



**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.

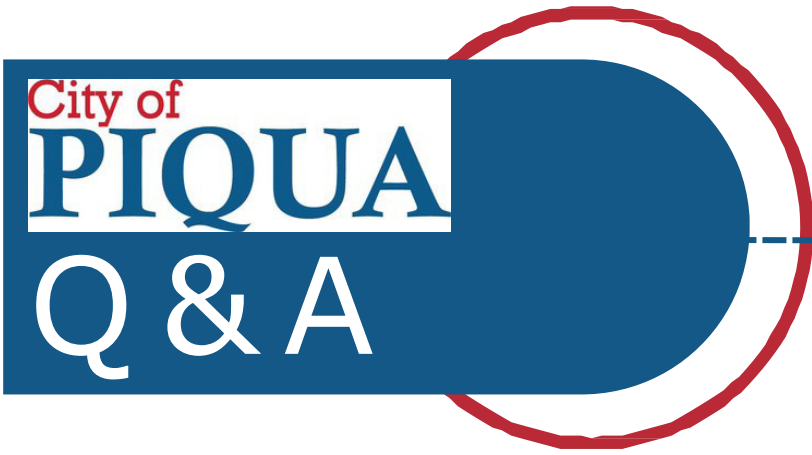
(B) When conducting open forum at the end of the meeting, the following rules be followed:

- (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 8th, 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 21st 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 7th 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 28th at 7 pm, along with the Riverway Summit on April 19th, 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 7th, 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.

KRIS LEE, MAYOR

Passed: _____

Attest: _____

COMMISSION CLERK

**PIQUA CITY SPECIAL COMMISSION MEETING MINUTES
THURSDAY, MARCH 28, 2024**

CALL TO ORDER

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

ROLL CALL

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

OATHS OF OFFICE

- Firefighters Chandler Sampson and Tyler Wise took their Oaths from Paul Oberdorfer
- Fire Chief Lee Adams took his Oath from Paul Oberdorfer

NEW BUSINESS

ORDINANCE NO. O-2-24 (1ST Reading)

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

Introduction: Jerry O'Brien said the appropriation is due to unforeseen circumstances that have occurred since the budget was approved. He went over each increase or decrease line by line.

Mayor Lee asked Jerry to explain what the Police Trust fund in section 48 was used for. Rick Byron said \$50,000 is budgeted every year but isn't used unless it is needed. If it is needed, it would come before Commission for approval.

Commissioner Hohman entered the meeting at 6:15 p.m.

Public Comment: None

Action taken: 1st Reading

RESOLUTION NO. R-58-24

A resolution authorizing an advance from the general fund to the Scott Drive redevelopment capital projects fund

Introduction: Jerry O'Brien requested authorization to advance \$550,00 to pay for demolition costs until we recover the money from the sale of the property.

Commissioners Comments: Mayor Lee said he understood that we were applying for a grant to help with the cost also. Jerry confirmed that we were, but it is not guaranteed. Commissioner Hohman said he was

under the impression that we were getting the funds. Paul Oberdorfer said that the general fund can support the advance. Jerry O'Brien said that we are paying .25 mil in interest and the sooner we can pay off the debt we'll be able to stop paying interest.

Frank DeBrosse asked Paul Oberdorfer to explain the importance of this to the overall project. Paul Oberdorfer responded that the developer has an agreement with a hotel and restaurant. To stay on the timeline, it is critical to get the demo out to bid. The vacant building also increases the calls to our Police Department. Frank DeBrosse stated that it is his understanding that we will recapture the costs and Paul Oberdorfer confirmed. Frank DeBrosse said that the passage of this resolution is key to development. Commissioner DeBrosse asked Rick Byron what interaction his department has had with the Scott Drive property. Rick Byron said they do daily checks with a minimum of 2 officers at a time. Frank DeBrosse asked if it was safe to say it was occupying a significant amount of the officer's time. Rick Byron agreed and added that there are a number of risks also.

Commissioner Hohman asked if the summer months cause more activity out there and Rick Byron said the people trespassing and causing B & E are typically people wanting to scrap materials and doesn't have anything to do with the schools. Commissioner Hohman asked Jerry if we had to realize some loss, would that hit this year or would draw out over a couple of years. Jerry said whatever is available from the sale of the property, will go into the general fund to pay back the advance. Commissioner Hohman asked Jerry O'Brien how much the interest payments were. Jerry said that we already made one interest payment and we will pay \$78,000 in June. Paul Oberdorfer said we are hoping to close on the property mid Jul

Public Comment: None

Action taken: Commissioner Hohman made a motion to approve R-58-24 and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

ADJOURNMENT at 6:30 p.m.

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)				
TOTAL	\$339,539	\$0	\$339,539				
City Commission							
Personal Services/Administrative Support	\$61,737		\$61,737				
Operation and Maintenance	\$40,681		\$40,681				
TOTAL	\$102,418	\$0	\$102,418				
City Manager							
Personal Services/Administrative Support	\$302,063		\$302,063				
Operation and Maintenance	\$34,431		\$34,431				
Allocated Expenses	(\$246,213)		(\$246,213)				
TOTAL	\$90,281	\$0	\$90,281				
Civil Service							
Operation and Maintenance	\$38,870		\$38,870				
TOTAL	\$38,870	\$0	\$38,870				
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)				
TOTAL	\$107,458	\$2,845	\$110,303				
Finance							
Personal Services/Administrative Support	\$746,836		\$746,836				
Operation and Maintenance	\$76,374		\$76,374				
Allocated Expenses	(\$569,497)		(\$569,497)				
TOTAL	\$253,713	\$0	\$253,713				
Law							
Personal Services/Administrative Support	\$0		\$0				
Operation and Maintenance	\$128,984		\$128,984				
Allocated Expenses	(\$76,805)		(\$76,805)				
TOTAL	\$52,179	\$0	\$52,179				
Income Tax							
Personal Services/Administrative Support	\$62,016		\$62,016				
Operation and Maintenance	\$460,770		\$460,770				
TOTAL	\$522,786	\$0	\$522,786				
Planning & Zoning							
Personal Services/Administrative Support	\$339,869	\$90,426	\$430,295			New Director (Kyle Hinkelman)	
Operation and Maintenance	\$83,436		\$83,436				
TOTAL	\$423,305	\$90,426	\$513,731				
General Government							
Operation and Maintenance	\$725,715		\$725,715				
Capital Outlay (including labor)	\$500,000		\$500,000				
TOTAL	\$1,225,715	\$0	\$1,225,715				
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
Allocated Expenses	(\$384,741)		(\$384,741)				3000 HR Firm
TOTAL	\$58,650	\$10,238	\$68,888				
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)				
TOTAL	\$134,167	\$1,258	\$135,425				

	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)	
TOTAL	\$0	\$0	\$0
Purchasing			
Personal Services/Administrative Support	\$251,840	\$251,840	
Operation and Maintenance	\$19,758	\$19,758	
Allocated Expenses	(\$259,592)	(\$259,592)	
TOTAL	\$12,006	\$0	\$12,006
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
TOTAL	\$5,160,000	\$125,000	\$5,285,000
TOTAL GENERAL FUND	\$8,521,087	\$229,767	\$8,750,854
SEC. 2:	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	
TOTAL	\$3,738,083	\$0	\$3,738,083
SEC. 3:	That there be appropriated from the STATE HIGHWAY FUND (102)		
Operation and Maintenance	\$89,500	\$89,500	
TOTAL	\$89,500	\$0	\$89,500
SEC. 4:	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
TOTAL	\$4,188,433	\$67,000	\$4,255,433
SEC. 5:	That there be appropriated from the NEIGHBORHOOD IMPROVEMENT PROGRAM FUND (104)		
Personal Services/Administrative Support	\$0	\$0	
Operation and Maintenance	\$69,300	\$69,300	
TOTAL	\$69,300	\$0	\$69,300
SEC. 6:	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	
TOTAL	\$1,511,155	\$0	\$1,511,155
SEC. 7:	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	Safety Director (Rick Byron)
Capital Outlay (including labor)	\$6,500	\$6,500	
TOTAL	\$5,874,633	\$56,856	\$5,931,489
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
TOTAL	\$7,066,547	(\$32,727)	\$7,033,820
TOTAL PUBLIC SAFETY	\$12,941,180	\$24,129	\$12,965,309
SEC. 8:	That there be appropriated from the D.U.I. EDUCATIONAL FUND (109)		
Operation & Maintenance	\$11,000	\$11,000	
TOTAL	\$11,000	\$0	\$11,000

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

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

2024
BUDGET

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BUDGET

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	
TOTAL	\$253,629	\$327,337	\$580,966	

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
TOTAL	\$22,152	\$580,000	\$602,152			

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)	
TOTAL	\$36,172,413	\$0	\$36,172,413	

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	
TOTAL	\$8,362,482	\$0	\$8,362,482	

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	
TOTAL	\$6,951,882	\$0	\$6,951,882	

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	
TOTAL	\$2,251,299	\$0	\$2,251,299	

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

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

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
TOTAL	\$1,048,377	\$126,455	\$1,174,832		

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	
TOTAL	\$1,025,655	\$0	\$1,025,655	

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	
TOTAL	\$1,914,416	\$125,000	\$2,039,416	

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	
TOTAL	\$1,329,888	\$0	\$1,329,888	

2024
BUDGET

2024 REVISED
BUDGET

SEC. 46:	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)
TOTAL		\$0	\$0	\$0
SEC. 47:	That there be appropriated from the UNCLAIMED TRUST (606)			
	Non Government/Transfers/Refunds	\$2,000		\$2,000
TOTAL		\$2,000	\$0	\$2,000
SEC. 48:	That there be appropriated from the LAW ENFORCEMENT TRUST (609)			
	Operation and Maintenance	\$50,000		\$50,000
TOTAL		\$50,000	\$0	\$50,000
SEC. 49:	That there be appropriated from the CONSERVANCY FUND (611)			
	Operation and Maintenance	\$58,505		\$58,505
TOTAL		\$58,505	\$0	\$58,505
SEC. 50:	That there be appropriated from the CITY HEALTH INSURANCE FUND (614)			
	Operation and Maintenance	\$155,000		\$155,000
TOTAL		\$155,000	\$0	\$155,000
SEC. 51:	That there be appropriated from the EMPLOYEE FLEXIBLE SPENDING FUND (615)			
	Administrative Support	\$250,000		\$250,000
TOTAL		\$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**

MEETING DATE	March 28, 2024		
REPORT TITLE	An Amended Ordinance to make appropriations for the City of Piqua, Ohio for the year 2024		
SUBMITTED BY	Name & Title: Jerald O'Brien, Finance Director		
	Department: Finance		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		
	<input checked="" type="checkbox"/> Law Director		
	<input checked="" type="checkbox"/> Department Director		
BACKGROUND	We are requesting a supplemental appropriation. This is due to changes that were unforeseen at the time the original appropriation was completed.		
BUDGETING AND FINANCIAL IMPACT	Appropriations \$:	\$114,889,333 Including Transfers \$89,607,225 Net of Transfers	
	Source of Funds:	Various	
	Narrative		
OPTIONS	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.	
PROJECT TIMELINE			
STAFF RECOMMENDATION	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.		
REASON FOR SELECTING CONSULTANT/COMPANY	N/A		
ATTACHMENTS			

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**

MEETING DATE	Tuesday, April 2, 2024		
REPORT TITLE	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		
SUBMITTED BY	Name & Title: Kevin Krejny, Utilities Director		
	Department: Underground Utilities Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input 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:
BACKGROUND	<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>		
BUDGETING AND FINANCIAL IMPACT	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	
OPTIONS	1.	Approve this Resolution authorizing the purchase.	
	2.	Do not approve the Resolution. Direct the staff on how to proceed.	

PROJECT TIMELINE	We should receive the cab and chassis in late 2024, it will then go to Knapheide for the utility bed installation.
STAFF RECOMMENDATION	It is the staff recommendation to approve this Resolution.
ATTACHMENTS	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

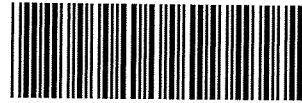
LINE-X CARGO AREA, COMPARTMENT TOPS & INSIDE OF HORIZONTAL COMPARTMENT DOORS.

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

=====

JOB NO. CAJ2018

P.O. NA

SLS REP: 27

KEY CODE:

Customer: 20385

PIQUA CITY OF
FINANCE DEPARTMENT
201 W. WATER ST
PIQUA OH 45356
937-778-2051

Ship To:

PIQUA CITY OF
FINANCE DEPARTMENT
201 W. WATER ST
PIQUA OH 45356

Contact: ALAN MILLER

Ship Via: CPU

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**

MEETING DATE	Tuesday, April 2, 2024		
REPORT TITLE	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		
SUBMITTED BY	Name & Title: Kevin Krejny, Utilities Director		
	Department: Underground Utilities Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input 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:
BACKGROUND	<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>		
BUDGETING AND FINANCIAL IMPACT	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	
OPTIONS	1.	Approve this Resolution authorizing the purchase.	
	2.	Do not approve the Resolution. Direct the staff on how to proceed.	
PROJECT TIMELINE	We should receive the cab and chassis in late 2024, it will then go to Knapheide for the utility bed installation.		
STAFF RECOMMENDATION	It is the staff recommendation to approve this Resolution.		

ATTACHMENTS	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
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

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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

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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.	* GAWR front	5,950 lbs.
Axle capacity front	6,000 lbs.	* Spring rating front	5,950 lbs.
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"
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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.
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Headroom

Headroom first-row	40.8"
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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)

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)

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
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Front Suspension

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

*HD front springs	Heavy-duty front springs	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

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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)

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

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

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
Auto headlights
Autolamp auto on/off headlight control
Delay off headlights
Delay-off headlights

Headlight type
Aero-composite headlights
Multiple headlights
Multiple enclosed headlights
DRL preference setting
DRL preference setting

Front Windshield

Wipers
Variable intermittent front windshield wipers

Interior Lighting

Illuminated entry
Illuminated entry
Front reading lights
Front reading lights

Variable panel light
Variable instrument panel light

Lights

Running lights
Daytime running lights
Clearance lights
Cab clearance lights

Interior courtesy lights
Fade interior courtesy lights
Perimeter approach lighting
Remote activated perimeter approach lighting

Technology and Telematics

Connectivity

Handsfree
SYNC 4 handsfree wireless device connectivity
Emergency SOS
SYNC 4 911 Assist emergency SOS system via mobile device

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

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

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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)

Front impact airbag driver Driver front impact airbag	Number of airbags 6 airbags
Front impact airbag passenger ... Cancellable front passenger air bag	Front side impact airbag driver Seat mounted side impact driver airbag
Front side impact airbag passenger. Seat mounted side impact front passenger 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

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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

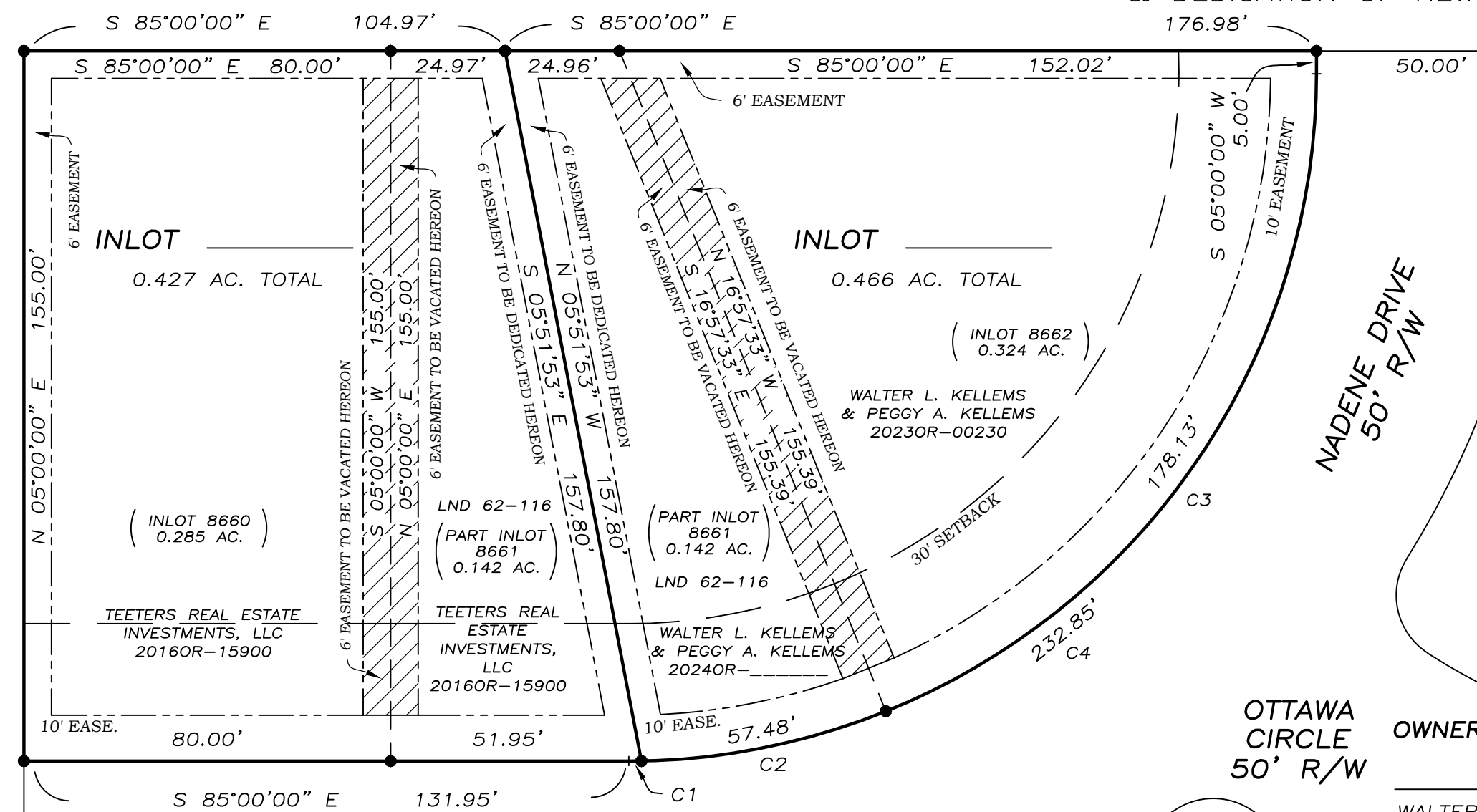
INDIAN RIDGE SUBDIVISION, SECTION 7 REPLAT

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'
--	--	--	--



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.

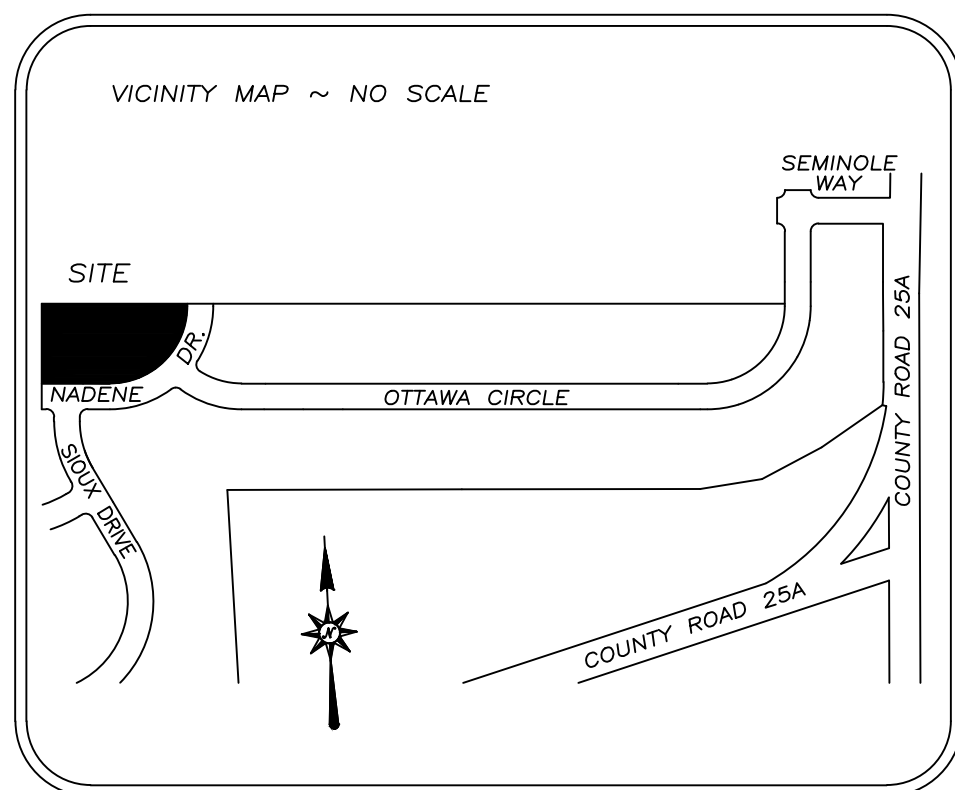
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NADENE DRIVE 50' R/W

SIoux DRIVE 50' R/W

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



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.

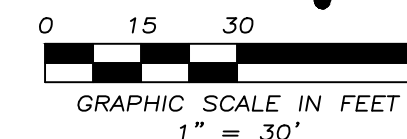
LEGEND

- 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

MEETING DATE	April 2, 2024		
REPORT TITLE	A Resolution requesting approval of a Replat at 3300 & 3400 Nadene Drive, and vacation of existing easements and dedication of new easements.		
SUBMITTED BY	Name & Title: Chad Henry, City Planner		
	Department: Community Services Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
BACKGROUND	<p>The Planning Commission recommended approval to the City Commission at the March 12, 2024 meeting to approve a Replat of Inlots #8660, 8661, & 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>		
BUDGETING AND FINANCIAL IMPACT	Budgeted \$:	\$ 0	
	Expenditure \$:	\$0	
	Source of Funds:	N/A	
	Narrative:	N/A	
OPTIONS	1.	Approve the resolution to replat said inlots	
	2.	Do not approve the resolution and the inlots stay as-is	
PROJECT TIMELINE	The proposed home looking to be built on this lot is expected to begin as soon as financing is approved		
STAFF RECOMMENDATION	Approve the resolution		
REASON FOR SELECTING CONSULTANT/COMPANY	N/A		
ATTACHMENTS	Exhibit A – Final Legislation and Contract		

REPLAT FEE SCHEDULE	
Review Type	Fee
Administrative Review without dedication <ul style="list-style-type: none"> Replat of 5 or fewer lots with no dedication of right-of-way or public easements Assembly of lots together with no dedication of right-of way or public easements 	Final Plat: \$100
Major Subdivision (requires public hearing) <ul style="list-style-type: none"> Subdivision of 6 or more lots Any plat including a dedication of right-of-way or easements <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
Construction Documents 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 - https://swipesimple.com/links/lnk_b5f8e6e9 - <i>If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing piquapermits@piquaoh.gov</i>	

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

PROPERTY LOCATION	
<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
DESCRIPTION OF REQUEST	
<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.	

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

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"/>

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

Staff Analysis:	<p>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.</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>
------------------------	---

	There is no change to public right-of-way in this replat.
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Staff Recommendations:	Staff recommends a <i>FAVORABLE</i> 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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