



**PIQUA CITY COMMISSION MEETING  
TUESDAY, APRIL 2, 2024  
5:30 PM  
COMMISSION CHAMBER – 2nd FLOOR  
201 WEST WATER STREET  
PIQUA, OHIO 45356**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADJOURN TO EXECUTIVE SESSION**

**ROLL CALL**

**EXECUTIVE SESSION**

The Executive Session is to consider pending or imminent litigation.

**ADJOURN FROM EXECUTIVE SESSION**

**WORK SESSION**

Piqua Historic Preservation

**REGULAR PIQUA CITY COMMISSION MEETING**

**CONSENT AGENDA**

**1. APPROVAL OF MINUTES**

Approval of the Minutes from the March 19, 2024, Regular City Commission Meeting and the March 28, 2024, Special Commission Meeting

**2. RESOLUTION NO. R-59-24**

A resolution appointing a member to the Diversity Committee

**3. RESOLUTION NO. R-60-24**

A resolution appointing a member to the Diversity Committee

**4. RESOLUTION NO. R-61-24**

A resolution appointing a member to the Diversity Committee

**5. RESOLUTION NO. R-62-24**

A resolution appointing a member to the Miami Valley Regional Planning Commission

## **OLD BUSINESS**

### **6. ORDINANCE NO. O-2-24 (2nd Reading)**

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

## **NEW BUSINESS**

### **7. RESOLUTION NO. R-63-24**

A resolution authorizing a purchase order to Knapheide Truck Equipment Center for the purchase of an utility service truck with service body and air compressor system for the underground utilities department

### **8. RESOLUTION NO. R-64-24**

A resolution authorizing a purchase order to Valley Ford Truck, Inc. for the purchase of a new utility service truck for the underground utilities department

### **9. RESOLUTION NO. R-65-24**

A resolution to authorize a replat along Nadene Drive w/ vacation of existing easements and dedication of new easements

## **CITY MANAGER'S REPORT**

## **COMMISSIONERS COMMENT**

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

## **ADJOURNMENT**

## § 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.

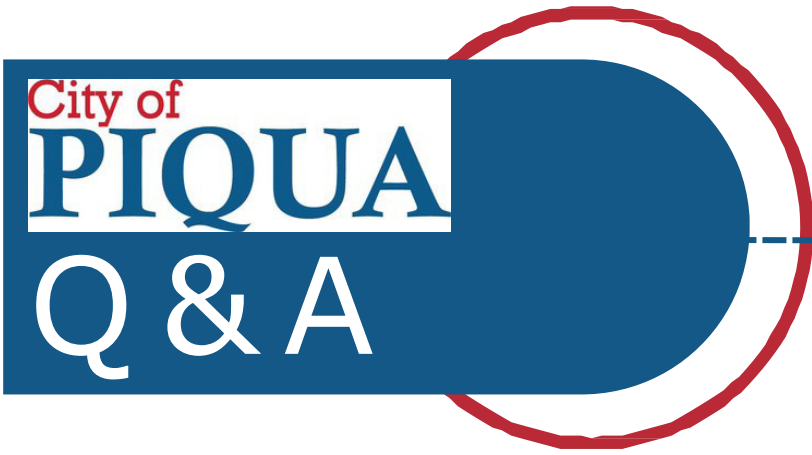
(B) When conducting open forum at the end of the meeting, the following rules be followed:

- (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)



March 19, 2024

There were no questions asked at the Regular City Commission Meeting on March 19, 2024, that were not answered.



**REGULAR PIQUA CITY COMMISSION MEETING MINUTES  
TUESDAY, MARCH 19, 2024**

**CALL TO ORDER**

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

**ROLL CALL**

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

A motion was made by Commissioner Hohman to excuse Commissioner DeBrosse from a portion of the meeting due to his daughter's school event and seconded by Commissioner Simmons. All were in favor and the motion was carried unanimously.

**ADJOURNMENT TO EXECUTIVE SESSION** at 5:03 p.m.

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

**ROLL CALL**

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

**EXECUTIVE SESSION**

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

**ADJOURNMENT FROM EXECUTIVE SESSION** at 6:10 p.m.

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

**PRESENTATION**

Director of Economic Development Chris Schmiesing presented to the Commission updates on projects recently completed, along with projects in the pipeline to further the city's economic development. He spoke of ways that the city supports the community and local businesses, such as offering competitive advantages and strategic priorities and partnerships. He highlighted the many benefits of Piqua partnering with local, regional, and state economic development organizations, such as Grow Piqua Now, the Dayton Development Coalition, and JobsOhio. Mr. Schmiesing provided examples of how the city helps with Business Retention and Expansion, citing the recent expansion of EPSilyte on Statler Road and the assistance provided to Hartzell Propeller to gain more space and grow in recent years. He shared the importance of Real Estate Development and Reutilization for older buildings in Piqua, such as Scott Steel, Winans Roastery and their Administration Office, and Hartzell Hardwoods. Mr. Schmiesing also talked

about new businesses in Piqua, including Skuld LLC, The Piqua Center, The Scott Drive redeveloped property, and the Arrowhead housing project.

## **PRESENTATION**

City Manager Paul Oberdorfer, Interim Fire Chief Lee Adams, and Deputy Chief Dave Thomas gave a presentation on the Public Safety Training Center. Mr. Oberdorfer provided a site overview, including the Training building, the Training classroom, and the Technical Training location. He reported that there were no concerns regarding the water testing, air modeling, and soil sampling results, and said the site is ready to be recommissioned as a Public Safety Training Center through a revised Joint Use Agreement with Bowling Green State University.

Interim Fire Chief Adams said that his staff is very excited about this opportunity to train on a regular basis, as it will sharpen his staff's ability to protect citizens, while reducing the incidence of injuries to his firefighters. He stated that Certification by the State of Ohio is required and that many rescue techniques are not taught in basic training. Interim Fire Chief Adams also highlighted that 14 of the 24 firefighters have less than one year experience at the Piqua Fire Department. He shared that BGSU has decades of experience with this type of training and said that a partnership with a chartered program is required. He assured the Commission that they will follow all procedures for live fire trainings and said that there are many other types of trainings that will occur there as well.

Deputy Chief Thomas commented that most of the Piqua police officers have less than 5 years of experience. He stated the need for regular Patrol training & Tactical Response Team training, as repetition is necessary to learn in these types of situations. He said that a Safety Officer would always be present, along with medical personnel when appropriate.

## **PUBLIC ANNOUNCEMENT**

Police Chief Rick Byron discussed the preparation and planning for the Eclipse event on April 8<sup>th</sup>, 2024. He and his team are attending meetings with the Miami County EMA to gather information and coordinate their efforts. He anticipates the biggest issue to be traffic congestion due to an influx of people to the area and said that additional personnel will be available that day. Chief Byron also plans to stage personnel in different areas around Piqua to increase response times. The staff will also utilize ATV's and utility vehicles to patrol larger areas.

## **REGULAR PIQUA CITY COMMISSION MEETING**

### **CONSENT AGENDA**

#### **APPROVAL OF MINUTES**

Approval of the minutes from the March 5, 2024, Regular City Commission Meeting and the March 12, 2024, City Commission Work Session

#### **RESOLUTION NO. R-50-24**

A resolution appointing a member to the Energy Board

#### **RESOLUTION NO. R-51-24**

A resolution appointing a member to the Civil Service Commission

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

## **NEW BUSINESS**

### **RESOLUTION NO. R-52-24**

A resolution requesting final legislation to enter into an agreement with the Ohio Department of Transportation (ODOT) for the Looney Road resurfacing project

Introduction: Community Services Director Kyle Hinkelman explained that this resolution entails working with ODOT and the county to complete the milling and resurfacing of Looney Road beginning at E. Ash Street (US 36) and continuing to County Road 25A. This project will also include necessary ADA curb ramp installations. The portion of the cost that the city is responsible for is \$141,020, which is expected to be covered in whole by an Ohio Public Works Commission Grant.

Commissioners Comments: Mayor Lee wanted to confirm that there would be zero cost to the city, and Mr. Hinkelman responded yes. The grant will cover the city's portion.

Commissioner Simmons asked when this project would be completed; Mr. Hinkelman responded that the project is supposed to be finished before school begins in August.

Commissioner Hohman asked if this project would help with the potholes on Looney Road, to which Mr. Hinkelman replied yes.

Public Comment: Jeff Grimes commented that the resurfacing of Looney Road is a great idea and much needed, but he reminded everyone that the taxpayers are the ones funding the grant.

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

### **RESOLUTION NO. R-53-24**

A resolution authorizing the City Manager to enter into a contract with Springcreek Township to provide EMS and fire services

Introduction: Mr. Oberdorfer announced that an agreement has been reached regarding the Springcreek Township contract. He had been in negotiations with the township since August 2023. He changed the model in the contract that was heavily subsidized by Piqua citizens so that it is now more equitable. The new model is using the Troy Fire Department's model to determine a more accurate cost of service by incorporating the cost of doing business with the cost share.

Commissioners Comments: Commissioner Hohman pointed out that under the old contract, Springcreek Township residents were paying significantly less for service than Piqua residents, so this new contract is a win/win for everyone.

Commissioner Vetter commented that the Piqua Fire Department will provide a reasonable response time for residents.

Public Comment: Kim Heisler inquired as to what Springcreek Township residents would be paying under the new contract. Mr. Oberdorfer responded that these township residents would pay approximately half of what a city resident pays now per the modified contract.

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

**RESOLUTION NO. R-54-24**

A resolution authorizing the City Manager to enter into a contract with Washington Township to provide EMS and fire services

Introduction: Mr. Oberdorfer stated that an agreement with Washington Township has also been reached with similar parameters as the Springcreek Township contract.

Commissioners Comments: Commissioner DeBrosse thanked Mr. Oberdorfer for his work on both township contracts, noting his patience and effort to build public support.

Public Comment: None

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

**RESOLUTION NO. R-55-24**

A resolution authorizing a donation to the Upper Valley Career Center in Piqua

Introduction: Interim Fire Chief Adams explained that regulations do not permit protective fire gear, such as coats and pants, to be used after a 10-year lifespan. The city would receive a minor income from the sale of this used gear on GovDeals.com, so the city would instead prefer to donate this gear that is still wearable to the UVCC First Responder students. This would be a cost savings to the program and would allow the students to experience wearing fire gear.

Commissioners Comments: Mayor Lee asked if the UVCC students would be exposed to live fire training, to which Interim Fire Chief Adams responded no.

Commissioner Simmons commented that this would be not just a donation, but also an investment in the future of these students.

Commissioner DeBrosse asked what was done in the past with outdated fire gear; Interim Fire Chief Adams answered that GovDeals.com was used to sell it online for a minimal amount.

Public Comment: None

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

**RESOLUTION NO. R-56-24**

A resolution authorizing the City Manager to enter into an access agreement with Piqua Improvement Corporation for former power plant

Introduction: Mr. Schmiesing stated that this resolution pertains to the reutilization and redevelopment of the old power plant building on South Main Street. Piqua Improvement Corporation wants to apply for funding from the Ohio Brownfield Remediation Program to rid the former power plant building of asbestos-containing materials. While the total expenditure would be \$3.47 million dollars, the Piqua Power Department would provide 25% of that abatement cost as the local match.

Commissioners Comments: Mayor Lee asked if this is for asbestos removal, to which Mr. Schmiesing replied yes.

Commissioner Hohman inquired about the location of the building, and Mr. Schmiesing clarified.

Public Comment: None

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

### **RESOLUTION NO. R-57-24**

A resolution amending the Joint Use Agreement with Bowling Green State University for the use of the Piqua Fire Training Center

Introduction: Law Director Frank Patrizio discussed the 2024 amendment of the Joint Use Agreement with BGSU. He said that the amendment would delete Attachment A, which would remove the allowance of battery testing at the facility. He also pointed out that Section B of Attachment B would be deleted entirely, which would remove the allowance of Research and Development.

Commissioners Comments: Commissioner Simmons asked if solar panels were burnt at the old water treatment plant location; Mr. Patrizio said that he was told no by the former Piqua Fire Chief and also by Dalan Zartman. Commissioner Simmons said that there should be no burning of hazardous materials except those exceptions made by the Fire Chief for live-burn trainings.

Commissioner Hohman agreed with Commissioner Simmons.

Commissioner DeBrosse asked Mr. Patrizio if research & development would be permitted at the site by BGSU if the current agreement is not amended; Mr. Patrizio responded that BGSU could continue to do so without an amendment to the JUA. Commissioner DeBrosse also wanted to know if BGSU was permitted to enter into an agreement with a third party for facility use, to which Mr. Patrizio said no. The city will control who the facility is rented to. Commissioner DeBrosse also asked who would be responsible for managing the training facility and its activities, to which Mr. Oberdorfer replied that the Public Safety Director Rick Byron would be responsible.

Public Comment: Diana Park said that she does not trust Dalan Zartman or ESG. She believes that solar panels and solar roofing were burnt there for several years.

Debbie Stein stated her opinion that Dalan Zartman is not a reliable source. She also asked if BGSU would be permitted to lease out the training facility, to which Mr. Patrizio said that BGSU would be allowed to train other firefighters from other fire departments.

Nicholas Mahrt wanted to ensure that there would be no other alternative energy testing at the training facility, and Mr. Patrizio assured him that only firefighter training would be permitted. Mr. Mahrt also

asked what other mitigation practices would be implemented, and Mr. Oberdorfer answered that the decontamination process is already in place by the fire department.

Jeff Grimes said that the agreement with BGSU should be revoked, as it is his opinion that BGSU violated the terms of the contract.

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

### **CITY MANAGER'S REPORT**

Mr. Oberdorfer stated how fortunate the city was that a tornado did not touch down inside the city limits. He thanked the Power Department for sending mutual aid to Lakeview and Celina to help with the damage there. He announced that Underground Utilities is conducting smoke testing through April 5, 2024. Doorhangers were disbursed to residents.

### **COMMISSIONERS COMMENTS**

Commissioner Vetter reminded citizens that tomorrow is Fred Rogers Day and to be a good neighbor by removing trash and recycling carts from the curb within 24 hours of collection. He announced that there is a meeting for Hance Pavilion on March 21<sup>st</sup> at 7 pm at the YMCA and that Dan Freytag will be presenting. He thanked Finance Director Jerry O'Brien for helping him to better understand the RITA program. Commissioner Vetter added that there was an increase of 2 million dollars to the General Fund in 2023 due to this program.

Commissioner Simmons commended Mr. Oberdorfer for a job well done regarding the township contract negotiations. He also stated that for the Commissioners' Committee on the Fire Training Facility, each commissioner should have been permitted to appoint one member. He does not agree with the voting process in which it was done.

Commissioner Hohman thanked Mr. Oberdorfer for all his work on the Fire EMS contracts with the townships, as it was the right thing to do in his opinion. He also thanked the Power Department for sending help to Indian Lake. Commissioner Hohman stated his opinion that choosing members for the new Commissioners' Committee was not a random process; it was intended for the best-fit candidates. He looks forward to working on an ordinance that will regulate what types of fires are permitted in the city limits.

Commissioner DeBrosse expressed gratitude to Mr. Oberdorfer and Mr. Patrizio for their work on the two township contracts. He congratulated the 7<sup>th</sup> graders at Piqua Junior High School who were inducted into the National Junior Honor Society this evening.

Mayor Lee thanked Mr. Oberdorfer, Commissioner Hohman, and Commissioner DeBrosse for their efforts with the township fire and EMS contracts. He also thanked the city for sending help to Indian Lake. Mayor Lee also announced that a Town Hall will occur on March 28<sup>th</sup> at 7 pm, along with the Riverway Summit on April 19<sup>th</sup>, 2024. He thanked UBO Manager RJ Monnier for his assistance with a customer who had a billing conflict.

### **PUBLIC COMMENT**

Gary Koenig talked about the hydraulic dam project and his belief that the residents who derive the

benefits from the dam project should have to pay the cost, as this is flood control. He also said he appreciated the Utility report provided at the last meeting.

Adam Seas expressed his opinion that the hydraulic dam project is a city-wide problem, not just for the residents nearby. He does not think that the city should drain the bodies of water there.

Commissioner DeBrosse commented that the hydraulic canal issue will be a long process, as the city is dealing with a state agency and other elected officials. He said that the city needs to first figure out what needs to be done to be compliant, then determine how much funding will be needed.

Nicholas Mahrt asked if the city was in a contract with Stantec Consulting Services, Inc. Mr. Oberdorfer answered yes, as Stantec was hired to do a feasibility study of the hydraulic canal and to do the preliminary design to be in ODNR compliance.

Commissioner DeBrosse believes that the three bodies of water and the canal affected are tremendous assets to our community and said he is committed to pursue every opportunity to preserve and protect these amenities.

Kim Heisler asked for more information on the new ordinance that is being created for burnings in the city. Commissioner Hohman said that the new ordinance will eliminate certain fuel sources from being allowed, which will close the gap in the current law. She asked about an old shipping container in the Walmart parking lot, and Mr. Oberdorfer said that the Zoning Department is working on getting it moved. Ms. Heisler also thanked Commissioner Simmons for his transparency regarding how members of the Commissioners' Committee were chosen.

Commissioner DeBrosse stated that the Commission is run by a majority. He said that voting to fill the positions on the new committee was done in the same manner as with all other boards and committees. He said that applicants were chosen based on their resumes, experience, and knowledge base.

Melanie Walker announced that there will be a Downtown Event on April 7<sup>th</sup>, including a scavenger hunt, coloring contest, and outdoor games.

**ADJOURNMENT** at 9:28 p.m.

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

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KRIS LEE, MAYOR

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

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

COMMISSION CLERK

**RESOLUTION NO. R-59-24**

**A RESOLUTION APPOINTING A MEMBER TO THE  
COMMUNITY DIVERSITY COMMITTEE**

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: Paul Perkins is hereby appointed as a member of the Community Diversity Committee with a 1-year term expiring 4/1/2025, or until his successor is confirmed and qualified.

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

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

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

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

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

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

**RESOLUTION NO. R-60-24**

**A RESOLUTION APPOINTING A MEMBER TO THE  
COMMUNITY DIVERSITY COMMITTEE**

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: James Oda is hereby appointed as a member of the Community Diversity Committee with a 2-year term expiring 4/1/2026, or until his successor is confirmed and qualified.

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

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

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

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

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

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

**RESOLUTION NO. R-61-24**

**A RESOLUTION APPOINTING A MEMBER TO THE  
COMMUNITY DIVERSITY COMMITTEE**

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: Leesa Baker is hereby appointed as a member of the Community Diversity Committee with a 1-year term expiring 4/1/2025, or until his successor is confirmed and qualified.

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

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

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

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

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

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

**RESOLUTION NO. R-62-24**

**A RESOLUTION APPOINTING A MEMBER TO THE  
MIAMI VALLEY REGIONAL PLANNING COMMISSION**

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

SEC. 1: James Vetter is hereby appointed as a delegate to the 2024 Board of Directors of the Miami Valley Regional Planning Commission, or until his successor is confirmed and qualified.

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

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

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

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

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

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

ORDINANCE NO. O-2-24  
**AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE  
 CITY OF PIQUA, OHIO FOR THE YEAR 2024**

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

**SEC. 1:** That there be appropriated from the GENERAL FUND (001)

ACCOUNT	2024 BUDGET	INCREASE (DECREASE)	2024 REVISED BUDGET	
City Building				
Operation and Maintenance	\$269,509		\$269,509	
Capital Outlay (including labor)	\$90,460		\$90,460	
Allocated Expenses	(\$20,430)		(\$20,430)	
<b>TOTAL</b>	<b>\$339,539</b>	<b>\$0</b>	<b>\$339,539</b>	
City Commission				
Personal Services/Administrative Support	\$61,737		\$61,737	
Operation and Maintenance	\$40,681		\$40,681	
<b>TOTAL</b>	<b>\$102,418</b>	<b>\$0</b>	<b>\$102,418</b>	
City Manager				
Personal Services/Administrative Support	\$302,063		\$302,063	
Operation and Maintenance	\$34,431		\$34,431	
Allocated Expenses	(\$246,213)		(\$246,213)	
<b>TOTAL</b>	<b>\$90,281</b>	<b>\$0</b>	<b>\$90,281</b>	
Civil Service				
Operation and Maintenance	\$38,870		\$38,870	
<b>TOTAL</b>	<b>\$38,870</b>	<b>\$0</b>	<b>\$38,870</b>	
Engineering				
Personal Services/Administrative Support	\$369,174	\$2,845	\$372,019	New Director (Kyle Hinkelman)
Operation and Maintenance	\$207,624		\$207,624	
Allocated Expenses	(\$469,340)		(\$469,340)	
<b>TOTAL</b>	<b>\$107,458</b>	<b>\$2,845</b>	<b>\$110,303</b>	
Finance				
Personal Services/Administrative Support	\$746,836		\$746,836	
Operation and Maintenance	\$76,374		\$76,374	
Allocated Expenses	(\$569,497)		(\$569,497)	
<b>TOTAL</b>	<b>\$253,713</b>	<b>\$0</b>	<b>\$253,713</b>	
Law				
Personal Services/Administrative Support	\$0		\$0	
Operation and Maintenance	\$128,984		\$128,984	
Allocated Expenses	(\$76,805)		(\$76,805)	
<b>TOTAL</b>	<b>\$52,179</b>	<b>\$0</b>	<b>\$52,179</b>	
Income Tax				
Personal Services/Administrative Support	\$62,016		\$62,016	
Operation and Maintenance	\$460,770		\$460,770	
<b>TOTAL</b>	<b>\$522,786</b>	<b>\$0</b>	<b>\$522,786</b>	
Planning & Zoning				
Personal Services/Administrative Support	\$339,869	\$90,426	\$430,295	New Director (Kyle Hinkelman)
Operation and Maintenance	\$83,436		\$83,436	
<b>TOTAL</b>	<b>\$423,305</b>	<b>\$90,426</b>	<b>\$513,731</b>	
General Government				
Operation and Maintenance	\$725,715		\$725,715	
Capital Outlay (including labor)	\$500,000		\$500,000	
<b>TOTAL</b>	<b>\$1,225,715</b>	<b>\$0</b>	<b>\$1,225,715</b>	
Human Resources				
Personal Services/Administrative Support	\$371,751		\$371,751	
Operation and Maintenance	\$71,640	\$10,238	\$81,878	6,000 Events      1238 Card Lanvard      3000 HR Firm
Allocated Expenses	(\$384,741)		(\$384,741)	
<b>TOTAL</b>	<b>\$58,650</b>	<b>\$10,238</b>	<b>\$68,888</b>	
Public Relations				
Personal Services/Administrative Support	\$267,650	(\$28,742)	\$238,908	PR Coordinator vacant Feb-March
Operation and Maintenance	\$60,708	\$30,000	\$90,708	Branding Initiative, Video Work
Allocated Expenses	(\$194,191)		(\$194,191)	
<b>TOTAL</b>	<b>\$134,167</b>	<b>\$1,258</b>	<b>\$135,425</b>	

	2024 BUDGET	2024 REVISED BUDGET	
Facilities			
Personal Services/Administrative Support	\$126,289	\$126,289	
Operation and Maintenance	\$1,500	\$1,500	
Allocated Expenses	(\$127,789)	(\$127,789)	
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Purchasing			
Personal Services/Administrative Support	\$251,840	\$251,840	
Operation and Maintenance	\$19,758	\$19,758	
Allocated Expenses	(\$259,592)	(\$259,592)	
<b>TOTAL</b>	<b>\$12,006</b>	<b>\$0</b>	<b>\$12,006</b>
Transfers			
Transfer to Parks Fund 105	\$1,000,000	\$1,000,000	
Transfer to Safety Fund 106	\$3,550,000	\$3,550,000	
Transfer to Forest Hill Mausoleum Fund 110	\$25,000	\$25,000	
Transfer to Pro Piqua Fund 128	\$60,000	\$60,000	
Transfer to Golf 409	\$225,000	\$225,000	
Transfer to Fort Piqua Plaza 410	\$300,000	\$425,000	Transfer for Library Basement
<b>TOTAL</b>	<b>\$5,160,000</b>	<b>\$125,000</b>	<b>\$5,285,000</b>
<b>TOTAL GENERAL FUND</b>	<b>\$8,521,087</b>	<b>\$229,767</b>	<b>\$8,750,854</b>
<b>SEC. 2:</b>	That there be appropriated from the STREET DEPARTMENT FUND (101)		
Personal Services/Administrative Support	\$1,493,267	\$1,493,267	
Operation and Maintenance	\$1,744,816	\$1,744,816	
Capital Outlay (including labor)	\$500,000	\$500,000	
<b>TOTAL</b>	<b>\$3,738,083</b>	<b>\$0</b>	<b>\$3,738,083</b>
<b>SEC. 3:</b>	That there be appropriated from the STATE HIGHWAY FUND (102)		
Operation and Maintenance	\$89,500	\$89,500	
<b>TOTAL</b>	<b>\$89,500</b>	<b>\$0</b>	<b>\$89,500</b>
<b>SEC. 4:</b>	That there be appropriated from the STREET INCOME TAX FUND (103)		
Operation and Maintenance	\$2,367,183	\$2,367,183	
Capital Outlay (including labor)	\$1,821,250	\$67,000	Addition to Lock 9
<b>TOTAL</b>	<b>\$4,188,433</b>	<b>\$67,000</b>	<b>\$4,255,433</b>
<b>SEC. 5:</b>	That there be appropriated from the NEIGHBORHOOD IMPROVEMENT PROGRAM FUND (104)		
Personal Services/Administrative Support	\$0	\$0	
Operation and Maintenance	\$69,300	\$69,300	
<b>TOTAL</b>	<b>\$69,300</b>	<b>\$0</b>	<b>\$69,300</b>
<b>SEC. 6:</b>	That there be appropriated from the PARK AND RECREATION FUND (105)		
Personal Services/Administrative Support	\$768,536	\$768,536	
Operation and Maintenance	\$620,619	\$620,619	
Capital Outlay (including labor)	\$122,000	\$122,000	
<b>TOTAL</b>	<b>\$1,511,155</b>	<b>\$0</b>	<b>\$1,511,155</b>
<b>SEC. 7:</b>	That there be appropriated from the PUBLIC SAFETY FUND (106)		
009 Fire Department			
Personal Services/Administrative Support	\$4,888,780	\$56,856	\$4,945,636
Operation and Maintenance	\$979,353	\$979,353	\$979,353
Capital Outlay (including labor)	\$6,500	\$6,500	\$6,500
<b>TOTAL</b>	<b>\$5,874,633</b>	<b>\$56,856</b>	<b>\$5,931,489</b>
014 Police Department			
Personal Services/Administrative Support	\$5,896,026	(\$32,727)	\$5,863,299
Operation and Maintenance	\$931,417	(\$6,653)	\$924,764
Capital Outlay (including labor)	\$239,104	\$6,653	\$245,757
<b>TOTAL</b>	<b>\$7,066,547</b>	<b>(\$32,727)</b>	<b>\$7,033,820</b>
<b>TOTAL PUBLIC SAFETY</b>	<b>\$12,941,180</b>	<b>\$24,129</b>	<b>\$12,965,309</b>
<b>SEC. 8:</b>	That there be appropriated from the D.U.I. EDUCATIONAL FUND (109)		
Operation & Maintenance	\$11,000	\$11,000	
<b>TOTAL</b>	<b>\$11,000</b>	<b>\$0</b>	<b>\$11,000</b>

	2024 BUDGET		2024 REVISED BUDGET
That there be appropriated from the FOREST HILL MAUSOLEUM FUND (110)			
Operation & Maintenance	\$25,000		\$25,000
<b>TOTAL</b>	\$25,000	\$0	\$25,000
<b>SEC. 10:</b> That there be appropriated from the MANDATORY DRUG FINE FUND (111)			
Operation and Maintenance	\$4,400		\$4,400
<b>TOTAL</b>	\$4,400	\$0	\$4,400
<b>SEC. 11:</b> That there be appropriated from the SCARBROUGH TIF FUND (112)			
Operation and Maintenance	\$555		\$555
<b>TOTAL</b>	\$555	\$0	\$555
<b>SEC. 12:</b> That there be appropriated from the ONEOHIO OPIOID SETTLEMENT FUND (113)			
Operation and Maintenance	\$40,000		\$40,000
<b>TOTAL</b>	\$40,000	\$0	\$40,000
<b>SEC. 13:</b> That there be appropriated from the CHIP FUND (117)			
Operation and Maintenance	\$125,875		\$125,875
<b>TOTAL</b>	\$125,875	\$0	\$125,875
<b>SEC. 14:</b> That there be appropriated from the CDBG-CV FUND (118)			
Operation and Maintenance	\$334,550		\$334,550
<b>TOTAL</b>	\$334,550	\$0	\$334,550
<b>SEC. 15:</b> That there be appropriated from the C.H.I.P. PROGRAM INCOME FUND (119)			
Operation and Maintenance	\$156,500		\$156,500
<b>TOTAL</b>	\$156,500	\$0	\$156,500
<b>SEC. 16:</b> That there be appropriated from the COMMUNITY DEVELOPMENT BLOCK GRANT FUND (122)			
Operation and Maintenance	\$140,000		\$140,000
<b>TOTAL</b>	\$140,000	\$0	\$140,000
<b>SEC. 17:</b> That there be appropriated from the WORKER'S COMP FUND (124)			
Personal Services/Administrative Support	\$300,000	\$89,760	\$389,760 Workers Comp Ins Rate Increase
<b>TOTAL</b>	\$300,000	\$89,760	\$389,760
<b>SEC. 18:</b> That there be appropriated from the INSURANCE RESERVE FUND (125)			
Operation & Maintenance	\$518,325		\$518,325
<b>TOTAL</b>	\$518,325	\$0	\$518,325
<b>SEC. 19:</b> That there be appropriated from the DEMOLITION DEFENSE FUND (126)			
Operation & Maintenance	\$75,000	\$25,000	\$100,000 Demolition Defense Funds
<b>TOTAL</b>	\$75,000	\$25,000	\$100,000
<b>SEC. 20:</b> That there be appropriated from the SMALL BUSINESS GRANT FUND (127)			
Operation and Maintenance	\$159,860		\$159,860
<b>TOTAL</b>	\$159,860	\$0	\$159,860
<b>SEC. 21:</b> That there be appropriated from the PRO PIQUA (128)			
Operation and Maintenance	\$60,000		\$60,000
<b>TOTAL</b>	\$60,000	\$0	\$60,000
<b>SEC. 22:</b> That there be appropriated from the REVOLVING LOAN FUND (130)			
Operation and Maintenance	\$13,200		\$13,200
<b>TOTAL</b>	\$13,200	\$0	\$13,200

	2024 BUDGET	2024 REVISED BUDGET
<b>SEC. 23:</b> That there be appropriated from the COMMUNITY DEVELOPMENT FUND (135)		
Personal Services/Administrative Support	\$420,854	\$420,854
Operation and Maintenance	\$115,965	\$115,965
Allocated Expenses	(\$536,819)	(\$536,819)
<b>TOTAL</b>	\$0	\$0
<b>SEC. 24:</b> That there be appropriated from the AGRICULTURAL REVOLVING LOAN FUND (142)		
Personal Services/Administrative Support	\$500	\$500
Operation and Maintenance	\$45,000	\$45,000
<b>TOTAL</b>	\$45,500	\$45,500
<b>SEC. 25:</b> That there be appropriated from the ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (144)		
Operation and Maintenance	\$200,000	\$200,000
<b>TOTAL</b>	\$200,000	\$200,000
<b>SEC. 26:</b> That there be appropriated from the SPECIAL ASSESSMENT DEBT SERVICE FUND (202)		
Operation and Maintenance	\$2,000	\$2,000
<b>TOTAL</b>	\$2,000	\$2,000
<b>SEC. 27:</b> That there be appropriated from the OPWC WASTEWATER LIFT STATIONS DEBT SERVICE FUND (210)		
Non Government/Transfers/Refunds	\$33,419	\$33,419
<b>TOTAL</b>	\$33,419	\$33,419
<b>SEC. 28:</b> That there be appropriated from the OFFSITE PIPELINE (OWDA) DEBT SERVICE FUND (250)		
Non Government/Transfers/Refunds	\$184,126	\$184,126
<b>TOTAL</b>	\$184,126	\$184,126
<b>SEC. 29:</b> That there be appropriated from the EQUALIZATION TANK '08 NOTE (OWDA) DEBT SERVICE FUND (254)		
Non Government/Transfers/Refunds	\$295,246	\$295,246
<b>TOTAL</b>	\$295,246	\$295,246
<b>SEC. 30:</b> That there be appropriated from the WATER PLANT OWDA DEBT SERVICE FUND (256)		
Non Government/Transfers/Refunds	\$2,303,440	\$2,303,440
<b>TOTAL</b>	\$2,303,440	\$2,303,440
<b>SEC. 31:</b> That there be appropriated from the WASTEWATER PLANT ENGINEERING DEBT SERVICE FUND (257)		
Non Government/Transfers/Refunds	\$2,233,450	\$2,233,450
<b>TOTAL</b>	\$2,233,450	\$2,233,450
<b>SEC. 32:</b> That there be appropriated from the OWDA WATER TOWER DEBT SERVICE FUND (258)		
Non Government/Transfers/Refunds	\$177,568	\$177,568
<b>TOTAL</b>	\$177,568	\$177,568
<b>SEC. 33:</b> That there be appropriated from the SHAWNEE STORMWATER PROJECT DEBT SERVICE FUND (261)		
Non Government/Transfers/Refunds	\$3,278	\$3,278
<b>TOTAL</b>	\$3,278	\$3,278
<b>SEC. 34:</b> That there be appropriated from the NONTAX REVENUE BONDS '23 DEBT SERVICE FUND (263)		
Non Government/Transfers/Refunds	\$146,157	\$146,157
<b>TOTAL</b>	\$146,157	\$146,157

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SEC. 35: That there be appropriated from the LOCK 9 PARK IMPROVEMENTS FUND (342)

Operation and Maintenance	\$20,000		\$20,000	
Capital Outlay (including labor)	\$6,900	\$327,337	\$334,237	Change Orders to Lock 9 Project (Restrooms, Railings, Wall Removal)
Non Government/Transfers/Refunds	\$226,729		\$226,729	
<b>TOTAL</b>	<b>\$253,629</b>	<b>\$327,337</b>	<b>\$580,966</b>	

SEC. 36: That there be appropriated from the SCOTT DR REDEVELOPMENT FUND (343)

Operation and Maintenance	\$22,152	\$580,000	\$602,152	10,000 Utilities	550,000 Demo	20,000 Legal Fees
<b>TOTAL</b>	<b>\$22,152</b>	<b>\$580,000</b>	<b>\$602,152</b>			

SEC. 37: That there be appropriated from the POWER SYSTEM FUND (401)

Personal Services/Administrative Support	\$2,561,459		\$2,561,459	
Operation and Maintenance	\$31,624,879		\$31,624,879	
Capital Outlay (including labor)	\$2,161,075		\$2,161,075	Artisan Alley
Overhead Transfers	(\$175,000)		(\$175,000)	
<b>TOTAL</b>	<b>\$36,172,413</b>	<b>\$0</b>	<b>\$36,172,413</b>	

SEC. 38: That there be appropriated from the WATER SYSTEM FUND (403)

Personal Services/Administrative Support	\$1,573,923		\$1,573,923	
Operation and Maintenance	\$3,212,592		\$3,212,592	
Capital Outlay (including labor)	\$910,833		\$910,833	
Non Government/Transfers/Refunds	\$2,665,134		\$2,665,134	
<b>TOTAL</b>	<b>\$8,362,482</b>	<b>\$0</b>	<b>\$8,362,482</b>	

SEC. 39: That there be appropriated from the WASTEWATER SYSTEM FUND (404)

Personal Services/Administrative Support	\$1,717,308		\$1,717,308	
Operation and Maintenance	\$1,924,959		\$1,924,959	
Capital Outlay (including labor)	\$747,500		\$747,500	
Non Government/Transfers/Refunds	\$2,562,115		\$2,562,115	
<b>TOTAL</b>	<b>\$6,951,882</b>	<b>\$0</b>	<b>\$6,951,882</b>	

SEC. 40: That there be appropriated from the GARBAGE AND REFUSE FUND (405)

Personal Services/Administrative Support	\$860,048		\$860,048	
Operation and Maintenance	\$1,391,251		\$1,391,251	
<b>TOTAL</b>	<b>\$2,251,299</b>	<b>\$0</b>	<b>\$2,251,299</b>	

SEC. 41: That there be appropriated from the CITY INCOME TAX  
ADMINISTRATION FUND (407)

Non Government/Transfers/Refunds	\$14,800,000		\$14,800,000	
<b>TOTAL</b>	<b>\$14,800,000</b>	<b>\$0</b>	<b>\$14,800,000</b>	

SEC. 42: That there be appropriated from the INFORMATION TECHNOLOGY  
FUND (408)

Personal Services/Administrative Support	\$291,166	(\$40,545)	\$250,621	Chris J.	
Operation and Maintenance	\$757,211	\$167,000	\$924,211	117,000 Avero	50,000 Debt Book and Civic Plus
<b>TOTAL</b>	<b>\$1,048,377</b>	<b>\$126,455</b>	<b>\$1,174,832</b>		

SEC. 43: That there be appropriated from the GOLF COURSE FUND (409)

Operation and Maintenance	\$1,002,655	(\$14,000)	\$988,655	Golf Carts Capitalized instead of Expensed
Capital Outlay (including labor)	\$23,000	\$14,000	\$37,000	
<b>TOTAL</b>	<b>\$1,025,655</b>	<b>\$0</b>	<b>\$1,025,655</b>	

SEC. 44: That there be appropriated from the FORT PIQUA PLAZA FUND (410)

Operation & Maintenance	\$544,416	\$125,000	\$669,416	Library Basement
Capital (including labor)	\$1,370,000		\$1,370,000	
<b>TOTAL</b>	<b>\$1,914,416</b>	<b>\$125,000</b>	<b>\$2,039,416</b>	

SEC. 45: That there be appropriated from the STORMWATER UTILITY FUND (411)

Personal Services/Administrative Support	\$289,812		\$289,812	
Operation and Maintenance	\$619,548		\$619,548	
Capital Outlay (including labor)	\$417,250		\$417,250	Artisan Alley
Non Government/Transfers/Refunds	\$3,278		\$3,278	
<b>TOTAL</b>	<b>\$1,329,888</b>	<b>\$0</b>	<b>\$1,329,888</b>	

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<b>SEC. 46:</b>	That there be appropriated from the UTILITIES BUSINESS OFFICE FUND (413)			
	Personal Services/Administrative Support	\$672,623		\$672,623
	Operation and Maintenance	\$590,558		\$590,558
	Allocated Expenses	(\$1,263,181)		(\$1,263,181)
<b>TOTAL</b>		\$0	\$0	\$0
<b>SEC. 47:</b>	That there be appropriated from the UNCLAIMED TRUST (606)			
	Non Government/Transfers/Refunds	\$2,000		\$2,000
<b>TOTAL</b>		\$2,000	\$0	\$2,000
<b>SEC. 48:</b>	That there be appropriated from the LAW ENFORCEMENT TRUST (609)			
	Operation and Maintenance	\$50,000		\$50,000
<b>TOTAL</b>		\$50,000	\$0	\$50,000
<b>SEC. 49:</b>	That there be appropriated from the CONSERVANCY FUND (611)			
	Operation and Maintenance	\$58,505		\$58,505
<b>TOTAL</b>		\$58,505	\$0	\$58,505
<b>SEC. 50:</b>	That there be appropriated from the CITY HEALTH INSURANCE FUND (614)			
	Operation and Maintenance	\$155,000		\$155,000
<b>TOTAL</b>		\$155,000	\$0	\$155,000
<b>SEC. 51:</b>	That there be appropriated from the EMPLOYEE FLEXIBLE SPENDING FUND (615)			
	Administrative Support	\$250,000		\$250,000
<b>TOTAL</b>		\$250,000	\$0	\$250,000

General Fund	\$25,682,034
Streets	\$7,993,516
Electric	\$36,174,413
Water	\$8,362,482
WW	\$6,951,882
SW	\$1,329,888
Sanitation	\$2,251,299
Golf	\$1,025,655
Debt Service Funds	\$5,343,265
Internal Service	\$2,237,917
Special Revenue Fund	\$130,055
Capital Project Fund	\$1,183,118
Income Tax	\$14,800,000
Grants	\$1,423,809
Net of Transfers	(\$25,282,108)
	\$89,607,225

**\$20.4**  
**\$4.9**  
**\$6.80**  
**\$9.80**  
**\$1.50**  
**\$2.40**  
**\$12.20**  
**\$0.90**  
**\$5.20**  
**\$2.00**  
**\$101.5**

**SEC. 52:** That the sum appropriated are actual expenditures for goods and services or other government functions performed in the calendar year 2024. Future commitments representing encumbrances of fund balance or future receipts will be appropriated in the future year when those services or goods are rendered to the city.

**SEC. 53:** That the sums expended from the appropriations and which are proper charges against any other department or against any person, firm or corporation which are repaid with the period covered by such appropriations shall be considered reappropriated for such original purposes; provided, that the net total of expenditures under any item of said appropriations shall not exceed the amount of the item.

**SEC. 54:** That the Director of Finance is hereby authorized and directed to draw her warrant upon the City Treasury for the amounts appropriated in this order when claims are properly presented and approved, the same to be chargeable to the appropriations for the year 2024 when passed and legally contracted for in conformity by law.

**SEC. 55:** That the Finance Director at the discretion of the City Manager make temporary advances from the General Fund to any Fund to cover temporary shortages of cash until revenues or permanent transfers become available to repay that temporary advance. That these advances may not exceed \$1,000,000 in the aggregate nor extend past December 31, 2024; except those that are to be reimbursed by federal, state or other grant programs that were previously approved by this Commission.

**SEC. 56:** That all ordinances, or parts of ordinances, inconsistent with this ordinance be and they are hereby repealed.

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

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

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

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_

seconded by \_\_\_\_\_ and on roll call the following vote ensued:

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

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	March 28, 2024		
<b>REPORT TITLE</b>	An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2024		
<b>SUBMITTED BY</b>	Name & Title: Jerald O'Brien, Finance Director		
	Department: Finance		
<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"/> Department Director		
<b>BACKGROUND</b>	We are requesting a supplemental appropriation. This is due to changes that were unforeseen at the time the original appropriation was completed.		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Appropriations \$:	\$114,889,333 Including Transfers \$89,607,225 Net of Transfers	
	Source of Funds:	Various	
	<b>Narrative</b>		
<b>OPTIONS</b>	1.	Approve Ordinance No. O-2-24 accepting the Amended Ordinance to make Appropriations for the City of Piqua for the Year 2024.	
	2.	Approve Ordinance No. O-2-24 accepting the Amended Ordinance to make Appropriations for the City of Piqua for the Year 2024 with changes being made to the amounts requested.	
<b>PROJECT TIMELINE</b>			
<b>STAFF RECOMMENDATION</b>	We are requesting approval of Ordinance No. O-2-24 accepting the Amended Ordinance to make Appropriations for the City of Piqua for the year 2024.		
<b>REASON FOR SELECTING CONSULTANT/COMPANY</b>	N/A		
<b>ATTACHMENTS</b>			

**RESOLUTION NO. R-63-24**

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO KNAPHEIDE TRUCK EQUIPMENT CENTER FOR THE PURCHASE OF AN UTILITY SERVICE TRUCK WITH SERVICE BODY AND AIR COMPRESSOR SYSTEM FOR THE UNDERGROUND UTILITIES DEPARTMENT**

WHEREAS, the Underground Utilities Department requires the purchase of utility service truck with service body and air compressor system for fulfilling their daily work orders efficiently and effectively throughout the City of Piqua; and

WHEREAS, purchase will be made using Quote #CAJ2018, as their response for our exact specifications 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 Knapheide Truck Equipment Center in the amount of \$41,150.00.

SEC. 2: The Finance Director is authorized to draw his warrant on the appropriate account of the city treasury in payment for said services rendered.

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

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

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

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

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

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

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	Tuesday, April 2, 2024		
<b>REPORT TITLE</b>	<b>A RESOLUTION AUTHORIZING A PURCHASE ORDER TO KNAPHEIDE TRUCK EQUIPMENT CENTER FOR THE PURCHASE OF A NEW UTILITY SERVICE TRUCK WITH SERVICE BODY AND AIR COMPRESSOR SYSTEM FOR THE UNDERGROUND UTILITIES DEPARTMENT</b>		
<b>SUBMITTED BY</b>	Name & Title: Kevin Krejny, Utilities Director		
	Department: Underground Utilities Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input type="checkbox"/> Asst. City Manager		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
<b>BACKGROUND</b>	<p>The Underground Utilities Department is seeking approval to purchase a new Utility Service Truck body and air compressor system from Knapheide Truck Equipment Center. This truck is an investment in a piece of equipment that we use every day and it should last us at least 10 years. It will replace our current utility service truck which is 10 years old.</p> <p>The utility bed and air compressor is being purchased through Knapheide Truck Equipment Center. The cab and chassis is being purchased through Valley Ford Truck, Inc. with a separate Resolution tonight.</p> <p>This equipment was also quoted from one other company known to us as being able to provide this specific equipment, Ace Truck Body, Inc. Their quote came in at \$41,000.00.</p>		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Budgeted \$:	\$100,000 chassis plus utility bed	
	Expenditure \$:	\$37,409.00 plus a 10% contingency	
	Source of Funds:	403-000-190-1900 404-000-190-1900	
<b>OPTIONS</b>	1.	Approve this Resolution authorizing the purchase.	
	2.	Do not approve the Resolution. Direct the staff on how to proceed.	

<b>PROJECT TIMELINE</b>	We should receive the cab and chassis in late 2024, it will then go to Knapheide for the utility bed installation.
<b>STAFF RECOMMENDATION</b>	It is the staff recommendation to approve this Resolution.
<b>ATTACHMENTS</b>	A copy of the quote & equipment specs from Knapheide Truck Equipment Center. Stock photo of new truck & photo of W-8

KNAPHEIDE TRUCK EQ - NEW CARLISLE  
10100 BALLENTINE PIKE NEW CARLISLE OH 45344  
937-845-3804



JOB NO. CAJ2018  
P.O. NA  
SLS REP: 27  
KEY CODE:

Q U O T E  
=====

Customer: 20385  
PIQUA CITY OF  
FINANCE DEPARTMENT  
201 W. WATER ST  
PIQUA OH 45356  
937-778-2051  
Contact: ALAN MILLER

Ship To:  
PIQUA CITY OF  
FINANCE DEPARTMENT  
201 W. WATER ST  
PIQUA OH 45356  
Ship Via: CPU

---

OPEN: MODEL: VIN:

---

QUOTE: MAKE:

---

CITY OF PIQUA

FURNISH & INSTALL ON 2024 FORD F-350 SRW, 4X4, REGULAR CAB DIESEL, 60"CA

Custom A6110 Aluminum Service Body (C0703-24)

9' Long X 78" Wide x 40" High

Transverse + 50 Option, 3-Drawer with First drawer 6" off of cargo floor.

Transverse Compartment open on both sides.

VMAC VR150:UNDERHOOD AIR COMPRESSOR SYSTEM

ACTUAL CFM IS 90

RORARY SCREW, 100% DUTY CYCLE

VMAC 3/4" FLR (FILTER, LUBRICATOR & REGULATOR) MOUNTED IN SSRV

REEL-CRAFT 7925 OLP, 3/4" X 25' HOSE, REEL IN SSRV, HOSE TO COME OUT REAR OF BODY

PRICE INCLUDES (1) 200 HOUR SERVICE KIT & (1) 400 HOUR SERVICE KIT.

ULTIMATE POWER 2000 WATT INVERTER / CHARGER MOUNTED IN CAB.

AUXILIARY OUTLET WIRED OFF INVERTER, LOCATION TBD.

INSTALL FACTORY BACK-UP CAMERA

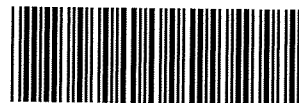
LINE-X CARGO AREA, COMPARTMENT TOPS & INSIDE OF HORIZONTAL COMPARTMENT DOORS.

MUD FLAPS BEHIND REAR WHEELS.

CLASS V RECEIVER HITCH WITH 7/4 WAY RV TRAILER PLUG.

\*\*\* CONTINUED NEXT PAGE \*\*\*

KNAPHEIDE TRUCK EQ - NEW CARLISLE  
10100 BALLENTINE PIKE NEW CARLISLE OH 45344  
937-845-3804



Q U O T E

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JOB NO. CAJ2018

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---

OPEN: MODEL: VIN:

---

QUOTE: MAKE:

---

CITY OF PIQUA

(2) ECCO ED3511A STROBE LIGHTS IN GRILL HOOKED TO KNAP TAIL LIGHT STROBES.

\*\*\*\*OPTIONS NOT INCLUDED IN PRICE\*\*\*\*

ADD \$1,220.00 TO GO TO H46 MODEL, 6" TALLER BODY.

NOTE: SALES TAX & FREIGHT MAY APPLY

TERMS: N30

Total:

37,409.00





**RESOLUTION NO. R-64-24**

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO  
VALLEY FORD TRUCK, INC. FOR THE PURCHASE OF  
A NEW UTILITY SERVICE TRUCK FOR THE  
UNDERGROUND UTILITIES DEPARTMENT**

WHEREAS, the Underground Utilities Department requires the purchase of utility service truck with service body and air compressor system for fulfilling their daily work orders efficiently and effectively throughout the City of Piqua; and

WHEREAS, purchase will be made using State Bid Contract #RSI018692, and their quote for our specifications is shown 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 Valley Ford Truck, Inc. in the amount of \$58,000.00.

SEC. 2: The Finance Director is authorized to draw his warrant on the appropriate account of the city treasury in payment for said services rendered.

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

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

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

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

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

Mayor Kris Lee \_\_\_\_\_

Commissioner Thomas Hohman \_\_\_\_\_

Commissioner James Vetter \_\_\_\_\_

Commissioner Paul Simmons \_\_\_\_\_

Commissioner Frank DeBrosse \_\_\_\_\_

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	Tuesday, April 2, 2024		
<b>REPORT TITLE</b>	<b>A RESOLUTION AUTHORIZING A PURCHASE ORDER TO VALLEY FORD TRUCK, INC. FOR THE PURCHASE OF A NEW UTILITY SERVICE TRUCK FOR THE UNDERGROUND UTILITIES DEPARTMENT</b>		
<b>SUBMITTED BY</b>	Name & Title: Kevin Krejny, Utilities Director		
	Department: Underground Utilities Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input type="checkbox"/> Asst. City Manager		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
<b>BACKGROUND</b>	<p>The Underground Utilities Department is seeking approval to purchase a new Utility Service Truck from Valley Ford Truck, Inc. This truck is an investment in a piece of equipment that we use every day and it should last us at least 10 years. It will replace our current utility service truck which is 10 years old.</p> <p>The cab and chassis is being purchased through Valley Ford Truck, Inc. The utility bed and air compressor is being purchased through Knapheide Truck Equipment Center with a separate Resolution tonight.</p> <p>This truck was also quoted from Sherry's and their quote came in at \$70,200.00.</p>		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Budgeted \$:	\$100,000 chassis plus utility bed	
	Expenditure \$:	\$52,803.00 plus a 10% contingency	
	Source of Funds:	403-000-190-1900 404-000-190-1900	
<b>OPTIONS</b>	1.	Approve this Resolution authorizing the purchase.	
	2.	Do not approve the Resolution. Direct the staff on how to proceed.	
<b>PROJECT TIMELINE</b>	We should receive the cab and chassis in late 2024, it will then go to Knapheide for the utility bed installation.		
<b>STAFF RECOMMENDATION</b>	It is the staff recommendation to approve this Resolution.		

<b>ATTACHMENTS</b>	A copy of the quote from Valley Ford Truck, Inc.

# **VALLEY** **TRUCK CENTERS**



Date: Thursday, February 29, 2024  
Contact: [Allan Miller](#)  
Client: City of Piqua  
Email: [amiller@piquaoh.gov](mailto:amiller@piquaoh.gov)  
Phone: 937-606-0607  
Contract: RSI018692  
Item: 33at  
Base: \$50,901.00  
Snow Plow Prep \$250.00  
Dual Batteries \$310.00  
410 Amp Alternator \$775.00  
Delivery \$567.00  
Total \$52,803.00

Hi Allan,

Please see attached specifications for the F350 cab and chassis you were inquiring about. Please Process your purchase order at your earliest convenience. Build is subject to the manufacturer and an acceptance of order is not a guarantee of production. We are estimating trucks to be built by late 3rd quarter, early 4th quarter of 2024.

If you have any questions please call me at 216-524-2400.

Alex Nelson  
Commercial Account Manager

FLEET MAINTENANCE COUNCIL OF NEO  
NORTHEAST OHIO SERVICE DIRECTORS  
OHIO TOWNSHIP ASSOCIATION  
VENDOR STATE OF OHIO

## Prepared for: ALLAN MILLER

CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494



## 2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)

Price Level: 425 | Quote ID: F3HAM

# As Configured Vehicle

## Description

### Base Vehicle

Base Vehicle Price (F3F)

### Packages

Order Code 630A

*Includes:*

- Engine: 7.3L 2V DEVCT NA PFI V8 Gas
- Transmission: TorqShift 10-Speed Automatic  
10R140 with neutral idle. Includes SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road.
- Electronic-Locking w/4.30 Axle Ratio
- GVWR: 10,900 lb Payload Package
- Tires: LT275/65Rx18E BSW A/S  
Spare may not be the same as the road tire.
- Wheels: 18" Argent Painted Steel  
Includes painted hub covers/center ornaments.
- HD Vinyl 40/20/40 Split Bench Seat  
Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.
- Radio: AM/FM Stereo w/MP3 Player  
Includes 4 speakers.
- SYNC 4 Communications & Entertainment System  
Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller.

### Powertrain

Engine: 7.3L 2V DEVCT NA PFI V8 Gas

Transmission: TorqShift 10-Speed Automatic

10R140 with neutral idle. Includes SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road.

Electronic-Locking w/4.30 Axle Ratio

GVWR: 10,900 lb Payload Package

### Wheels & Tires

Tires: LT275/65Rx18E BSW A/S

Spare may not be the same as the road tire.

Wheels: 18" Argent Painted Steel

Includes painted hub covers/center ornaments.

### Seats & Seat Trim

HD Vinyl 40/20/40 Split Bench Seat

Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.

### Other Options

## Prepared for: ALLAN MILLER

CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494



## 2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)

Price Level: 425 | Quote ID: F3HAM

# As Configured Vehicle (cont'd)

## Description

Monotone Paint Application

145" Wheelbase

Radio: AM/FM Stereo w/MP3 Player

*Includes 4 speakers.*

*Includes:*

- SYNC 4 Communications & Entertainment System

*Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller.*

Snow Plow Prep Package

*Includes pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see supplemental reference or body builders layout book for details. Note 2: Also allows for the attachment of a winch. Note 3: Highly recommended to add (86M) dual battery on 7.3L gas engine. Adding (67B) 410 amp dual alternators for diesel engine is highly recommended for max power output.*

Dual 68 AH/65 AGM Battery

410 Amp Dual Alternators

*Includes 250 Amp + 160 Amp.*

## Fleet Options

Fleet Customer Powertrain Limited Warranty

Requires valid FIN code.

*Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.*

## Emissions

50-State Emissions System

## Exterior Color

Oxford White

## Interior Color

Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat

## Prepared for: ALLAN MILLER

CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494



## 2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)

Price Level: 425 | Quote ID: F3HAM

## Selected Equip & Specs

### Dimensions

- Conventional Capacity: 13,500 lbs.
- Fifth-wheel towing capacity: 19,800 lbs.
- Vehicle body length: 230.7"
- Vehicle body height: 81.0"
- Front track: 68.3"
- Vehicle turning radius: 24.3'
- Rear tire outside width: 79.6"
- Frame section modulus: 12.7 cu.in.
- Frame rail width: 34.1"
- Front bumper to back of cab: 123.7"
- Rear brake diameter: 14.3"
- Max interior rear cargo volume: 11.6 cu.ft.
- Headroom first-row: 40.8"
- Shoulder room first-row: 66.7"
- GCWR: 27,200 lbs.
- Gooseneck towing capacity: 20,000 lbs.
- Vehicle body width: 80.0"
- Wheelbase: 145.0"
- Rear track: 68.1"
- Cab to axle: 60.0"
- Axle to end of frame: 47.2"
- Frame yield strength (psi): 50000.0
- Front bumper to front axle: 38.3"
- Front brake diameter: 14.3"
- Interior rear cargo volume: 11.6 cu.ft.
- Total passenger volume: 64.6 cu.ft.
- Leg room first-row: 43.9"
- Hip room first-row: 62.5"

### Powertrain

- 7.3L V-8 DEVCT variable valve control, engine with 335HP
- Injection Type: sequential MPI
- Horsepower: 335 HP@3750 RPM
- Radiator
- 10-speed automatic
- Four-wheel drive
- All-speed ABS and driveline traction control
- Electronic transfer case shift
- Engine cylinders: V-8
- Spark ignition system
- Torque: 468 lb.-ft.@3750 RPM
- Auxiliary power take-off
- Part-time 4WD
- Recommended fuel: regular unleaded
- Auto locking hub control
- Driver selectable rear locking differential

### Fuel Economy and Emissions

- Gasoline secondary fuel type
- Federal emissions

### Suspension and Handling

- Firm ride suspension
- Heavy-duty rear shock absorbers
- Heavy-duty front shock absorbers

### Driveability

- 4-wheel disc brakes
- 4-wheel antilock (ABS) brakes
- Brake assist system
- Mono-beam rigid axle front suspension
- Front coil springs
- Leaf spring rear suspension
- Front and rear ventilated disc brakes
- Four channel ABS brakes
- Hill Start Assist
- Front anti-roll bar
- Rigid axle rear suspension
- Rear anti-roll bar

## Prepared for: ALLAN MILLER

CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494



## 2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)

Price Level: 425 | Quote ID: F3HAM

### Selected Equip & Specs (cont'd)

- Hydraulic power-assist steering system
- 2-wheel steering system
- Re-circulating ball steering

### Body Exterior

- Trailer wiring harness
- Clearcoat paint
- Black side window trim
- Black door handles
- Black front bumper rub strip
- Black grille
- Manual extendable trailer mirrors
- Turn signal indicator in door mirrors
- 18 x 8-inch front and rear argent steel wheels
- 2 doors
- Monotone paint
- Black windshield trim
- Black front bumper
- 2 front tow hooks
- Black door mirrors
- Convex spotter in driver and passenger side door mirrors
- LT275/65RS18 AS BSW front and rear tires

### Convenience

- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- FordPass Connect smart device vehicle start control
- Power first-row windows
- Illuminated locking glove box
- Front beverage holders
- Instrument panel covered bin
- Retained accessory power
- Trip computer
- Over the air updates
- Keyfob activated door locks
- Cruise control with steering wheel mounted controls
- Day/Night rearview mirror
- Fixed rear windshield
- Illuminated glove box
- 6 beverage holders
- Dashboard storage
- PRND in IP
- Upfitter switches

### Comfort

- Manual climate control
- Cloth headliner material
- Full vinyl floor covering
- Manual tilting steering wheel
- Urethane steering wheel
- Cabin air filter
- Full headliner coverage
- Full floor coverage
- Manual telescopic steering wheel

### Seats and Trim

- Seating capacity: 3
- Split-bench front seat
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Front seat armrest storage
- Manual driver seat fore/aft control
- 40-20-40 split-bench front seat
- Driver seat with 4-way directional controls
- Height adjustable front seat head restraints
- Front seat center armrest
- Manual reclining driver seat
- Manual reclining passenger seat

## Prepared for: ALLAN MILLER

CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494



## 2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)

Price Level: 425 | Quote ID: F3HAM

### Selected Equip & Specs (cont'd)

- Manual passenger seat fore/aft control
- Vinyl front seat upholstery
- Manual driver seat lumbar

### Entertainment Features

- 2 total number of 1st row displays
- Primary touchscreen display
- In-vehicle audio
- FM radio
- SYNC 4 external memory control
- Standard grade speakers
- SYNC 4 voice activated audio controls
- Wireless audio streaming
- 8 inch primary LCD display
- AM/FM stereo radio
- AM radio
- Seek scan
- Speakers number: 4
- Steering wheel mounted audio controls
- Speed sensitive volume
- Fixed audio antenna

### Lighting, Visibility and Instrumentation

- Digital/analog instrumentation display
- Trip odometer
- Compass
- Driver information center
- Tachometer
- Engine/electric motor temperature gauge
- Engine hour meter
- Aero-composite headlights
- Autolamp auto on/off headlight control
- Delay-off headlights
- Variable intermittent front windshield wipers
- Illuminated entry
- Daytime running lights
- Remote activated perimeter approach lighting
- Configurable instrumentation gauges
- In-radio display clock
- Exterior temperature display
- Gauge cluster display size (inches): 4.20
- Oil pressure gauge
- Transmission fluid temperature gauge
- Light tinted windows
- Halogen headlights
- Multiple enclosed headlights
- DRL preference setting
- Front reading lights
- Variable instrument panel light
- Cab clearance lights
- Fade interior courtesy lights

### Technology and Telematics

- SYNC 4 911 Assist emergency SOS system via mobile device
- AppLink/Apple CarPlay and Android Auto smart device wireless mirroring
- 2 USB ports
- SYNC 4 handsfree wireless device connectivity
- FordPass Connect 5G mobile hotspot internet access

### Safety and Security

- Driver front impact airbag
- Safety Canopy System curtain first-row overhead airbags
- Seat mounted side impact front passenger airbag
- Front height adjustable seatbelts
- Seat mounted side impact driver airbag
- Cancellable front passenger air bag
- 6 airbags
- SecuriLock immobilizer

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

**Selected Equip & Specs (cont'd)**

- Remote panic alarm
- Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation
- Lane Departure Warning
- AdvanceTrac w/Roll Stability Control electronic stability control system with anti-roll

**Dimensions**

*General Weights*

Curb weight	5,945 lbs.	Rear curb weight	2,294 lbs.
GVWR	10,900 lbs.	Payload	4,950 lbs.

*Trailing Weights*

Fifth-wheel towing capacity	19,800 lbs.	Gooseneck towing capacity	20,000 lbs.
Conventional capacity	13,500 lbs.	GCWR	27,200 lbs.

*Front Weights*

Front curb weight	3,651 lbs.	<b>* GAWR front</b>	<b>5,950 lbs.</b>
Axle capacity front	6,000 lbs.	<b>* Spring rating front</b>	<b>5,950 lbs.</b>
Tire/wheel capacity front	6,830 lbs.		

*Rear Weights*

GAWR rear	6,780 lbs.	Axle capacity rear	7,230 lbs.
Spring rating rear	6,780 lbs.	Tire/wheel capacity rear	6,830 lbs.

*Off Road*

Min ground clearance	8.5"
----------------------	------

*Exterior Measurements*

Vehicle body length	230.7"	Vehicle body width	80.0"
Vehicle body height	81.0"	Wheelbase	145.0"
Front brake diameter	14.3"	Rear brake diameter	14.3"
Rear frame height loaded	29.1"	Rear frame height unloaded	34.3"
Front track	68.3"	Rear track	68.1"
Vehicle turning radius	24.3'	Cab to axle	60.0"
Rear tire outside width	79.6"	Axle to end of frame	47.2"
Frame section modulus	12.7 cu.in.	Frame yield strength (psi)	50000.0
Frame rail width	34.1"	Front bumper to front axle	38.3"
Front bumper to back of cab	123.7"		

*Interior Measurements*

Interior rear cargo volume	11.6 cu.ft.	Max interior rear cargo volume	11.6 cu.ft.
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*Interior Volume*

Total passenger volume	64.6 cu.ft.
------------------------	-------------

*Headroom*

Headroom first-row	40.8"
--------------------	-------

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

**Selected Equip & Specs (cont'd)**

*Legroom*

Leg room first-row ..... 43.9"

*Shoulder Room*

Shoulder room first-row ..... 66.7"

*Hip Room*

Hip room first-row ..... 62.5"

**Powertrain**

*Engine*

Engine ..... 7.3L V-8 DEVCT variable valve control, engine with 335HP  
Engine cylinders ..... V-8  
Engine location ..... Front mounted engine  
Engine mounting direction ..... Longitudinal mounted engine  
Cylinder head material ..... Aluminum cylinder head

Valves per cylinder ..... 2  
Injection type ..... sequential MPI  
Ignition ..... Spark ignition system  
Engine block material ..... Iron engine block

*Engine Specs*

Displacement ..... 7.3L  
Bore ..... 4.21"  
Compression ratio ..... 10.5

cc ..... 445 cu.in.  
Stroke ..... 3.98"  
SAEJ1349 ..... AUG2004 compliant

*Engine Power*

Horsepower ..... 335 HP@3750 RPM

Torque ..... 468 lb.-ft. @3750 RPM

*Alternator*

Alternator amps ..... 250A  
\* **Alternator rating** ..... **160A**

\* **Alternator type** ..... **Dual alternator**

*Battery*

\* **Battery amps** ..... **68Ah**  
Battery rating ..... 750CCA

\* **Battery type** ..... **Dual lead acid battery**  
Battery run down protection ..... Battery run down protection

*Engine Extras*

Radiator ..... Radiator

Auxiliary power take-off ..... Auxiliary power take-off

*Transmission*

Transmission ..... 10-speed automatic  
Overdrive transmission ..... Overdrive transmission  
First gear ratio ..... 4.615

Transmission electronic control ..... Transmission electronic control  
Lock-up transmission ..... Lock-up transmission  
Second gear ratio ..... 2.919

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

**Selected Equip & Specs (cont'd)**

Third gear ratio .....	2.132	Fourth gear ratio .....	1.773
Fifth gear ratio .....	1.519	Sixth gear ratio .....	1.277
Reverse gear ratio .....	4.695	Seventh gear ratio .....	1
Eighth gear ratio .....	0.851	Ninth gear ratio .....	0.687
Tenth gear ratio .....	0.632	Stall ratio .....	1.97
Selectable mode transmission .....	Selectable mode transmission	Sequential shift control .....	SelectShift Sequential shift control
Transmission oil cooler .....	Transmission oil cooler	PTO transmission provision .....	PTO transmission provision

*Drive Type*

4WD type .....	Part-time 4WD	Drive type .....	Four-wheel drive
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*Drivetrain*

Axle ratio .....	4.3
------------------	-----

*Exhaust*

Tailpipe .....	Stainless steel single exhaust
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*Fuel*

Fuel type .....	regular unleaded
-----------------	------------------

*Fuel Tank*

Fuel tank capacity .....	40.00 gal.
--------------------------	------------

*Drive Feature*

Traction control .....	All-speed ABS and driveline traction control	Locking hub control .....	Auto locking hub control
Transfer case .....	Electronic transfer case shift	Rear locking differential .....	Driver selectable rear locking differential

*Provisions*

* Provisions .....	Snow plow provisions
--------------------	----------------------

**Fuel Economy and Emissions**

*Fuel Economy*

Secondary fuel type .....	Gasoline secondary fuel type
---------------------------	------------------------------

*Emissions*

Emissions .....	Federal emissions
-----------------	-------------------

**Suspension and Handling**

*Suspension*

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

**Selected Equip & Specs (cont'd)**

Suspension .....	Firm ride suspension	Front shock absorbers .....	Heavy-duty front shock absorbers
Rear shock absorbers .....	Heavy-duty rear shock absorbers		

**Driveability**

*Brakes*

Brake type .....	4-wheel disc brakes	Ventilated brakes .....	Front and rear ventilated disc brakes
ABS brakes .....	Four channel ABS brakes	ABS brakes .....	4-wheel antilock (ABS) brakes

*Brake Assistance*

Hill start assist .....	Hill Start Assist	Brake assist system .....	Brake assist system
-------------------------	-------------------	---------------------------	---------------------

*Front Suspension*

Anti-roll bar front .....	Front anti-roll bar	Suspension ride type front .....	Mono-beam rigid axle front suspension
---------------------------	---------------------	----------------------------------	---------------------------------------

*Front Spring*

* <b>HD front springs</b> .....	<b>Heavy-duty front springs</b>	Springs front .....	Front coil springs
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*Rear Spring*

Springs rear .....	Rear leaf springs	Rear springs .....	Heavy-duty rear springs
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*Rear Suspension*

Anti-roll bar rear .....	Rear anti-roll bar	Suspension type rear .....	Leaf spring rear suspension
Suspension ride type rear .....	Rigid axle rear suspension		

*Steering*

Steering .....	Hydraulic power-assist steering system	Steering type .....	Re-circulating ball steering
Steering type number of wheels .....	2-wheel steering system		

**Exterior**

*Front Wheels*

Front wheels diameter .....	18"	Front wheels width .....	8"
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*Rear Wheels*

Rear wheels diameter .....	18"	Rear wheels width .....	8"
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*Front And Rear Wheels*

Appearance .....	argent	Material .....	steel
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**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

## Selected Equip & Specs (cont'd)

### Front Tires

Aspect .....	65	Diameter .....	18"
Sidewalls .....	BSW	Speed .....	S
Tread .....	AS	Type .....	LT
Width .....	275mm	Front wheel - RPM .....	652

### Rear Tires

Aspect .....	65	Diameter .....	18"
Sidewalls .....	BSW	Speed .....	S
Tread .....	AS	Type .....	LT
Width .....	275mm	Rear wheel - RPM .....	652

## Body Exterior

### Trailerling

Towing wiring harness .....	Trailer wiring harness	Towing brake controller .....	Trailer brake controller
Towing trailer sway .....	Trailer sway control		

### Exterior Features

Number of doors ..... 2 doors

### Body

Body panels .. Aluminum body panels with side impact beams

### Mirrors

Convex spotter .....	Convex spotter in driver and passenger side door mirrors	Turn signal in door mirrors .....	Turn signal indicator in door mirrors
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### Tires

Front tires LT load rating .....	E	Rear tires LT load rating .....	E
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### Wheels

Wheel covers .....

Wheel hub covers

## Convenience

### Door Locks

Door locks .....	Power door locks with 2 stage unlocking	Keyfob door locks .....	Keyfob activated door locks
All-in-one key .....	All-in-one remote fob and ignition key		

### Cruise Control

Cruise control .....

Cruise control with steering wheel mounted controls

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

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**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

## Selected Equip & Specs (cont'd)

### Key Fob Controls

Fob remote vehicle controls ..... FordPass Connect  
smart device vehicle start control

### Rear View Mirror

Day/Night rearview mirror ..... Day/Night rearview  
mirror

### Exterior Mirrors

Door mirrors ..... Power door mirrors ..... Folding door mirrors  
Manual folding door mirrors  
Heated door mirrors ..... Heated driver and  
passenger side door mirrors

### Front Side Windows

First-row windows ..... Power first-row windows

### Overhead Console

Overhead console ..... Full overhead console ..... Overhead console storage ..... Overhead console  
storage

### Passenger Visor

Visor passenger mirror ..... Passenger visor mirror

### Power Outlets

12V power outlets ..... 2 12V power outlets

### Rear Windshield

Rear windshield ..... Fixed rear windshield

### Storage

Number of beverage holders ..... 6 beverage holders ..... Beverage holders ..... Front beverage holders  
Glove box ..... Illuminated locking glove box ..... Illuminated glove box ..... Illuminated glove box  
Instrument panel storage ..... Instrument panel  
covered bin ..... Dashboard storage ..... Dashboard storage

### Windows Feature

One-touch up window ..... Driver and passenger  
one-touch up windows ..... One-touch down window ..... Driver and passenger  
one-touch down windows

### Miscellaneous

Trip computer ..... Trip computer ..... PRND in IP ..... PRND in IP  
Upfitter switches ..... Upfitter switches ..... Accessory power ..... Retained accessory power  
Over the air updates ..... Over the air updates

## Comfort

### Climate Control

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

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Price Level: 425 | Quote ID: F3HAM

**Selected Equip & Specs (cont'd)**

Climate control ..... Manual climate control

Cabin air filter ..... Cabin air filter

*Headliner*

Headliner material ..... Cloth headliner material

Headliner coverage ..... Full headliner coverage

*Floor Trim*

Floor covering ..... Full vinyl floor covering

Floor coverage ..... Full floor coverage

*Steering Wheel*

Steering wheel telescopic ..... Manual telescopic steering wheel

Steering wheel material Urethane steering wheel

Steering wheel tilt ..... Manual tilting steering wheel

**Seats and Trim**

*Seat Capacity*

Seating capacity ..... 3

*Front Seats*

Front seat type ..... Split-bench front seat

Driver seat direction ..... Driver seat with 4-way directional controls

Driver seat fore/aft control ..... Manual driver seat fore/aft control

Passenger seat direction ..... Front passenger seat with 4-way directional controls

Split front seats 40-20-40 split-bench front seat

Reclining passenger seat ..... Manual reclining passenger seat

Passenger seat fore/aft control Manual passenger seat fore/aft control

Front head restraints ..... Height adjustable front seat head restraints

Front head restraint control ..... Manual front seat head restraint control

Armrests front center ..... Front seat center armrest

Armrests front storage ..... Front seat armrest storage

Reclining driver seat Manual reclining driver seat

*Lumbar Seats*

Driver lumbar ..... Manual driver seat lumbar

*Front Seat Trim*

Front seat upholstery Vinyl front seat upholstery

Front seatback upholstery ..... Vinyl front seatback upholstery

*Interior Accents*

Interior accents ..... Chrome interior accents

*Gearshifter Material*

Gearshifter material ..... Urethane gear shifter material

**Entertainment Features**

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

## Selected Equip & Specs (cont'd)

### LCD Displays

Primary touchscreen display Primary touchscreen display  
LCD primary display size ..... 8 inch primary LCD display

Number of first-row LCD displays 2 total number of 1st row displays

### Radio Features

External memory ..... SYNC 4 external memory control

Seek scan ..... Seek scan

### Speakers

Speakers ..... Standard grade speakers

Speakers number ..... 4

### Audio Features

Steering mounted audio control ..... Steering wheel mounted audio controls  
Voice activated audio ..... SYNC 4 voice activated audio controls

Speed sensitive volume Speed sensitive volume

Wireless streaming ..... Wireless audio streaming

## Lighting, Visibility and Instrumentation

### Instrumentation

Trip odometer ..... Trip odometer

Instrumentation display ..... Digital/analog instrumentation display

Configurable instrumentation gauges Configurable instrumentation gauges

### Instrumentation Displays

Temperature display ..... Exterior temperature display  
Clock ..... In-radio display clock

Driver information center ..... Driver information center

Compass ..... Compass

### Instrumentation Gauges

Tachometer ..... Tachometer  
Transmission temperature gauge ..... Transmission fluid temperature gauge

Oil pressure gauge ..... Oil pressure gauge  
Engine/electric motor temperature gauge ..... Engine/electric motor temperature gauge

Gauge cluster display size (inches) ..... 4.20

Engine hour meter ..... Engine hour meter

### Instrumentation Warnings

Engine temperature warning Engine temperature warning  
Low fuel warning ..... Low fuel warning  
Battery charge warning ..... Battery charge warning  
Key in vehicle warning ..... Key in vehicle warning

Oil pressure warning ..... Oil pressure warning

Low brake fluid warning Low brake fluid warning

Headlights on reminder Headlights on reminder

Door ajar warning ..... Door ajar warning

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

**Selected Equip & Specs (cont'd)**

Service interval warning Service interval indicator

Low tire pressure warning Tire specific low air pressure warning

*Glass*

Tinted windows Light tinted windows

*Headlights*

Headlights Halogen headlights

Headlight type Aero-composite headlights

Auto headlights Autolamp auto on/off headlight control

Multiple headlights Multiple enclosed headlights

Delay off headlights Delay-off headlights

DRL preference setting DRL preference setting

*Front Windshield*

Wipers Variable intermittent front windshield wipers

*Interior Lighting*

Illuminated entry Illuminated entry

Variable panel light Variable instrument panel light

Front reading lights Front reading lights

*Lights*

Running lights Daytime running lights

Interior courtesy lights Fade interior courtesy lights

Clearance lights Cab clearance lights

Perimeter approach lighting Remote activated perimeter approach lighting

**Technology and Telematics**

*Connectivity*

Handsfree SYNC 4 handsfree wireless device connectivity

Smart device integration AppLink/Apple CarPlay and Android Auto smart device wireless mirroring

Emergency SOS SYNC 4 911 Assist emergency SOS system via mobile device

*Internet Access*

Internet access FordPass Connect 5G mobile hotspot internet access

*USB Ports*

USB ports 2 USB ports

**Safety and Security**

*Airbags*

**Prepared for: ALLAN MILLER**



CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494

**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

**Selected Equip & Specs (cont'd)**

Front impact airbag driver ..... Driver front impact airbag  
Front impact airbag passenger ... Cancellable front passenger air bag  
Front side impact airbag passenger. Seat mounted side impact front passenger airbag

Number of airbags ..... 6 airbags  
Front side impact airbag driver Seat mounted side impact driver airbag  
Overhead airbags ..... Safety Canopy System curtain first-row overhead airbags

*Seatbelts*

Height adjustable seatbelts ..... Front height adjustable seatbelts

*Security System*

Immobilizer ..... SecuriLock immobilizer

Remote panic alarm ..... Remote panic alarm

*Active Driving Assistance*

Lane departure ..... Lane Departure Warning

Forward collision warning ..... Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation

*Traction Control*

Electronic stability control ..... AdvanceTrac w/Roll Stability Control electronic stability control system with anti-roll

**Prepared for: ALLAN MILLER**

CO PIQUA

Prepared by: ALEX NELSON

02/29/2024

Valley Ford Truck, Inc. | 5715 Canal Road Cleveland Ohio | 441253494



**2024 F-350 Chassis 4x4 SD Regular Cab 145" WB SRW XL (F3F)**

Price Level: 425 | Quote ID: F3HAM

## Warranty

### Standard Warranty

#### *Basic Warranty*

Basic warranty ..... 36 months/36,000 miles

#### *Powertrain Warranty*

Powertrain warranty ..... 60 months/60,000 miles

#### *Corrosion Perforation*

Corrosion perforation warranty ..... 60 months/unlimited

#### *Roadside Assistance Warranty*

Roadside warranty ..... 60 months/60,000 miles

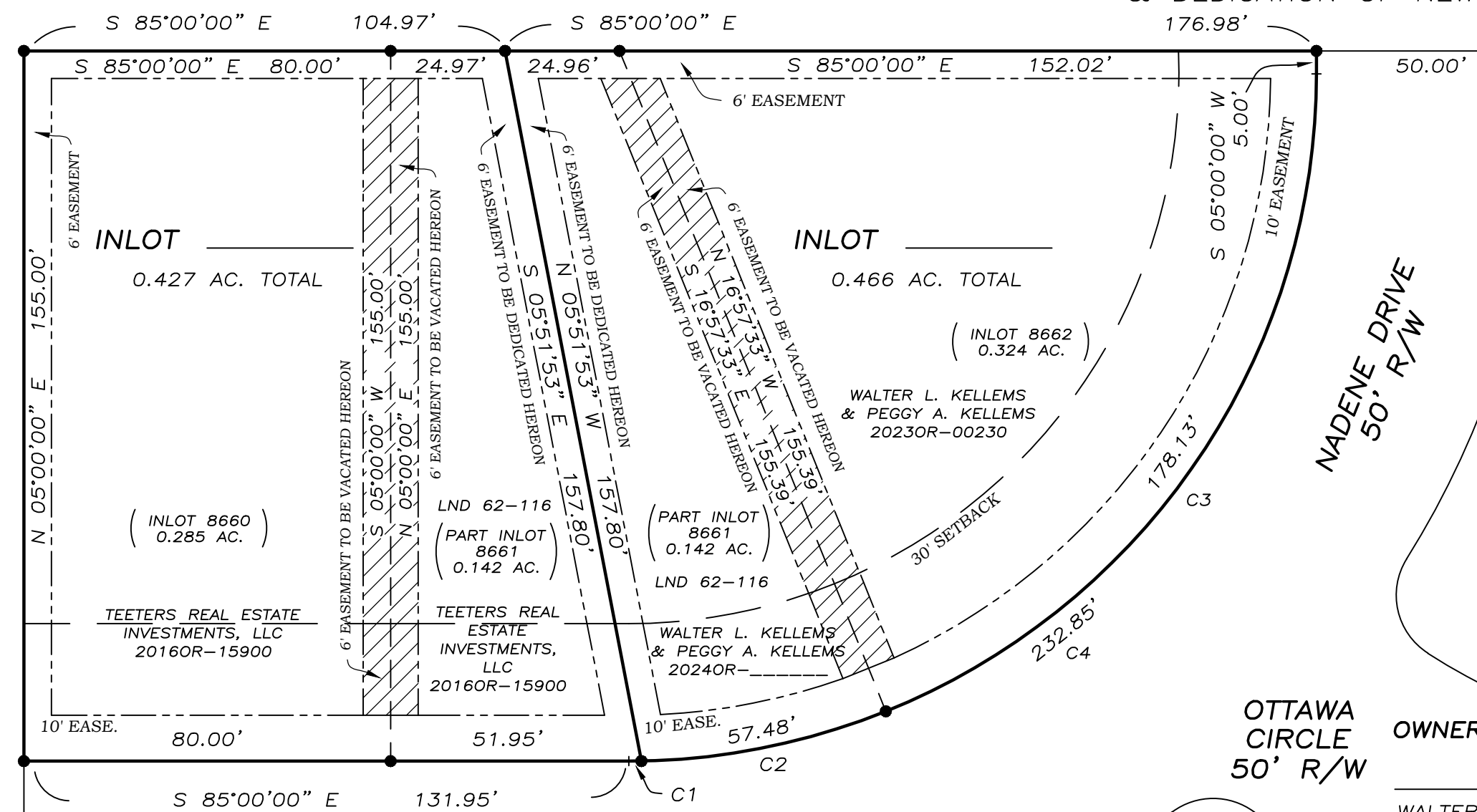
INDIAN RIDGE SUBDIVISION, SECTION 7 REPLAT

CITY OF PIQUA, MIAMI COUNTY, OHIO

REPLAT OF INLOTS 8660, 8661 & 8662  
& VACATION OF EXISTING EASEMENTS  
& DEDICATION OF NEW EASEMENTS AS SHOWN HEREON

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

C1 L=2.76' Δ=01°03'22" R=150.00' CH=N 85°31'51" W 2.76'	C2 L=54.72' Δ=20°54'05" R=150.00' CH=S 83°29'26" W 54.42'	C3 L=178.13' Δ=68°02'30" R=150.00' CH=S 39°01'19" W 167.85'	C4 L=232.85' Δ=88°56'35" R=150.00' CH=S 44°28'21" W 210.17'
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DESCRIPTION

BEING A REPLAT OF INLOTS 8660, 8661 AND 8662 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT 2016OR-15900 AND CONVEYED TO WALTER L. KELLEMS AND PEGGY A. KELLEMS IN DOCUMENTS 2023OR-00230 AND 2024OR-\_\_\_\_\_ OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, SECTION 7 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 123 AND LOTSPLIT FILED IN LAND SURVEY 62, PAGE 116.

FEE \$ \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_\_\_

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND DO HEREBY DEDICATE AND VACATE EASEMENTS AS SHOWN HEREON.

OWNER

TEETERS REAL ESTATE INVESTMENTS, LLC  
BY: JULIE A. ALEXANDER, MANAGING MEMBER

OWNERS

WALTER L. KELLEMS PEGGY A. KELLEMS

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WALTER L. KELLEMS AND PEGGY A. KELLEMS, HUSBAND AND WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

STATE OF OHIO, MIAMI COUNTY, SS:

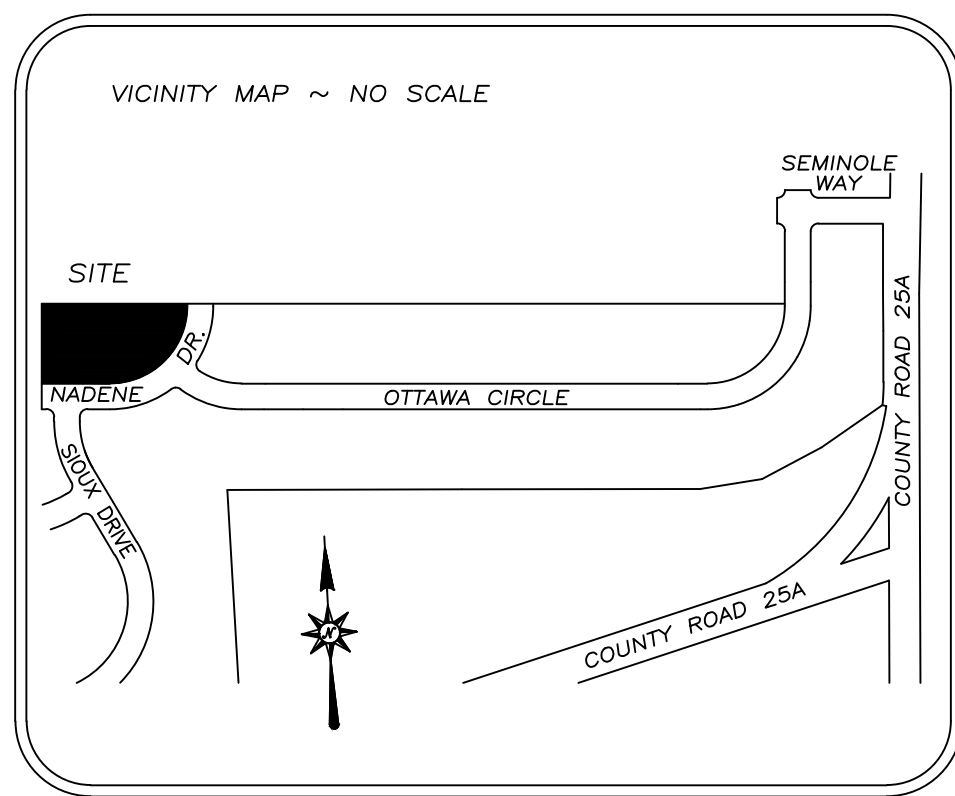
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

CITY OF PIQUA PLANNING COMMISSION APPROVAL  
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS APPROVED.

CHAIR \_\_\_\_\_ PRINTED NAME  
CLERK \_\_\_\_\_ PRINTED NAME

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



CITY OF PIQUA CITY COMMISSION APPROVAL  
AT A MEETING OF THE COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS APPROVED BY RESOLUTION NO. \_\_\_\_\_

MAYOR \_\_\_\_\_ PRINTED NAME  
CLERK \_\_\_\_\_ PRINTED NAME

NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 7, IN VOLUME 19, PAGE 123A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION SEVEN WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

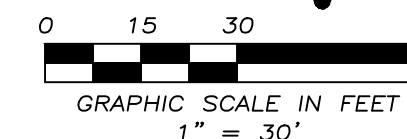
LEGEND

- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 19, PAGE 123, 123A  
VOLUME 27, PAGE 16  
MIAMI COUNTY ENGINEER'S LAND SURVEY RECORD:  
VOLUME 62, PAGE 116  
MIAMI COUNTY RECORDER'S RECORDS:  
DEEDS AS SHOWN HEREON

SURVEYOR CERTIFICATION:  
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.



REPLAT OF INLOTS 8660, 8661 & 8662  
IN THE CITY OF PIQUA ~ FEBRUARY 21, 2024

PREPARED BY:

THOMAS R. ZECHMAN  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7077  
1025 LAURA DRIVE  
PIQUA, OHIO 45356  
(937) 773-9479



**RESOLUTION NO. R-65-24**

**A RESOLUTION TO AUTHORIZE A REPLAT ALONG NADENE DRIVE, w/ VACATION OF EXISTING EASEMENTS AND DEDICATION OF NEW EASEMENTS**

WHEREAS, pursuant to the City of Piqua Code of Ordinances Section 151.34, the Planning Commission has taken action on the replat of inlots #8660, 8661, & 8662 along Nadene Drive, and vacation of existing easements and dedication of new easements, as shown in Exhibit "A" attached hereto; and,

WHEREAS, the Planning Commission met at in open sessions and took public comment regarding the proposed replat; and

WHEREAS, the Planning Commission after hearing the item and considering the public comments and information provided, recommended approving the replat, as shown in Exhibit "A" attached hereto; and

WHEREAS, when the Planning Commission recommends the approval of a final plat it shall be referred to the City Commission for final acceptance.

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 takes the action necessary to authorize and approve the final plat for Nadene Drive, as shown in Exhibit "A" attached hereto.

SEC. 2: The City Manager shall cause the final plat and all appropriate and necessary legal instruments supporting such actions to be properly recorded.

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

\_\_\_\_\_  
**MAYOR**

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

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

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

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

# Commission Agenda Staff Report

<b>MEETING DATE</b>	April 2, 2024		
<b>REPORT TITLE</b>	A Resolution requesting approval of a Replat at 3300 & 3400 Nadene Drive, and vacation of existing easements and dedication of new easements.		
<b>SUBMITTED BY</b>	Name & Title: Chad Henry, City Planner		
	Department: Community Services 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>	<p>The Planning Commission recommended approval to the City Commission at the March 12, 2024 meeting to approve a Replat of Inlots #8660, 8661, &amp; 8662, and vacation of existing easements and dedication of new easements as displayed in Exhibit A.</p> <p>This replat is an equal division of inlot #8661, with the western half being conveyed to inlot #8660 and the eastern to inlot #8662. The desired split of the inlot allows for a much larger home to be built on an irregular shaped parcel.</p>		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Budgeted \$:	\$ 0	
	Expenditure \$:	\$0	
	Source of Funds:	N/A	
	<b>Narrative:</b>	N/A	
<b>OPTIONS</b>	1.	Approve the resolution to replat said inlots	
	2.	Do not approve the resolution and the inlots stay as-is	
<b>PROJECT TIMELINE</b>	The proposed home looking to be built on this lot is expected to begin as soon as financing is approved		
<b>STAFF RECOMMENDATION</b>	Approve the resolution		
<b>REASON FOR SELECTING CONSULTANT/COMPANY</b>	N/A		
<b>ATTACHMENTS</b>	Exhibit A – Final Legislation and Contract		

REPLAT FEE SCHEDULE	
Review Type	Fee
<b>Administrative Review without dedication</b> <ul style="list-style-type: none"> <li>Replat of 5 or fewer lots with no dedication of right-of-way or public easements</li> <li>Assembly of lots together with no dedication of right-of way or public easements</li> </ul>	Final Plat: \$100
<b>Major Subdivision (requires public hearing)</b> <ul style="list-style-type: none"> <li>Subdivision of 6 or more lots</li> <li>Any plat including a dedication of right-of-way or easements</li> </ul> <p>Major subdivision plats that include preparation of lots for sale, or planning of utility extension or roadway dedication, also require a preliminary plat. Fees for preliminary and final review are the same, paid once at each step</p>	Subdivision with 5 or more buildable lots: \$250 4 or fewer buildable lots: \$150
<b>Construction Documents</b> A review for the design of infrastructure that will be dedicated and maintained by the public or is otherwise located within the public right-of-way, includes all associated costs for inspection during construction	\$450
Link to payment portal - <a href="https://swipesimple.com/links/lnk_b5f8e6e9">https://swipesimple.com/links/lnk_b5f8e6e9</a> - <i>If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing <a href="mailto:piquapermits@piquaoh.gov">piquapermits@piquaoh.gov</a></i>	

<b>APPLICANT INFORMATION</b>	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name:		
Contact Person First Last Name: <b>Rob Alexander</b>		
Mailing Address: <b>8404 Union-Shelby Rd, Piqua, OH 45365</b>		
Phone Number: <b>(937) 418-0292</b>	Email: <b>ralexander@a-t-i.net</b>	
<b>PROPERTY OWNER INFORMATION</b>		
First Last Name: <b>Same</b>		
Mailing Address:		
Phone Number:	Email:	

<b>PROPERTY LOCATION</b> <i>Location where change is being made, please list all Parcel IDs included</i>	
Street Address: 3300 & 3400 Nadene Drive	Parcel ID Number: N44-078448 N44-078450 N44-078452
Zoning District: RE-10 "Residential Estate"	Current Use: Empty Parcels
<b>DESCRIPTION OF REQUEST</b> <i>Please give a narrative description of what the owner would like to accomplish with this replat or construction document</i>	
The replat of inlots #8660, 8661 & 8662 is an equal division of inlot #8661, where the western half is being conveyed to inlot #8660 and the east to inlot #8662.	

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
_____	_____
<b>Applicant Name</b>	<b>Date</b>
_____	_____
<b>Applicant Signature</b>	<b>Title</b>

**RESOLUTION No. PC 3-24**

WHEREAS, the applicant, Rob Alexander, has submitted a request for a recommendation of approval for a replat of Inlots 8660, 8661 and 8662; and vacation of existing easements; and dedication of new easements; and,

WHEREAS, the City of Piqua Code Section 7.2.4 provides the procedure for approving a Final Plat; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Final Plat:

- Will conform with the stated intent of the Complete Streets Policy.
- Will not threaten the general health, safety, and welfare of the properties affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable plans, policies, codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member **Adam Seas** hereby moves to **approve** the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member **Eddie Harvey** and the voting record on this motion is hereby recorded as follows.

---

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Applicant:</b>	<p><b>Rob Alexander</b> 8404 Union-Shelby Rd, Piqua, OH 45356 (937) 418-0292</p>
<b>Request:</b>	<p>Indian Ridge Subdivision, Section 7 Replat</p> <p>Replat of Inlots #8660, 8661, &amp; 8662, and vacation of existing easements and dedication of new easements as shown on included replat</p>
<b>Location:</b>	3300 & 3400 Nadene Drive, Piqua OH

<b>Staff Analysis:</b>	<p>The replat of inlots #8660, 8661 &amp; 8662 is an equal division of inlot #8661, where the western half is being conveyed to inlot #8660 and the east to inlot #8662.</p> <p>Presently, no structure sits on either #8660 (0.285 ac.) or #8661 (0.284 ac.), and #8662 (0.324 ac.) has an existing single family home. The desired split of the middle lot and combination to the bookends allows a much larger home to be built than what could be accomplished with the existing.</p> <p>Lot #8661 has a unique shape in where its frontage along Nadene Drive measures 109.43', with a rear yard of 49.93'. With 8' setbacks adopted by the zoning code implemented in 2023, fitting a desired-scale home on this property would be difficult, leading to the applicant's request to split and purchase it.</p> <p>The need for a Planning Commission recommendation to City Commission stems from the dedication of new easements. When the lots were originally subdivided, 6' of easements were included along the property lines of all inlots. To ensure utility access moving forward to the intent of the original subdivision, it is necessary to vacate the existing easements and establish a new one along the new property line.</p>
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	There is no change to public right-of-way in this replat.
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<b>Staff Recommendations:</b>	Staff recommends a <b><i>FAVORABLE</i></b> recommendation of the replat, and vacation of existing easements and dedication of new easements to City Commission. This development allows for a larger home to be constructed than what was previously possible, and provides a harmonious use of an adjacent inconsistent lot.
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