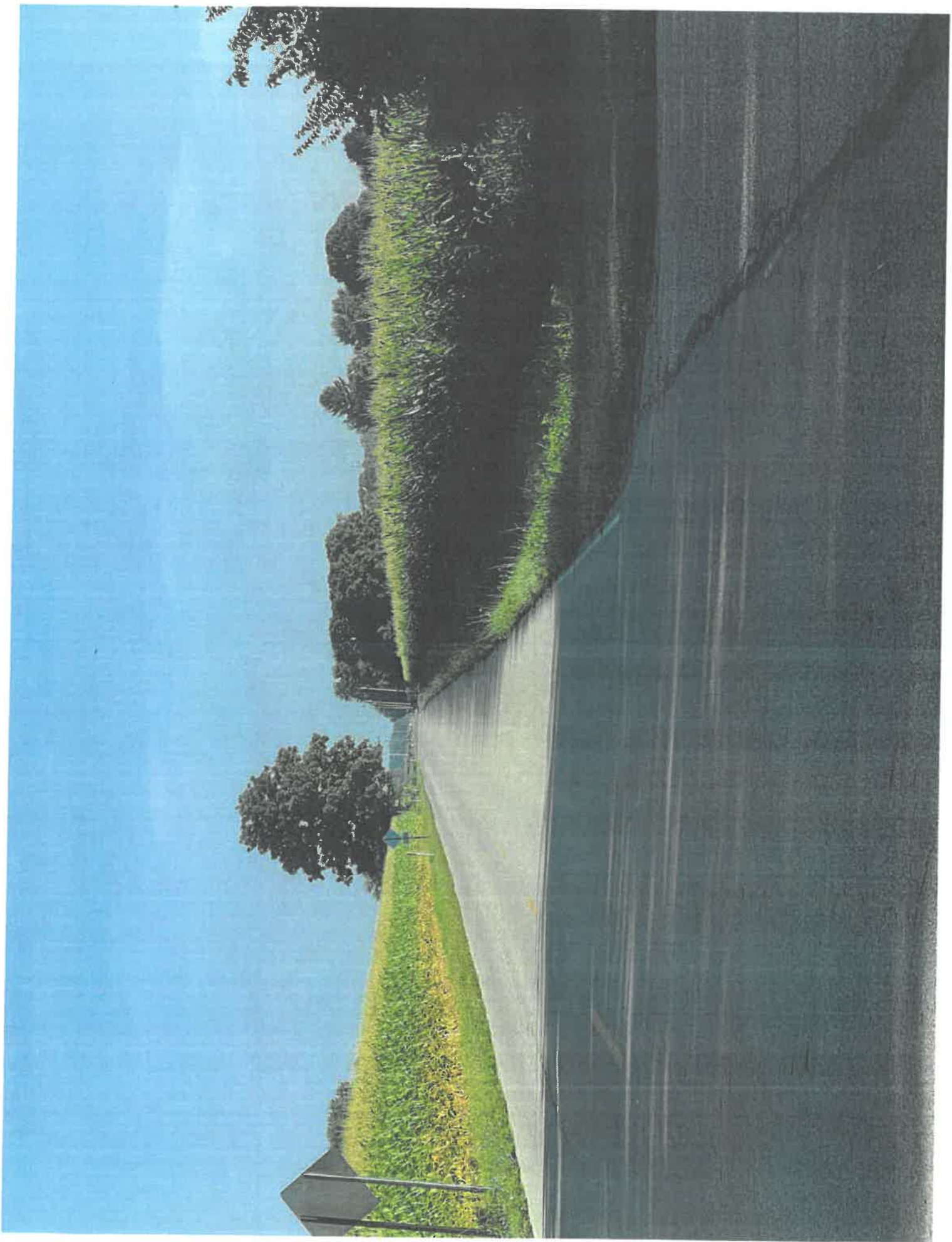














**RESOLUTION NO. R-102-23**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH RUNNING G FARMS FOR THE PIQUA CDBG ABATEMENT AND DEMOLITION PROJECT AT 130 S WAYNE STREET**

WHEREAS, The City of Piqua entered into a PY 2021 Community Development Block Grant (CDBG) Program Grant Agreement with the Ohio Department of Development for a community-wide demolition and clearance 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 Running G Farms as the lowest, responsible bidder for the 130 S Wayne Street Abatement and Demolition 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 \$52,620.00.

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: \_\_\_\_\_

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 James Vetter	_____



# Commission Agenda Staff Report

<b>MEETING DATE</b>	August 5, 2023		
<b>REPORT TITLE</b>	A Resolution Authorizing The City Manager To Enter Into A Contract With Running G Farms For The Piqua CDBG Abatement And Demolition Project At 130 S Wayne Street		
<b>SUBMITTED BY</b>	Name & Title: Chris Schmiesing, Community & Economic Development Director Department: Development Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
<b>BACKGROUND</b>	The City of Piqua entered into a PY 2021 Community Development Block Grant (CDBG) Program Grant Agreement with the Ohio Department of Development for a community-wide demolition and clearance project. On July 31, 2023, six bids were received for the 130 S Wayne Abatement and Demolition Project. (see attached Exhibit A). The project will consist of the asbestos abatement and demolition of the structure at 130 S. Wayne St. Running G Farms has completed work for the City in the past.		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Budgeted \$:	\$120,000.	
	Expenditure \$:	\$52,620	
	Source of Funds:	Community Development Block Grant- \$150,000	
	Narrative:	Community Development Block Funds will be used to pay for the project.	
<b>OPTIONS</b>	1.	Approve the resolution and complete the 130 S Wayne Abatement and Demolition Project.	
	2.	Do not approve the resolution and the condemned, blighted building will remain.	
<b>PROJECT TIMELINE</b>	The Contractor will begin at the end of August/beginning of September.		
<b>STAFF RECOMMENDATION</b>	Approve the resolution and complete the 130 S Wayne Abatement and Demolition Project.		
<b>REASON FOR SELECTING CONSULTANT/COMPANY</b>	Lowest bidder following the public bidding process.		
<b>ATTACHMENTS</b>	Bid Tabulation (Exhibit A)		

130 S WAYNE -IFB 2325

Bidder	Total Amount
Running G Farms	\$52,620.00
Advanced Demolition Services	\$139,315.00
Alloyd Asbestos Abatment *	\$33,250.00
P.E.W. Demolition	\$56,000.00
Blade Cutter's	\$74,800.00
Bauman Enterprises	\$186,380.00

\*Did not bid the project's full scope of work

**RESOLUTION NO. R-103-23**

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF REAL ESTATE INTO THE LAND REUTILIZATION PROGRAM**

WHEREAS, the City of Piqua Code of Ordinances Section 34.50 establishes a Land Reutilization Program to facilitate the effective reutilization of nonproductive land situated within the City of Piqua; and,

WHEREAS, the City of Piqua has identified the properties listed herein as nonproductive land suitable for acceptance into the Land Reutilization Program; and,

WHEREAS, the acceptance of each property listed is contingent upon the County Prosecutor delivering a deed to the land that is incontestable and free and clear of all liens and encumbrances and taxes or assessments, with the cost to acquire the land not to exceed the amount of the expenses necessary to the foreclosure proceedings, and the transfer and recording fees, specific to the subject property; and,

WHEREAS, the Piqua Improvement Corporation has agreed to receive the subject properties from the Land Reutilization Program to facilitate the effective reutilization of the land and reimburse the City of Piqua for the expense incurred to accept each property into the Land Reutilization Program; and,

WHEREAS, the Piqua Improvement Corporation is a non-profit Community Improvement Corporation authorized under Sec. 1724 of the Ohio Revised Code; and

WHEREAS, the sole purpose of the Piqua Improvement Corporation is to advance, encourage and promote the industrial, economic, and commercial development of the City of Piqua; and

WHEREAS, the properties to be accepted into the Land Reutilization Program and conveyed to Piqua Improvement Corporation include:

- 204 N. Wayne- N44-002070 & N44-002060
- 417 Broadway- N44-008670
- 523 Brice- N44-29600
- 613 Adams- N44-090720
- 815 Vine- N44-027230
- 427 McKinley- N44-033620
- 916 Marlboro- N44-073028
- 513 515 Walnut- N44-015140
- Cleveland St- N44-250379
- Echo Lake Dr- N44-039855
- Downing St N44-092230

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

SEC. 1: The lands have been determined by the electing subdivision to be nonproductive lands that it wishes to acquire.

SEC. 2 The City Manager is hereby authorized to accept the properties identified into the Piqua Land Reutilization Program and convey the properties to the Piqua Improvement Corporation as described herein.

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: \_\_\_\_\_

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 James Vetter	_____

<b>MEETING DATE</b>	August 15, 2023		
<b>REPORT TITLE</b>	A RESOLUTION AUTHORIZING THE ACCEPTANCE OF REAL ESTATE INTO THE LAND REUTILIZATION PROGRAM		
<b>SUBMITTED BY</b>	Chris Schmiesing, Community and Economic Development Director		
	Development Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input checked="" type="checkbox"/> Development Director		<input type="checkbox"/> Planning Commission
<b>BACKGROUND</b> (Description, background, justification)	The subject properties have been identified as nonproductive land. This means the property has delinquent taxes and is currently vacant and effectively abandoned. The Land Reutilization Program allows the city to receive nonproductive land upon foreclosure by the county. The purpose of the Land Reutilization Program is to restore nonproductive land to a productive status. The intent for the subject properties is to convey the parcels to the Piqua Improvement Corporation who will turn transfer the properties to neighboring property owners who have expressed a willingness to take possession and be responsible for the maintenance of the respective property.		
<b>BUDGET/FINANCIAL IMPACT</b> (Project costs and funding sources)	Budgeted \$:		
	Expenditure \$:	Approximately \$600 per property to be reimbursed by PIC	
	Source of Funds:	Development Department	
	Narrative:	Approving the resolution will allow for the transfer of the properties and facilitate neighborhood revitalization.	
<b>OPTIONS</b> (Include deny /approval option)	1.	Pass the resolution to authorize the transfer of the properties.	
	2.	Deny the resolution to reject the transfer of the properties.	
<b>PROJECT TIMELINE</b>	August 2, 2023 – Resolution		
<b>STAFF RECOMMENDATION</b>	Approve the proposed resolution		
<b>ATTACHMENTS</b>	Resolution and Exhibits		