



**PIQUA CITY COMMISSION MEETING
TUESDAY, AUGUST 20, 2024
6 PM
COMMISSION CHAMBER – 2nd FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356**

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

REGULAR PIQUA CITY COMMISSION MEETING

MOTION TO APPROVE BUSINESS AGENDA

CONSENT AGENDA

1. APPROVAL OF MINUTES

Approval of the Minutes from the August 14, 2024, Piqua City Special Commission Meeting

2. RESOLUTION NO. R-101-24

A resolution establishing “Trick or Treat/Beggars’ Night” in the City of Piqua

OLD BUSINESS

3. ORDINANCE NO. O-14-24 (2nd Reading)

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

NEW BUSINESS

4. RESOLUTION NO. R-102-24

A resolution awarding a contract to Skylift, Inc., for purchase of a Mini Derrick for the Power System

5. RESOLUTION NO. R-103-24

A resolution authorizing the lease extension of Ash St. Water Tower Space to New Cingular Wireless PCS, LLC

6. RESOLUTION NO. R-104-24

A resolution authorizing a purchase order to Graybar for the purchase of the Uninterrupted Power Supply System at the Fort Piqua Plaza

CITY MANAGER’S REPORT

COMMISSIONERS COMMENT

ADJOURNMENT

NON-AGENDA PUBLIC COMMENTS MAY OCCUR AFTER ADJOURNMENT OF THE BUSINESS AGENDA AT THE CITY COMMISSION MEETING.

§ 30.15 RULES OF CONDUCT FOR MEETINGS.

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

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

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

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

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

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

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



PIQUA CITY SPECIAL COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 14, 2024
5 PM

CALL TO ORDER at 5:01 pm

ROLL CALL

Mayor Lee and Commissioners Vetter, Simmons, and DeBrosse were present. Commissioner Hohman joined the meeting virtually. Mayor Lee stated Commissioner Hohman could not vote as he was joining the meeting virtually.

ADJOURNMENT TO EXECUTIVE SESSION at 5:04 pm

Commissioner Vetter made a motion to adjourn to Executive Session. Commissioner Simmons seconded the motion.

ROLL CALL

Mayor Lee and Commissioners Vetter, Simmons, and DeBrosse were present. Commissioner Hohman joined the Executive Session virtually.

EXECUTIVE SESSION

The Executive Session is to consider pending or imminent litigation and 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 6:09 pm.

Commissioner Simmons made a motion to adjourn from Executive Session. Commissioner Vetter seconded the motion.

ROLL CALL

Mayor Lee and Commissioners Vetter, Simmons, and DeBrosse were present. Commissioner Hohman joined the Executive Session virtually.

Mayor Lee made a motion to amend the agenda to add Ordinance O-14-24. Commissioner Simmons seconded the motion and Mayor Lee, Commissioners DeBrosse, Vetter and Simmons were in favor and the motion was carried.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the Minutes from the July 30, 2024, City Commission Meeting

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

OLD BUSINESS

ORDINANCE NO. O-12-24 (3rd Reading)

An ordinance to repeal Piqua Code 30.15 in its entirety and to adopt new rules for Commission

Introduction: Frank Patrizio said this is the third reading to adopt new rules for Commission. He said he followed another case to write the new rules. There were three changes made from the first reading as requested by the Commission. The MVRMA attorney has reviewed the proposed new rules.

Commissioners Comments: Commissioner Simmons asked if MVRMA has reviewed the rules. Frank Patrizio said the attorney from MVRMA did review the proposed new rules. He said he read Kim Heisler's email and gave it a lot of thought. People from out of town should be able to speak. He also said being loud and using profanity is very subjective.

Public Comments: Alisha Lange said that she is concerned about the rule changes, and it appears to violate constitutional rights. She urged the commission to reconsider making these changes. Ms. Lange said it is alarming that their voices are being suppressed. She read a statement on reasons why she was against the ordinance.

Kim Heisler said she feels deeply about the limitations. She said she understands that there are other ways to talk to the commissioners, but this forum is the only way that the 20,000 citizens can hear. Ms. Heisler asked the commission to consider not enforcing the new rules. She asked them to change the deadline from 9:00 pm to 10:00 pm for shutting down public comment. Ms. Heisler said it would be nice if the commission could limit the number of Special Meetings they had. Mayor Lee said the night was only changed because of National Night Out. She said it would be nice if the public knew what changes had been made to the ordinance since the last meeting. Frank Patrizio said there have not been any changes since the last meeting. Mr. Patrizio said that the only changes made since the first reading were increasing the time a person could talk on an agenda item to 5 min, increasing the time a resident could speak during public comment to 5 min, and to the comment cards. Kim Heisler said she felt it was imperative that public comments be dictated.

Jeff Grimes said that the commissioners work for the citizens and that the citizens are their boss. He said limiting the citizens is unconstitutional. Without the citizens' comments it doesn't help get to the bottom of solving this town's problems. He said the time limit should be longer and if we don't have a voice, then why have a meeting.

A motion was made by Commissioner DeBrosse to approve the ordinance, and Commissioner Vetter seconded the motion. Mayor Lee, Commissioners Vetter and DeBrosse voted in favor of the Ordinance. Commissioner Simmons voted Nay. The motion was approved with 3 votes in favor.

ORDINANCE NO. O-13-24 (3rd Reading)

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

Introduction: Finance Director Jerry O'Brien stated that there has been an adjustment of \$60,000 to the economic development fund since the last reading. Mr. O'Brien said this was for a legal expenditure.

Commissioners Comments: None

Public Comments: None

A motion was made by Commissioner Vetter to approve the ordinance, and Commissioner Simmons seconded the motion. Mayor Lee, Commissioners Simmons, DeBrosse and Vetter voted in favor of the ordinance and the motion was carried with 4 votes.

NEW BUSINESS

RESOLUTION NO. R-100-24

A resolution authorizing transfers of cash from the general fund to other funds for the fiscal year 2024

Introduction: Jerry O'Brien said this is a resolution to authorize the transfer from the general fund to other funds. He said that even though the commission approved the ordinance, the Ohio Revised Code requires a separate resolution.

Commissioners Comments: None

Public Comments: Jeff Grimes said he has so many concerns. He said the golf course is getting more money and we just gave them some. He said a huge amount of money is being poured into the golf course. Jeff went over multiple line items. He asked what the Pro Piqua fund and Jerry said it is an organization we donate to. Mr. Grimes said there is no accountability. He again asked what the \$225,000 was going to golf for.

Kim Heiser said she would like a breakdown of what's going to the golf course because she doesn't understand why more money is being transferred to them. Commissioner DeBrosse said there is nothing in the appropriation going to the golf course or the plaza. He said that the wrong column is being looked at.

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

ORDINANCE NO. O-14-24 (1st reading)

An ordinance too amend title 15: Land Usage, Piqua Development Code

Introduction: Kyle Hinkelman said that the Piqua code was modified a little over a year ago and some challenges or issues have come up over time. Kyle Hinkelman said this request is to modify 4.7.5 d1 to allow an unlimited number of flags to be placed on residential properties. He said a flag is considered a sign and some of the content can be concerning and the number of flags. Mr. Hinkelman said the Planning Commission recommended modifying the flags on residential lots with no limit.

Commissioner’s comments: Commissioner Simmons said we are voting to let people do what they want. Commissioner Hohman said he is strongly in support of this ordinance and will vote in favor at the next meeting when he is in person.

Public comments: None

A motion was made by Commissioner Simmons to waive the three-reading rule on this ordinance and Commissioner DeBrosse seconded the motion. Mayor Lee, Commissioners DeBrosse and Simmons voted in favor of waiving the three reading rules. Commissioner Vetter voted Nay. The motion to waive the three-reading rule was defeated with 3 in favor and 1 against.

This will serve as a first reading.

ADJOURNMENT at 6:43 p.m.

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

KRIS LEE, MAYOR

Passed: _____

Attest: _____

COMMISSION CLERK

RESOLUTION NO. R-101-24

A RESOLUTION ESTABLISHING "TRICK OR TREAT/BEGGARS' NIGHT" IN THE CITY OF PIQUA

WHEREAS, the annual celebration of Halloween has become a tradition in Piqua; and

WHEREAS, Thursday, October 31, 2024, from 6:00 P.M. to 8:00 P.M. has been designated "Trick or Treat/Beggars' Night;"

WHEREAS, this date of the last Thursday in October has been established by the Miami County Council for all of Miami County through 2025, and the Council recommends that all communities adopt this date; and

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

SEC. 1: This Commission hereby proclaims Thursday, October 31, 2024, from 6:00 P.M. to 8:00 P.M. as official "Trick or Treat/Beggars' Night" in the City of Piqua.

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

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

MELISSA KINNEY
CLERK OF COMMISSION

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

Commissioner Paul Simmons _____

Commissioner Jim Vetter _____

Mayor Kris Lee _____

Commissioner Thomas Hohman _____

Commissioner Frank DeBrosse _____

Commission Agenda Staff Report

MEETING DATE	August 20, 2024		
REPORT TITLE	An Ordinance to amend Title XV: Development Code		
SUBMITTED BY	Name & Title: Kyle Hinkelman, Community Services Director		
	Department: Community Services 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 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:
BACKGROUND	<p>This Ordinance modifies Title XV: Land Usage, Development Code 4.7.5.D The Planning Commission heard the case on August 13, 2024.</p> <p>This Ordinance modifies the section of the Development Code that regulates non-content based flags under the sign code. The language under 4.7.5.D relates to flags which do not require a permit, specifically the number of these flags were are permitted in residential and non-residential districts.</p> <p>The proposed changes are noted below:</p> <p><i>D. Flags</i></p> <p><i>Flags are any fabric or other flexible material designed to be flown from a flagpole. Flags must meet the following standards:</i></p> <p><i>1. A maximum of 3 flags are permitted per non-residential lot, and a maximum of 2 flags are permitted per. There shall be no number limitation on residential lots.</i></p>		
BUDGETING AND FINANCIAL IMPACT	Budgeted \$:	N/A	
	Expenditure \$:	N/A	
	Source of Funds:	N/A	
	Narrative:	N/A	
OPTIONS	1.	Approve of the adoption of the ordinance.	
	2.	Disapprove of the adoption of the ordinance.	
PROJECT TIMELINE	<p>August 14th – 1st Reading August 20th – 2nd Reading September 3rd – 3rd Reading</p>		

STAFF RECOMMENDATION	Approve the proposed Ordinance.
REASON FOR SELECTING CONSULTANT/COMPANY	N/A
ATTACHMENTS	Title XV: Land Usage, Development Code Modifications

ORDINANCE NO. O-14-24

AN ORDINANCE TO AMEND TITLE XV: LAND USAGE, PIQUA DEVELOPMENT CODE

WHEREAS, the Piqua Development Code adopted by Piqua Code of Ordinances Title XV establishes districts and standards pertaining to the development and use of land; and,

WHEREAS, the Planning Commission has recommended in a 5-0 vote to amend the Sections listed below of the Piqua Development Code; and,

WHEREAS, the Planning Commission has recommended amending the Sections below to state the following:

4.7.5 Signs Not Requiring a Permit

D. Flags

Flags are any fabric or other flexible material designed to be flown from a flagpole. Flags must meet the following standards:

- 1. A maximum of 3 flags are permitted per non-residential lot. There shall be no number limitation on residential lots.*

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: The Piqua Development Code adopted by Piqua Code of Ordinances Title XV is hereby amended as described herein.

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

1st Reading – 8/14/2024

2nd Reading – 8/20/2024

3rd Reading – 9/3/2024

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

DIANA TAMPLIN, CLERK OF COMMISSION

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

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

EXHIBIT A: Code Changes to 4.7.5 of the City of Piqua Development Code

Division 4.7 Signs

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4.7.5 Signs Not Requiring a Permit

...

D. Flags

Flags are any fabric or other flexible material designed to be flown from a flagpole.
Flags must meet the following standards:

1. A maximum of 3 flags are permitted per non-residential lot, ~~and a maximum of 2 flags are permitted per.~~ There shall be no number limitation on residential lots.

...

NO CHANGES TO REMAINDER OF DIVISION.

Applicant:	City of Piqua
Request:	<p>Modification to Div. 4.7.5 of the Development Code – Signs Not Requiring a Permit.</p> <p>Requested modification would allow an unlimited number of flags on residential properties within the City but continue to limit non-residential flags to three (3) per property.</p>

Staff Analysis:	<p>The new Development Code was approved in June 2023 with the City Staff working with this code for a little over a year. As code challenges or issues come up over time, Staff documents those questions and works to come to a resolution through code changes to assure the document continues to be a living document.</p> <p>Div. 4.7.5.D, which defines flags as signs and does not regulate content, was questioned regarding the limitation on residential flags. The concern that was raised relates to the ability of a resident to put up content-based signage like the American Flag or flags of the American Military.</p> <p>The language clearly does not define the content of the flag – only the size, number, and location, which is a permitted regulation based on court precedent including Reed v. Gilbert – which is the federal standard utilized for sign codes. Although Staff does not have any concerns with the constitutionality of the regulations, it is a very restrictive standard to follow.</p> <p>Staff has continued concerns about unregulated flags, and therefore unregulated signs as defined in the code, but agrees that the removal of limitations on flags on residential properties does not impact the ability of the City to regulate the commercial messages, or non-residentially placed flags in the community, which are the reason for the regulation.</p>
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Staff Recommendations:	Staff recommends that Planning Commission recommends APPROVAL of the proposed text amendment to allow residential properties to have an unlimited number of flags under 4.7.5.
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Commission Agenda Staff Report

MEETING DATE	August 20, 2024		
REPORT TITLE	A resolution awarding a contract for purchase of a Mini Derrick for the Power System		
SUBMITTED BY	Name & Title: Ed Krieger, Power System Director		
	Department: Power System		
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 type="checkbox"/> Development Director		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input checked="" type="checkbox"/> Other: Energy Board
BACKGROUND	<p>The Power System plans to replace Vehicle E-46X, which is a 2009 Skylift mini derrick. Competitive pricing for this replacement is available through the Sourcewell Cooperative Purchasing program. The mini derrick is a specialized piece of equipment utilized to maintain Power System facilities in difficult to access areas.</p> <p>The original 2009 Skylift unit has performed well over the last fifteen years and has met and/or exceeded all expectations. The replacement unit offers a greater lifting capacity, with enhanced performance and safety features. Skylift continues to be the market leader in this type of specialty equipment.</p> <p>The purchase of the mini derrick was unanimously recommended to Piqua City Commission by the Piqua Energy Board at their June 25, 2024, meeting.</p>		
BUDGETING AND FINANCIAL IMPACT	Budgeted \$:	\$230,000	
	Expenditure \$:	\$245,000 - \$25,000 Trade in Value = \$220,000	
	Source of Funds:	Power System (190-3392)	
	Narrative:	E-46X will either be traded-in or sold on www.govdeals.com , depending on which alternative provides the greatest financial benefit to the Power System.	
OPTIONS	1.	Approve the resolution awarding a contract to Skylift, Inc., for the purchase of a 44' mini derrick with associated options and accessories at a not-to-exceed cost of \$245,000.	
	2.	Do not approve the resolution and provide staff with further direction.	

PROJECT TIMELINE	Delivery of the vehicle is expected in late 2024.
REASON FOR SELECTING CONSULTANT/COMPANY	The Power System purchased a Skylift mini derrick in 2009 and has been completely satisfied with the performance of the unit. The MD 6000 is an upgraded version of the 2009 unit with a greater lifting capacity and enhanced performance and safety features.
STAFF RECOMMENDATION	Approve the resolution awarding a contract to Skylift, Inc., for the purchase of a 44' mini derrick with associated options and accessories at a not-to-exceed cost of \$245,000.
ATTACHMENTS	Skylift MD 6000 Specifications Skylift Quote Sourcewell Contract Letter

RESOLUTION NO. R-102-24

A RESOLUTION AWARDING A CONTRACT TO SKYLIFT INC. FOR PURCHASE OF A MINI DERRICK FOR THE POWER SYSTEM

WHEREAS, the present operations of the city require the purchase of a 44' Mini Derrick for the Power System; and

WHEREAS, the Power System has determined to use Sourcewell Cooperative Purchasing Contract # 032824-TRK for the purchase of a 44' Mini Derrick.

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 for the purchase of a 44' Mini Derrick from Skylift, Inc., is hereby approved as the lowest, responsible bidder 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 his warrant from time to time on the appropriate account of the city treasury according to contract terms, not exceeding a total of \$245,000.

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

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
MELISSA KINNEY, CLERK OF COMMISSION

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

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

MINI-DERRICK SUPER 6000 LOW PRO

SKYLIFT

440-960-2100 | SKYLIFTUS.COM



MINI-DERRICK SUPER 6000 LOW PRO

SKYLIFT

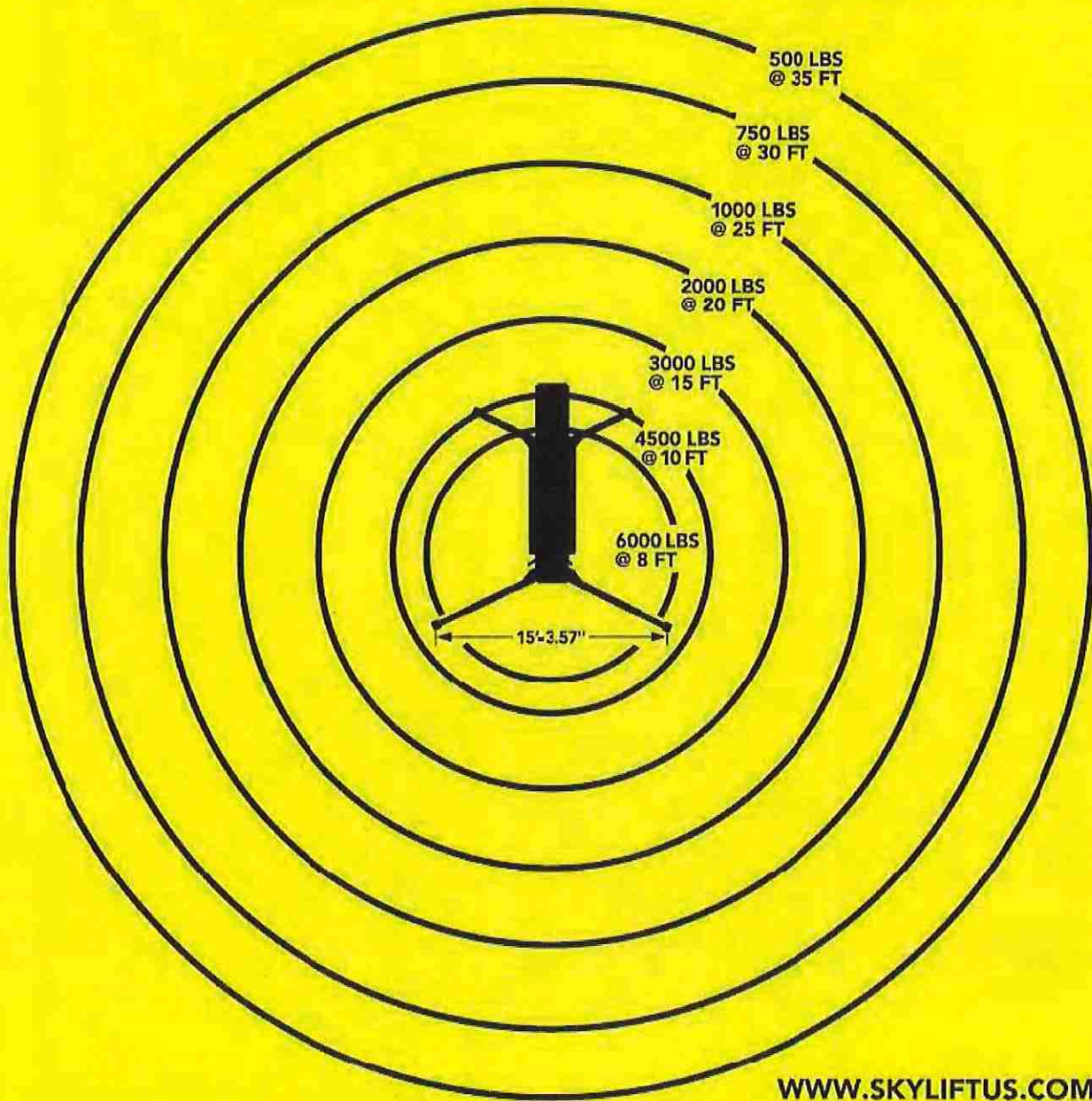
440-960-2100 | SKYLIFTUS.COM

MACHINE SPECIFICATIONS

WEIGHT:	11,690 LBS.
LENGTH:	CHASSIS 14'8" OVERALL 19'
HEIGHT:	7'
WIDTH:	35" CLOSED – 50" OPEN
BASE:	HIGH STRENGTH STEEL CONSTRUCTION
DRIVE:	TWO SPEED PLANETARY REDUCTION
TRACKS:	90" RUBBER
TRACK ALARMS:	AUDIBLE ALARM ON RETRACT
TILT ALARM:	DIGITAL & AUDIBLE – SIDE TO SIDE – FRONT TO BACK
ENGINE:	25 HP KUBOTA DIESEL - TIER 4 COMPLIANT
FUEL CAPACITY:	10 GALLON
HYDRAULIC OIL CAPACITY:	25 GALLON
PUMP:	16 GPM FIXED DISPLACEMENT PISTON PUMP
OPERATING PSI:	3,000 PSI
CONTROLS:	FULL PRESSURE
WINCH:	6,000 LBS.
AUGER DRIVE:	5,800 FT. LBS. OF TORQUE
AUGER STORAGE:	AUTOMATIC ON MAIN BOOM
ROTATION:	440 DEGREE / HIGH STRENGTH BALL BEARING
WORK ZONE:	UNLIMITED
PAD MOUNT TRANSFORMER DECK:	INTEGRATED / 3,000 LBS.
SHEAVE HEIGHT:	40' / 48'
WORKING HEIGHT:	44'
SIDE REACH:	35'
DIGGING RADIUS:	MAX 24' / MIN 13'5"
BOOM ASSEMBLY:	3 SECTION INSULATED ALL HYDRAULIC EXTENSION
LIFT CYLINDER:	6" BORE LIFT CYLINDER
BOOM ANGLES:	-5 DEGREES / +75 DEGREES
INSULATION:	46KV CATEGORY C PER ANSI 92.2
OUTRIGGERS:	HYBRID – RADIAL TYPE
OUTRIGGER SAFETY:	OUTRIGGER INTERLOCK SYSTEM
OUTRIGGER SPREAD:	REAR 15' / FRONT 12' / FRONT TO REAR 14'
AUXILIARY POWER:	HYDRAULIC TOOL CIRCUIT AT GROUND, 2 PLACES
WORK LIGHTS:	SET OF TWO
GROUND PRESSURE:	6.3 LBS. PER SQUARE INCH
OPERATOR PLATFORM:	AT REAR GROUND CONTROLS
GROUNDING LUG:	STAINLESS LUG ON DECK

MINI-DERRICK *5-6000* LOW PRO

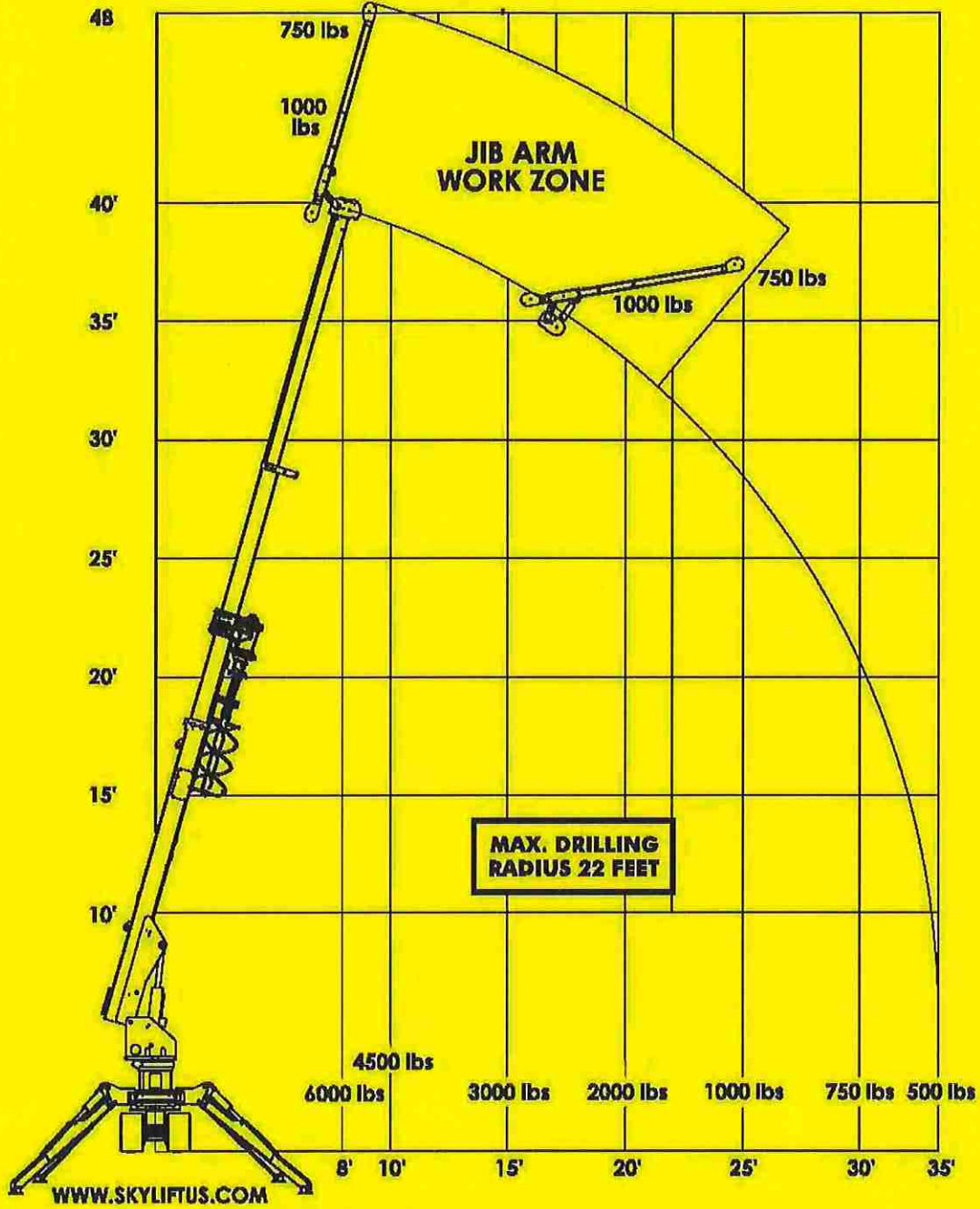
OVERHEAD WORK LOAD AREA



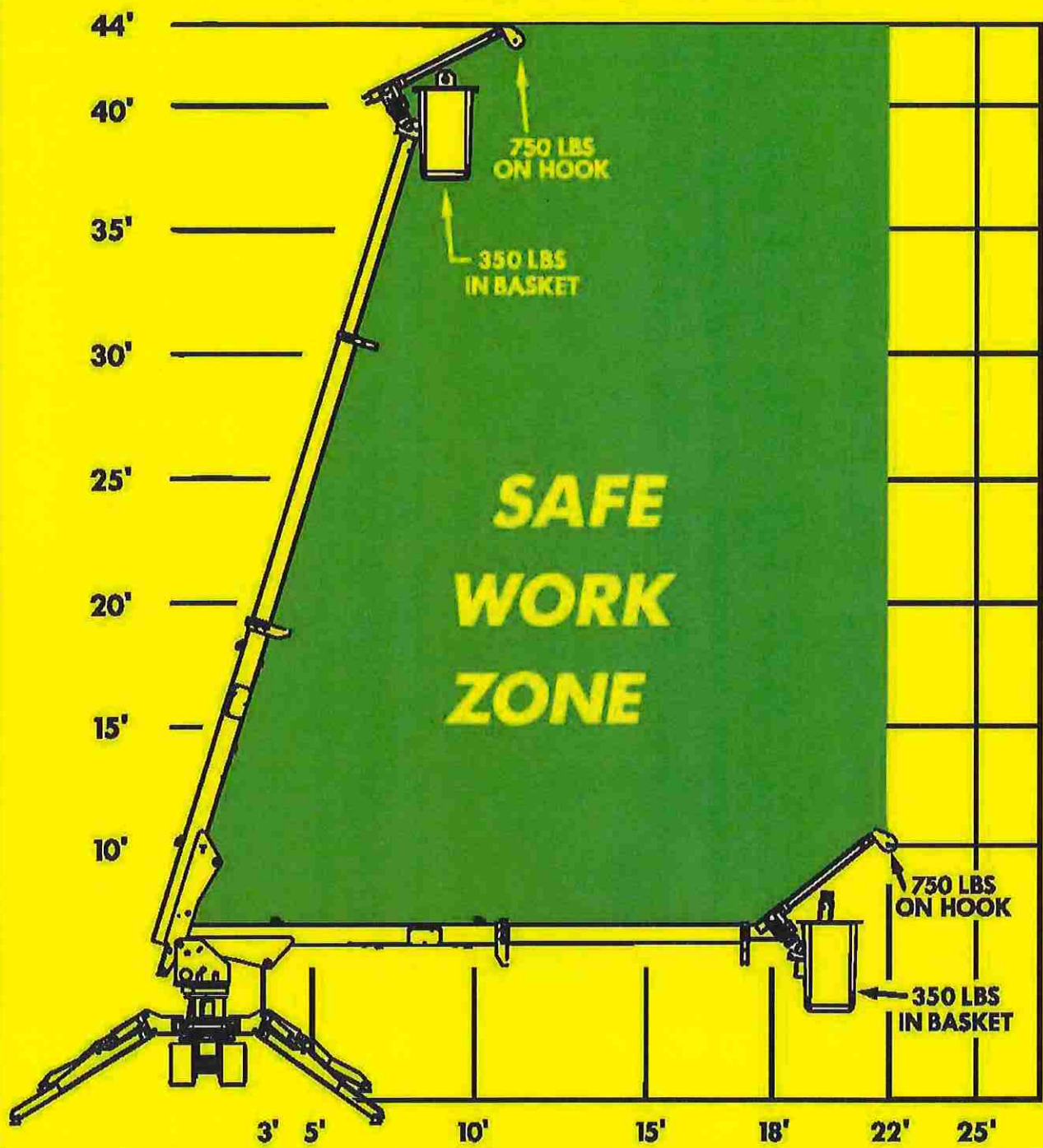
WWW.SKYLIFTUS.COM

MINI-DERRICK 5-6000 LOW PRO

WORK LOAD CHART



CAN HANDLER WORK LOAD CHART MDS6000





Sourcewell 

Awarded Contract

Contract # 032824-TRK

August 14, 2024

To City of Piqua,

Skylift Inc. is an authorized reseller under TruckCorp LLC's Sourcewell Contract #032824-TRK.

Skylift Inc.'s products are listed and approved under the TruckCorp LLC Sourcewell Contract #032824-

TRK.

Please call or email me with any questions.

Thank You,

Will Ballas

ARM-Truckcorp LLC company

Email: wballas@truckcorpllc.com

Office Direct: 234-666-5697

Truckcorp, LLC

3026 Saratoga Avenue

Canton, Ohio 44706

www.truckcorpllc.com



Skylift Inc.

3000 Leavitt Rd Unit 6
Lorain, OH 44052
(440) 960-2100
www.skyliftus.com

Quote

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Quote QES-00000638
Date 6/17/2024

Bill To: City of Piqua
201 Ham Ave
Piqua OH 45356

Ship To: City of Piqua
Attn: Alan
201 Ham Ave
Piqua OH 45356
(937) 778-2077 Ext. 0000

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Machine ID
PLEASE PROVIDE	CITY-013	Nick G	TBD	Due Upon Receipt	TBD	MD6000
Item Number	Description	Qty	Unit Price	Discount	Ext. Price	
ES MDS6000-LP	MINI-DERRICK SUPER-6000 LOW PRO	1	\$163,750.00	\$8,187.50	\$155,562.50	
OPTION-0150	Hydraulic Pole Guide (Hydraulic Tilt)	1	\$4,090.00	\$204.50	\$3,885.50	
OPTION-0028	Dual Bucket 300 Lb Capacity	1	\$13,980.00	\$699.00	\$13,281.00	
OPTION-0075	Continuous Rotation	1	\$7,490.00	\$374.50	\$7,115.50	
OPTION-0009	12V DC Emergency Lowering for MD4000 & S6000	1	\$1,560.00	\$78.00	\$1,482.00	
OPTION-0038	Radio Remote Controls Backpack (Includes Start/Stop)	1	\$13,660.00	\$683.00	\$12,977.00	
OPTION-0091	750 Lb Can Handler W/ Short Jib	1	\$9,910.00	\$495.50	\$9,414.50	
OPTION-0180	Boom Overstow Switch	1	\$460.00	\$23.00	\$437.00	
OPTION-0209	Single Bucket Arm	1	\$3,210.00	\$160.50	\$3,049.50	
OPTION-0318	Set Of (4) Plastic 18 X 18 X 1.5" Outrigger Pads	1	\$820.00	\$41.00	\$779.00	
OPTION-0229	Spare Tire	1	\$850.00	\$42.50	\$807.50	
OPTION-0321	Screw Anchor Assembly (W/ Locking Dog Assy and Storage)	1	\$2,060.00	\$103.00	\$1,957.00	
TRL-001	20,000LB GVWR Tilt Bed	1	\$19,750.00	\$0.00	\$19,750.00	

Subtotal	\$241,590.00	\$11,092.00	\$230,498.00
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Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Total	\$230,498.00

*5% Skylift loyalty discount
*Freight will be Pre-pay and add

Commission Agenda Staff Report

MEETING DATE	August 20, 2024		
REPORT TITLE	A resolution authorizing the lease extension of Ash St. Water Tower Space to New Cingular Wireless PCS, LLC		
SUBMITTED BY	Kevin Krejny, Utilities Director		
	Department: Utilities - Water		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution X
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager - X		<input type="checkbox"/> Finance Director
	<input checked="" type="checkbox"/> Department Director - X		<input checked="" type="checkbox"/> Law Director - X
BACKGROUND	This resolution allows the City Manager to renew the current lease that the City of Piqua has with New Cingular Wireless PCS, LLC, for usage of outside roof space of the Ash Street Water Tower.		
BUDGETING AND FINANCIAL IMPACT	Budgeted \$:	0	
	Expenditure \$:	0	
	Source of Funds:	Revenue – Lease payments to Fund 403	
	Narrative:	Current lease is approaching expiration after 20 years. The City of Piqua added some language pertaining to equipment additions/demolition on a Piqua structure. Keeping the same lease rate with 3% increase as in the past contract. No past issues with the lease or payments.	
OPTIONS	1.	Adopt the resolution.	
	2.	Defeat the resolution.	
PROJECT TIMELINE			
STAFF RECOMMENDATION	Adopt the resolution to authorize the continuation of current lease.		
ATTACHMENTS	Lease Contract		

RESOLUTION NO. R-103-24

**A RESOLUTION AUTHORIZING THE LEASE EXTENSION OF ASH ST.
WATER TOWER SPACE TO NEW CINGULAR WIRELESS PCS, LLC**

WHEREAS, the City of Piqua owns the property at East Ash Street Water Tower, at 1241 E. Ash St., Piqua, OH 45356; and

WHEREAS, space on top of the tower has been rented since October 11, 2000, to a cell phone provider (AT&T) who has transmission equipment attached there. This equipment was updated in 2019 with prior notice given to the city and access granted to the lessee. The FAA also made a determination in 2023 that there was no hazard to air navigation at this site.

WHEREAS, the City of Piqua and New Cingular Wireless PCS, LLC, will sign a lease agreement to continue our arrangement until November 2030, with optional renewals until 2050 if we choose to continue.

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

SEC. 1: The City Manager is hereby authorized to sign the lease for the property at 1241 E. Ash St., Piqua, for a period of five years, which will then expire on 11/14/30, and includes four more, optional renewals for five-year periods.

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

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

MELISSA KINNEY
CITY COMMISSION CLERK

The Motion to adopt the foregoing Resolution was offered by _____,

seconded by _____, and on roll call the following vote ensued:

Mayor Kris Lee _____

Commissioner Paul Simmons _____

Commissioner James Vetter _____

Commissioner Thomas Hohman _____

Commissioner Frank DeBrosse _____

Market: OH / PA
Cell Site Number: SOH2173
Cell Site Name: DT Piqua
Fixed Asset Number: 10011819

SECOND AMENDMENT TO WATER TOWER AND GROUND LEASE AGREEMENT

THIS SECOND AMENDMENT TO WATER TOWER AND GROUND LEASE AGREEMENT (“**Second Amendment**”) dated as of the later date below is by and between City of Piqua, Ohio, a municipal corporation, having a mailing address at Attn: Law Director, 219 West Water Street, Piqua, OH 45356 (“**Landlord**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address at 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 (“**Tenant**”).

WHEREAS, Landlord and Tenant (or its affiliate or predecessor-in-interest) entered into a Water Tower and Ground Lease Agreement dated October 25, 2000, as amended by First Amendment to Water Tower and Ground Lease Agreement dated April 2, 2014, whereby Landlord leased to Tenant certain Leased Property, therein described, that are a portion of the Property located at 1239 East Ash Street, Piqua, OH 45356 (collectively, the “**Lease**”); and

WHEREAS, the term of the Lease will expire on November 14, 2025, and the parties mutually desire to renew the Lease, memorialize such renewal period and modify the Lease in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Lease to extend the term of the Lease; and

WHEREAS, Landlord and Tenant desire to adjust the Rent in conjunction with the modifications to the Lease contained herein; and

WHEREAS, Landlord and Tenant, desire to amend the Lease to modify the notice section thereof; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Term.** The term of the Lease shall be amended to provide that the current term, which commenced on November 15, 2020, shall expire on November 14, 2025 (“**Current Term**”), and commencing on November 15, 2025, will be automatically renewed, upon the same terms and conditions of the Lease, for five (5) additional five (5) year terms (each a “**Renewal Term**”). Hereafter, “**Term**” shall include the Current Term and any applicable Renewal Term. The Terms will automatically renew without further action by Tenant, unless Tenant notifies Landlord in

writing of Tenant's intention not to renew the Lease at least sixty (60) days prior to the expiration of the Current Term or any Renewal Term. Landlord agrees and acknowledges that, except as such permitted use or other rights may be amended herein, Tenant may continue to use and exercise its rights under the Lease as permitted prior to the first Renewal Term.

2. **Termination.** In addition to any rights that may exist in the Lease, Tenant may terminate the Lease at any time with thirty (30) days prior written notice to Landlord for any or no reason.

3. **Modification of Rent.** Commencing on November 15, 2024, the current Rent payable under the Lease shall be Two Thousand one hundred seventy-one and 22/100 Dollars (\$2,171.22) per month (the "Rent"), and shall continue during the Term, subject to adjustment, if any, as provided below. In the event of any overpayment of Rent prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.

4. **Future Rent Increase / Monthly Payments.** The Lease is amended to provide that commencing on November 15, 2026, Rent shall increase by three percent (3%) over the Rent paid during the previous year.

5. **Improvements.** Paragraph 6.1C of the Lease is hereby deleted in its entirety and replaced with the following:

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Prior to the installation of any equipment, or any modification or changes to the equipment, if any (but excluding routine maintenance, repairs, or changes to equipment in the interior of any existing equipment building or equipment cabinet), Tenant shall comply with the following terms and conditions: Tenant shall submit, in writing, all plans for such installations, modifications or changes for Landlord's approval, which approval shall not be unreasonably withheld, conditioned or delayed. In order to assure Tenant's compliance with the provisions of this agreement, the plans and specifications for Tenant's equipment and any modifications thereto shall be submitted to Landlord for their review and approval.

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All installation of equipment on the tank shall be accomplished in a manner that will minimize the impact to the structural integrity of the tank and its interior and exterior coatings. Utility Service Co., Inc. is the Landlord's tank maintenance provider, and they must be given the "First Right of Refusal" to perform both the interior and exterior touch up on tanks. Installation of antennas and coaxial cables shall not create a safety hazard nor interfere with the ongoing maintenance and/or operation of the tank. Tenant shall bear all cost and expense associated with repairing coatings damaged by the installation of Tenant's equipment.

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~~5.6~~ **Acknowledgement.** Landlord acknowledges that: 1) this Second Amendment is entered into of the Landlord's free will and volition; 2) Landlord has read and understands this Second Amendment and the underlying Lease and, prior to execution of this Second Amendment, was free to consult with counsel of its choosing regarding Landlord's decision to enter into this Second Amendment and to have counsel review the terms and conditions of this Second Amendment; 3) Landlord has been advised and is informed that should Landlord not enter into this Second

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Amendment, the underlying Lease between Landlord and Tenant, including any termination or non-renewal provision therein, would remain in full force and effect.

~~6.7.~~**Notices.** Paragraph 22 of the Lease is hereby amended as follows:

If to Tenant:

New Cingular Wireless PCS, LLC
Attn: TAG – LA
Re: Cell Site #: SOH2173
Cell Site Name: DT Piqua (OH)
Fixed Asset #: 10011819
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, GA 30319

With a copy to:

New Cingular Wireless PCS, LLC
Attn: Legal Department
Re: Cell Site #: SOH2173
Cell Site Name: DT Piqua (OH)
Fixed Asset #: 10011819
208 S. Akard Street
Dallas, TX 75202

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice. Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

~~7.8.~~**Sale of Property.**

(a) Landlord shall not be prohibited from the selling, leasing or use of any of the Property or the surrounding Property except as provided below.

(b) If Landlord, at any time during the Term of the Lease, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Leased Property, or all or any part of the Property or surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to the Lease and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this subsection (b) to Tenant. Until Tenant receives all such documents, Tenant shall not be responsible for any failure to make payments under the Lease and reserves the right to hold payments due under the Lease.

- i. Old deed to Property
- ii. New deed to Property
- iii. Bill of Sale or Transfer

- iv. Copy of current Tax Bill
- v. New IRS Form W-9
- vi. Completed and Signed AT&T Payment Direction Form
- vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or surrounding Property for the installation, operation or maintenance of other wireless communications facilities if such installation, operation or maintenance would interfere with Tenant's permitted use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the surrounding Property for purposes of any installation, operation or maintenance of any other wireless communications facility or equipment.

(d) The provisions of this Paragraph shall in no way limit or impair the obligations of Landlord under the Lease, including interference and access obligations.

~~8-9.~~ **Charges.** All charges payable under the Lease such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of the Lease.

~~9-10.~~ **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Lease and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Lease otherwise is unmodified and remains in full force and effect. Each reference in the Lease to itself shall be deemed also to refer to this Second Amendment.

~~10-11.~~ **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Lease.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Second Amendment to be effective as of the last date written below.

LANDLORD:
City of Piqua, Ohio,
a municipal corporation

TENANT:
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: [NOT FOR EXECUTION]

By: [NOT FOR EXECUTION]

Print Name: _____

Print Name: _____

Its: _____

Its: _____

Date: _____

Date: _____

[ACKNOWLEDGEMENTS APPEAR ON THE NEXT PAGE]

DRAFT

Commission Agenda Staff Report

MEETING DATE	August 20, 2024		
REPORT TITLE	A resolution awarding Graybar for the replacement of the Uninterruptible Power Supply at the Fort Piqua Plaza		
SUBMITTED BY	Name & Title: Amy Welker, Assistant City Manager		
	Department: Utilities		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input checked="" type="checkbox"/> Asst. City Manager		<input type="checkbox"/> Law Director
BACKGROUND	The UPS system is the original operating system that was installed when the project was completed in 2008 and has reached its life expectancy.		
BUDGETING AND FINANCIAL IMPACT	Budgeted \$:	\$140,000.00	
	Expenditure \$:	\$139,377.91	
	Source of Funds:	410-137-882-8802	
	Narrative:	The Uninterrupted Power Supply (UPS) system provides emergency lighting for users during an emergency, serving as an alternative to having a standby generator on site. The city utilizes Graybar's cooperative contract through OMNIA Partners to streamline and enhance the procurement process.	
OPTIONS	1.	Approve the resolution for the purchase of the new UPS system for the Fort Piqua Plaza.	
	2.	Do not approve the resolution	
PROJECT TIMELINE	After Commission authorization, the expected lead time on the equipment is approximately 10-12 weeks, with a project duration of no more than 3 weeks.		
STAFF RECOMMENDATION	Approve the resolution to perform the installation of the UPS.		
REASON FOR SELECTING CONSULTANT/COMPANY	Graybar uses Carey Electric Company for the installation of the electrical component of this work. Carey Electric Company was the electric contractor that performed all the electric during the reconstruction project in 2007/2008.		

RESOLUTION NO. R-104-24

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO
GRAYBAR FOR THE PURCHASE OF THE UNINTERUPPED
POWER SUPPLY SYSTEM AT THE FORT PIQUA PLAZA**

WHEREAS, The Uninterrupted Power Supply System at the Fort Piqua Plaza has reached is limited-service lifetime; and

WHEREAS, The City of Piqua received a price and specifications for a replacement UPS System through US Communities/Omnia Partners.

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 Graybar for the amount of \$139,377.91.
- SEC. 2: The Finance Director is hereby authorized to draw his warrants on the appropriate account of the City treasury in payment for said equipment for \$139,377.91.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

MELISSA KINNEY
CLERK OF COMMISSION

The Motion to adopt the foregoing resolution was offered by _____,

seconded by _____, and on roll call the following vote ensued:

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



1022 W 8TH ST
CINCINNATI OH 45203-1206
Phone: 937-542-2016
Fax: 937461

To: City of Piqua
Finance Department
201 West Water Street
PIQUA OH 45356
Attn: Bob Graeser
Phone: 937-778-2065
Fax:
Email: debbie.eckley@graybar.com

Date: 08/14/2024
Proj Name: CPQ-643315
GB Quote #: 0246658033
Release Nbr:
Purchase Order Nbr:
Additional Ref#
Valid From: 07/29/2024
Valid To: 08/28/2024
Contact: Debbie Eckley
Email: Debbie.Eckley@graybar.com

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Notes: Graybar submits this US Communities/Omnia Partners EV2370 quote.

- One (1) 30kVA Liebert EXM Single Module UPS System model 51SA030QAA00SLS:**
- # ETO #EXM-303428-0 for UL924A**
- # System Input Voltage of 480V, 60Hz, 3 Phase, 3 wire plus ground**
- # System Output Voltage of 480/277V, 60Hz, 3 Phase, 4 wire plus ground**
- # Fixed Capacity 030kVA UPS System**
- # 480V Native Output Voltage**
- # Single Input Configuration**
- # SNMP Communication**
- # BACnet Communication**
- # One (1) IntelliSlot Unity Dual Protocol Card; P/N: IS-UNITY-DP; Monitoring and configuration of Vertiv products and environmental sensors through stand-alone Web UI or integration with Trellis#, Liebert Nform, LIFE# Services. Supports third-party management systems using SNMP, Modbus or BACnet.**
- # One (1) IS-RELAY Relay Contact Card**
- # Transformer-Free Architecture - Efficiency up to 96% in double conversion mode**
- # Unity Power Factor Rating - Delivers more usable power per kVA**
- # Load Power Factor Support - Supports loads 0.5 lagging to unity without derating**
- # Energy Optimization Mode (Eco-Mode)**
- # 65kAIC Rating - Provides interrupting rating and labeling of 65kA**
- # Active Power Factor Corrected IGBT Input Converter**
- # PWM transistorized (IGBT) inverter**
- # Continuous Duty Static Bypass Switch**
- # Input Contacts - Dry contacts are available for functions including monitoring external breakers, on-generator signal, and other functions**
- # Output Contacts - Dry contacts are available for functions including a permissive signal to maintenance bypass SKRU, to trip external breakers, and other functions**
- # Generator Load Control - Suppresses battery charging reducing power demand by an external**

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com

24-Hour Emergency Phone#: 1-800-GRAYBAR

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: City of Piqua
Finance Department
201 West Water Street
PIQUA OH 45356
Attn: Bob Graeser

Date: 08/14/2024
Proj Name: CPQ-643315
GB Quote #: 0246658033

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

- signal. Shifts unit from Eco Mode to double conversion (if applicable), and synchronizes the inverter output with the bypass
- # Automatic retransfer - Provides return to inverter power after an overload
- # DSP based controls - Provides digital control of power conversion and system operation
- # Backlit LCD display - Monitors power conversion, UPS operation and utility conditions. Deviations are logged for troubleshooting
- # Temperature-Compensated Charging/Battery Load Test
- # Bottom cable entry to UPS, top cable entry through matching bypass or optional wiring cabinet
- # Front only service access
- # Local Emergency Power Off (EPO)
- # LIFE# Services for the 1st year
- # IP 20 enclosure
- # Casters and leveling feet
- # UL and cUL Listed to UL Standard 1778 5th Edition
- # Liebert EXM Factory Services Certified Test Report

CONTINUED

QUOTATION NO. 23292r2 (CONTINUED)

Ms. Debbie Eckley
Graybar Electric
July 15, 2024
Page Two

- Two (2) Liebert EXM Battery Cabinets model 51BPQPAA2L10 & 51BPQPAA2L20
- # 90 Minute Battery Run Time at 30kVA
- # Two (2) 880MM External Cabinets of East Penn 45HR3000 Batteries
- # Cabinet Mounted Left Attached to Module

- One (1) Maintenance Bypass Matching Cabinet model 51MBQ32AA0R1SI9
- # 3 Switching Devices (BIB, MBB, MIB)
- # 90 Amp Breaker Trip Rating
- # Key Interlock (SKRU)
- # Cabinet Mounted Right Attached to Module with connecting cables factory supplied
- # 200 MM - 7.9 inches Frame Size

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com

24-Hour Emergency Phone#: 1-800-GRAYBAR

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To: City of Piqua
 Finance Department
 201 West Water Street
 PIQUA OH 45356
 Attn: Bob Graeser

Date: 08/14/2024
Proj Name: CPQ-643315
GB Quote #: 0246658033

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

- # Top or Side Access required for MBC Installation.
- # Front Access service design

- One (1) Distribution Cabinet model 51X030BOAFBAS5G
- # 600 MM - 24 inches Frame Size
- # K01 Output Transformer Included
- # Input Voltage of 480V, 60Hz, 3 Phase, 3 wire plus ground
- # Output Voltage of 480/277V, 60Hz, 3 Phase, 4 wire plus ground
- # Cabinet Mounted Right Attached to Module with connecting cables factory supplied
- # No Input Breaker
- # Distribution: (1) 80A 80% Rated Subfeed Breaker
- # Front Access service design

Startup Services:

Startup includes one site trip by a Vertiv customer engineer after the UPS has been installed. The site trip includes the following services for one UPS module: non-powered inspection, UPS electrical and operational checkout, full parts and labor for any remedial work required on the UPS or battery cabinets, and customer operation training. Startup also includes remedial onsite labor, parts, and travel for the full one-year warranty period.

- # Startup 24x7 is scheduled at the customers designated time

Item	Item/Type	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price
100		1 EA	VERTIV CORPORATION	FORT PIQUA 30KVA CHLORIDE UPS	COMPANY: GRAYBAR ELECTRIC QUOTE #: 23292R2 ATTN: DEBBIE ECKLEY PROPOSAL #: CPQ-643315 E-MAIL: DEBBIE.ECKLEY@GRAYBAR.COM DATE: JULY 15 2024 FROM: KEVIN STURM PROJECT: FORT	\$102,967.44	1	\$102,967.44

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com

24-Hour Emergency Phone#: 1-800-GRAYBAR

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: City of Piqua
Finance Department
201 West Water Street
PIQUA OH 45356
Attn: Bob Graeser

Date: 08/14/2024
Proj Name: CPQ-643315
GB Quote #: 0246658033

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

PIQUA 30KVA
CHLORIDE UPS
REPLACEMENT

WE ARE PLEASED
TO PROVIDE OUR
QUOTATION FOR
THE FOLLOWING
VERTIV
PRODUCTS AND
SERVICES:

ONE (1) 30KVA
LIEBERT EXM
SINGLE MODULE
UPS SYSTEM
MODEL
51SA030QAA00SL
S:
ETO
#EXM-303428-0
FOR UL924A
SYSTEM INPUT
VOLTAGE OF 480V
60HZ 3 PHASE 3
WIRE PLUS
GROUND
SYSTEM
OUTPUT VOLTAGE
OF 480/277V 60HZ
3 PHASE 4 WIRE
PLUS GROUND
FIXED CAPACITY
030KVA UPS
SYSTEM
480V NATIVE
OUTPUT VOLTAGE
SINGLE INPUT
CONFIGURATION
SNMP
COMMUNICATION
BACNET
COMMUNICATION
ONE (1)
INTELLISLOT
UNITY DUAL

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com

24-Hour Emergency Phone#: 1-800-GRAYBAR

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To: City of Piqua
Finance Department
201 West Water Street
PIQUA OH 45356
Attn: Bob Graeser

Date: 08/14/2024
Proj Name: CPQ-643315
GB Quote #: 0246658033

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

PROTOCOL CARD;
P/N: IS-UNITY-DP;
MONITORING AND
CONFIGURATION
OF VERTIV
PRODUCTS AND
ENVIRONMENTAL
SENSORS
THROUGH
STAND-ALONE
WEB UI OR
INTEGRATION
WITH TRELIS#
LIEBERT NFORM
LIFE# SERVICES.
SUPPORTS
THIRD-PARTY
MANAGEMENT
SYSTEMS USING
SNMP MODBUS
OR BACNET.
ONE (1)
IS-RELAY RELAY
CONTACT CARD

TRANSFORMER-
FREE
ARCHITECTURE -
EFFICIENCY UP
TO 96% IN
DOUBLE
CONVERSION
MODE
UNITY POWER
FACTOR RATING -
DELIVERS MORE
USABLE POWER
PER KVA
LOAD POWER
FACTOR
SUPPORT -
SUPPORTS LOADS
0.5 LAGGING TO
UNITY WITHOUT
DERATING
ENERGY

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com

24-Hour Emergency Phone#: 1-800-GRAYBAR

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: City of Piqua
Finance Department
201 West Water Street
PIQUA OH 45356
Attn: Bob Graeser

Date: 08/14/2024
Proj Name: CPQ-643315
GB Quote #: 0246658033

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

OPTIMIZATION
MODE
(ECO-MODE)
65KAIC RATING -
PROVIDES
INTERRUPTING
RATING AND
LABELING OF
65KA
ACTIVE POWER
FACTOR
CORRECTED IGBT
INPUT
CONVERTER
PWM
TRANSISTORIZED
(IGBT) INVERTER
CONTINUOUS
DUTY STATIC
BYPASS SWITCH
INPUT
CONTACTS - DRY
CONTACTS ARE
AVAILABLE FOR
FUNCTIONS
INCLUDING
MONITORING
EXTERNAL
BREAKERS
ON-GENERATOR
SIGNAL AND
OTHER
FUNCTIONS
OUTPUT
CONTACTS - DRY
CONTACTS ARE
AVAILABLE FOR
FUNCTIONS
INCLUDING A
PERMISSIVE
SIGNAL TO
MAINTENANCE
BYPASS SKRU TO
TRIP EXTERNAL
BREAKERS AND
OTHER

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com

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To: City of Piqua
Finance Department
201 West Water Street
PIQUA OH 45356
Attn: Bob Graeser

Date: 08/14/2024
Proj Name: CPQ-643315
GB Quote #: 0246658033

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

FUNCTIONS
GENERATOR
LOAD CONTROL -
SUPPRESSES
BATTERY
CHARGING
REDUCING
POWER DEMAND
BY AN EXTERNAL
SIGNAL. SHIFTS
UNIT FROM ECO
MODE TO DOUBLE
CONVERSION (IF
APPLICABLE) AND
SYNCHRONIZES
THE INVERTER
OUTPUT WITH
THE BYPASS
AUTOMATIC
RETRANSFER -
PROVIDES
RETURN TO
INVERTER POWER
AFTER AN
OVERLOAD
DSP BASED
CONTROLS -
PROVIDES
DIGITAL CONTROL
OF POWER
CONVERSION AND
SYSTEM
OPERATION
BACKLIT LCD
DISPLAY -
MONITORS
POWER
CONVERSION
UPS OPERATION
AND UTILITY
CONDITIONS.
DEVIATIONS ARE
LOGGED FOR
TROUBLESHOOTI
NG
#

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TEMPERATURE-
COMPENSATED
CHARGING/BATTE
RY LOAD TEST
BOTTOM CABLE
ENTRY TO UPS
TOP CABLE
ENTRY THROUGH
MATCHING
BYPASS OR
OPTIONAL WIRING
CABINET
FRONT ONLY
SERVICE ACCESS
LOCAL
EMERGENCY
POWER OFF (EPO)
LIFE# SERVICES
FOR THE 1ST
YEAR
IP 20
ENCLOSURE
CASTERS AND
LEVELING FEET
UL AND CUL
LISTED TO UL
STANDARD 1778
5TH EDITION
LIEBERT EXM
FACTORY
SERVICES
CERTIFIED TEST
REPORT

TWO (2) LIEBERT
EXM BATTERY
CABINETS MODEL
51BPQPAA2L10 &
51BPQPAA2L20
90 MINUTE
BATTERY RUN
TIME AT 30KVA
TWO (2) 880MM
EXTERNAL
CABINETS OF
EAST PENN

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45HR3000
BATTERIES
CABINET
MOUNTED LEFT
ATTACHED TO
MODULE

ONE (1)
MAINTENANCE
BYPASS
MATCHING
CABINET MODEL
51MBQ32AA0R1SI9
3 SWITCHING
DEVICES (BIB MBB
MIB)
90 AMP
BREAKER TRIP
RATING
KEY INTERLOCK
(SKRU)
CABINET
MOUNTED RIGHT
ATTACHED TO
MODULE WITH
CONNECTING
CABLES FACTORY
SUPPLIED
200 MM - 7.9
INCHES FRAME
SIZE
TOP OR SIDE
ACCESS
REQUIRED FOR
MBC
INSTALLATION.
FRONT ACCESS
SERVICE DESIGN

ONE (1)
DISTRIBUTION
CABINET MODEL
51X030BOAFBAS5
G
600 MM - 24
INCHES FRAME

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SIZE
K01 OUTPUT
TRANSFORMER
INCLUDED
INPUT VOLTAGE
OF 480V 60HZ 3
PHASE 3 WIRE
PLUS GROUND
OUTPUT
VOLTAGE OF
480/277V 60HZ 3
PHASE 4 WIRE
PLUS GROUND
CABINET
MOUNTED RIGHT
ATTACHED TO
MODULE WITH
CONNECTING
CABLES FACTORY
SUPPLIED
NO INPUT
BREAKER
DISTRIBUTION:
(1) 80A 80%
RATED SUBFEED
BREAKER
FRONT ACCESS
SERVICE DESIGN

STARTUP
SERVICES:
STARTUP
INCLUDES ONE
SITE TRIP BY A
VERTIV
CUSTOMER
ENGINEER AFTER
THE UPS HAS
BEEN INSTALLED.
THE SITE TRIP
INCLUDES THE
FOLLOWING
SERVICES FOR
ONE UPS
MODULE:
NON-POWERED

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INSPECTION UPS
ELECTRICAL AND
OPERATIONAL
CHECKOUT FULL
PARTS AND
LABOR FOR ANY
REMEDIAL WORK
REQUIRED ON
THE UPS OR
BATTERY
CABINETS AND
CUSTOMER
OPERATION
TRAINING.
STARTUP ALSO
INCLUDES
REMEDIAL ONSITE
LABOR PARTS
AND TRAVEL FOR
THE FULL
ONE-YEAR
WARRANTY
PERIOD.
STARTUP 24X7
IS SCHEDULED AT
THE CUSTOMERS
DESIGNATED TIME

TOTAL PRICE
INCLUDING
FREIGHT BUT
NOT
INSTALLATION OR
TAX
(FOB FACTORY
FULL FREIGHT
ALLOWED)

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200	1 EA CAREY ELECTRIC CONT	LABOR & INSTALLATION	WE ARE PLEASED TO SUBMIT A PROPOSAL FOR INSTALL OF THE NEW UPS AT FORT PIQUA PLAZA. THE FOLLOWING IS INCLUDED IN OUR PROPOSAL: # DEMO EXISTING UPS AND REMOVAL FROM SITE # INSTALLATION OF NEW UPS PER SUBMITTAL FROM UPTIME SOLUTIONS O UPS PROVIDED BY OTHERS O UPS TO BE SHIPPED TO RIGGING CONTRACTOR FACILITY FOR DELIVERY TO JOB SITE. # DEMO EXISTING 50A FEED AND UPGRADE TO 60A FEED O REMOVE EXISTING 50A BREAKER AND TURNOVER TO OWNER O PROVIDE/INSTALL NEW 60A BREAKER # PROVIDE FEED FROM NEW UPS TO BATTERY CABINET AS COORDINATED IN	\$33,410.47	1	\$33,410.47
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WALKTHROUGH
RECONNECT
EXISTING FEED
TO EXISTING
PANEL
UPS DEMO AND
INSTALL TO TAKE
PLACE ON A
SUNDAY
COORDINATION
STANDARD
CAREY ELECTRIC
RATES
NO SALES TAX

300	1 EA	VERTIV CORPORATION S	MISCELLANEOU S	\$3,000.00	1	\$3,000.00
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Total in USD (Tax not included): \$139,377.91

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Signed: _____

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