

AGENDA

PIQUA CITY COMMISSION
TUESDAY, JANUARY 22, 2008
7:30 P.M.
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

REGULAR CITY COMMISSION MEETING

1. **APPROVAL OF MINUTES** Approval of the minutes from the January 7, 2008 Regular City Commission Meeting
2. **ORD. NO. 2-08** An Ordinance vacating a portion of Campbell Street public right-of-way
3. **ORD. NO. 3-08** An Ordinance amending Zoning Ordinance No. 26-82 and map of the City to adopt an R-1AA (One Family Residential) designation for the proposed 8750 Looney Road annexation
4. **ORD. NO. 4-08** An Ordinance repealing Schedule A and A-1 of Chapter 33 of the Piqua Code and adopting a new Schedule A and A1 of Chapter 33 of the Piqua Code relating to wages of certain municipal employees
5. **RES. NO. R-16-08** A Resolution adopting the 2008 Goals for the City of Piqua
6. **RES. NO. R-17-08** A Resolution of Appreciation for the public service of E. Mic Koehl as a City Employee
7. **RES. NO. R-18-08** A Resolution appointing a member to the Board of Zoning Appeals as the Planning Commission Representative
8. **RES. NO. R-19-08** A Resolution relating to the application for annexation of certain real property to the City located at 8750 Looney Road

9. **RES. NO. R-20-08** A Resolution adopting the "Plan It Piqua" 2007 Comprehensive Plan update document as the official Comprehensive Plan of the City of Piqua

10. **RES. NO. R-21-08** A Resolution approving a Mixed Use Planned Unit Development (M-PUD) concept plan for the Davis Village located at the northwest corner of US Route 36 and R.M. Davis Parkway

11. **RES. NO. R-22-08** A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with the City of Troy, Ohio, City of Tipp City, Ohio, County of Miami Clerk of Courts and Miami County Board of Commissioners for the purposes of funding a Hazardous Coordinator position

12. **RES. NO. R-23-08** A Resolution requesting authorization to purchase land from Piqua Materials for the equalization basin

13. **RES. NO. R-24-08** A Resolution awarding a contract for the purchase of a Sewer Jet-Vac

14. **RES. NO. R-25-08** A Resolution awarding a contract to Pohlkat Incorporated in the amount not to exceed \$100,000 for removal and disposal of lime residual from the lime lagoon at the Water Plant

15. **RES. NO. R-26-08** A resolution awarding a contract for the 2008 Street Resurfacing and Alley Paving program

16. **RES. NO. R-27-08** A Resolution authorizing a purchase order to Life Star Rescue Inc. for the purchase of power pro assist cots For the Fire Department

ADJOURNMENT

**MINUTES
PIQUA CITY COMMISSION
MONDAY, JANUARY 7, 2008
7:30 P.M.**

Piqua City Commission met at 7:30 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Hudson called the meeting to order. Also present were Commissioners Martin, Vogt, Fess, Terry and Washington Township Trustees McMaken, Hiegel, and Holfinger. Absent: None.

OATH OF OFFICE

First Ward Commissioner – John Martin

OATH OF OFFICE

Second Ward Commissioner – William Vogt

OATH OF OFFICE

Fifth Ward Commissioner – Lucinda L. Fess

Law Director Stacy Wall administered the Oath of Office for Commissioner to 1st Ward Commissioner John Martin, 2nd Ward Commissioner William Vogt, and 5th Ward Commissioner Lucinda L. Fess.

OATH OF OFFICE

Mayor- Thomas D. Hudson

OATH OF OFFICE

Vice Mayor – Lucinda L. Fess

Law Director Wall administered the Oath of Office of Mayor to 3rd Ward Commissioner Thomas D. Hudson, and Oath of Office of Vice Mayor to 5th Ward Commissioner Lucinda L. Fees.

OATH OF OFFICE – PIQUA POLICE DEPARTMENT

Lieutenant - Marty Grove

Law Director Wall administered the Oath of Office for Police Lieutenant to Officer Marty Grove.

Mayor Hudson read a statement concerning public conduct at the City Commission Meetings. (Exhibit "A")

JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES

RES. NO. R-1-08

A Resolution reappointing a member to the Board of Forest Hill Union Cemetery

Moved by Trustee Holfinger, seconded by Trustee McMaken that Resolution No. R-1-08 be adopted. Voice vote, Aye: Holfinger, McMaken, Hiegel, Martin, Hudson, Terry, Vogt, and Fess. Nay: None. Motion carried unanimously.

RES. NO. R-2-08

A Resolution appointing a member to the Board of Forest Hill Union Cemetery

Moved by Commissioner Terry, seconded by Trustee Hiegel, that Resolution No. R-2-08 be adopted. Voice vote, Aye: Hiegel, McMaken, Holfinger, Fess, Vogt, Terry, Hudson, and Martin. Nay: None. Motion carried unanimously.

Moved by Trustee Hiegel, seconded by Commissioner Vogt, to adjourn from the Joint Meeting with Washington Township Trustees at 7:40 P.M. Voice vote, Aye: Holfinger, McMaken, Hiegel, Terry, Vogt, Fess, Martin, and Hudson. Nay: None. Motion carried unanimously.

PIQUA HEALTH BOARD

APPROVAL OF MINUTES

Approval of the minutes from the April 17, 2006 Piqua Health Board

Moved by Commissioner Terry, seconded by Commissioner Vogt, that the minutes of the Piqua Health Board Meeting of April 17, 2006 be approved. Voice vote, Aye: Terry, Hudson, Vogt, Martin, and Fess. Nay: None. Motion carried unanimously.

RES. NO. H-296 (PUBLIC HEARING)

A Resolution modifying certain fees for service and repealing Resolution No. H-296

City Manager Enderle stated this is the Public Hearing for Resolution No H-296.

No one came forward to speak for or against Resolution No. H-296 at this time.

Moved by Commissioner Fess, seconded by Commissioner Terry, to adjourn from the Piqua Health Board Meeting at 7:45 P.M. Voice vote, Aye: Hudson, fess, Martin, Terry, and Vogt.

REGULAR CITY COMMISSION MEETING

APPROVAL OF MINUTES

Moved by Commissioner Terry, seconded by Commissioner Vogt, that the minutes of the Regular City Commission Meeting of December 17, 2007 be approved. Voice vote, Aye: Terry, Martin, Vogt, Hudson, and Fess. Nay: None. Motion carried unanimously.

ORD. NO. 1-08 (Emergency)

An Emergency Ordinance to amend the codified ordinances of the City of Piqua to include Chapter 117 adding provision for competitive video service authorizations, establishing fees, defining certain terms, and authorizing the City Manager or designee to provide certain notice to the video service providers offering video service in the City pursuant to a State authorization

Moved by Commissioner Vogt, seconded by Commissioner Terry, that the rule requiring the Ordinance be read fully and distinctly on three separate days be suspended. Voice vote, Aye: Martin, Fess, Terry, Hudson, and Vogt. Nay: None. Motion carried unanimously.

Moved by Commissioner Vogt, seconded by Commissioner Martin, that Ordinance No. 1-08 be adopted. Voice vote, Aye: Vogt, Hudson, Fess, Terry, and Martin. Nay: None. Motion carried unanimously. Mayor Hudson then declared Ordinance No. 1-08 adopted.

RES. NO. R-3-08

A Resolution honoring Frank H. Barhorst for his service to the City

Mayor Hudson read the resolution and presented it to Frank H. Barhorst.

Mr. Barhorst thanked the thousands of Piqua residents for supporting him the past twenty years.

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-3-08 be adopted. Voice vote, Aye: Hudson, Fess, Vogt, Martin, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-3-08 adopted.

RES. NO. R-4-08

A Resolution honoring Frank J. Patrizio for his service to the City

Mayor Hudson read the resolution and presented it to Frank J. Patrizio.

Mr. Patrizio thanked the citizens for their support the last four years.

Moved by Commissioner Vogt, seconded by Commissioner Fess, that Resolution No. R-4-08 be adopted. Voice vote, Aye: Vogt, Fess, Martin, Hudson, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-4-08 adopted.

RES. NO. R-5-08

A Resolution establishing a different date for the second Regular City Commissioner Meeting in January 2007

Commissioner Vogt voiced his opinion about moving the Regular City Commission Meetings to the First and Third Tuesday evening instead of the First and Third Monday.

Moved by Commissioner Vogt, seconded by Commissioner Terry, that Resolution No. R-5-08 be adopted. Voice vote, Aye: Hudson, Fess, Vogt, Martin, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-5-08 adopted.

RES. NO. R-6-08

A Resolution of authorizing the City Purchasing Analyst to advertise for bids to make certain purchases during the 2008 year

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-6-08 be adopted. Voice Vote, Aye: Terry, Hudson, Fess, Martin, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-6-08 adopted.

RES. NO. R-7-08

A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of insurance

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-7-08 be adopted. Roll call, Aye: Fess, Vogt, Martin, Terry, and Hudson. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-7-08 adopted.

RES. NO. R-8-08

A Resolution reappointing one member and appointing one member to the Piqua Energy Board

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-8-08 be adopted. Voice vote, Aye: Hudson, Fess, Vogt, Martin, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-8-08 adopted.

RES. NO. R-9-08

A Resolution appointing a member to the Miami County Council

Moved by Commissioner Terry, seconded by Commissioner Fess, that Resolution No. R-9-08 be adopted. Voice vote, Aye: Hudson, Martin, Vogt, Terry, and Fess. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-9-08 adopted.

RES. NO. R-10-08

A Resolution appointing Lucinda L. Fess to the governing Board of the Piqua Improvement Corporation

Moved by Commissioner Terry, seconded by Commissioner Martin, that Resolution No. R-10-08 be adopted. Voice vote, Aye: Martin, Vogt, Terry, Hudson and Fess. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-10-08 adopted.

RES. NO. R-11-08

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

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-11-08 be adopted. Voice vote, Aye: Hudson, Martin, Fess, Terry, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-11-08 adopted.

RES. NO. R-12-08

A Resolution appointing on member to the Tree Committee

Moved by Commissioner Fess, seconded by Commissioner Martin, that Resolution No. R-12-08 be adopted. Voice vote, Aye: Martin, Vogt, Terry, Fess, and Hudson. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-12-08 adopted.

RES. NO. R-13-08

A Resolution appointing Julia (Judy) Terry to the Grow Piqua Now Board

Moved by Commissioner Fess, seconded by Commissioner Martin, that Resolution No. R-13-08 be adopted. Voice vote, Aye: Vogt, Martin, Fess, Hudson, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-13-08 adopted.

RES. NO. R-14-08

A Resolution authorizing the City Manager to apply for, accept, and enter into a Water Pollution Control Loan Fund Agreement on behalf of the City of Piqua for planning, design and construction of the City of Piqua's Wastewater Facility; and designating a dedicated repayment source for the loan

Moved by Commissioner Terry, seconded by Commissioner Martin, that Resolution No. R-14-08 be adopted. Roll call, Aye: Martin, Terry, Hudson, Fess, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-14-08 adopted.

RES. NO. R-15-08

A Resolution authorizing purchase orders to Huron Lime and Chemical Services for the 2008 purchase of various Water Treatment chemicals

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-15-08 be adopted. Roll call, Aye: Fess, Vogt, Martin, Terry, and Hudson. Nay: None. Motion carried unanimously.

OTHER

Monthly reports for November 2007 were presented.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn from the Regular Piqua City Commission meeting at 8: 20 P.M. Voice vote, Aye: Fess, Hudson, Vogt, Terry, and Martin. Nay: None. Motion carried unanimously.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

Exhibit "A"

GOOD EVENING. IN THE RECENT MEETINGS WE HAVE HAD A LOT OF PUBLIC COMMENT THAT HAS NOT BEEN IN ACCORDANCE WITH THE COMMISSION'S RULES OF DECORUM. THIS IS A REMINDER THAT THE RULES REQUIRE EVERYONE TO SPEAK IN A RESPECTFUL, COURTEOUS MANNER. PUBLIC COMMENT IS NOT MEANT TO PROVOKE OR CHALLENGE ANY COMMISSIONER OR CITY OFFICIAL. ALL COMMENTS ARE TO BE DIRECTED TO THE MAYOR AND THE CITY MANAGER ONLY. IF A RESPONSE IS NEEDED, MYSELF OR MR. ENDERLE WILL DIRECT A RESPONSE FROM THE APPROPRIATE INDIVIDUAL.

PUBLIC COMMENT IS AN OPPORTUNITY ALLOTTED TO YOU BY THE COMMISSION TO EXPRESS YOUR OPINION ABOUT THE SUBJECT ORDINANCE. PUBLIC COMMENT IS NOT A CONSTITUTIONAL RIGHT. SHOULD YOU DECIDE TO SPEAK, YOU MUST FOLLOW THE RULES AND STATE YOUR NAME AND ADDRESS AND SPEAK ONLY ON THE TOPIC ON THE FLOOR. FOR EXAMPLE, IF A PARKING ORDINANCE IS ON THE FLOOR, YOU MAY SPEAK IN FAVOR OF OR AGAINST THE ORDINANCE. YOU MAY NOT ATTACK CITY PERSONNEL FOR WRITING THE ORDINANCE.

YOU HAVE 5 MINUTES TO SPEAK. YOU MUST CEASE WHEN INFORMED THAT YOUR TIME HAS EXPIRED. ANY REFUSAL TO CEASE YOUR COMMENT OR ANY COMMENT BEING IN VIOLATION OF THE RULES OF DECORUM WILL RESULT IN A WARNING THAT YOU ARE IN VIOLATION. IF YOU REFUSE TO ABIDE BY THE WARNING, THE POLICE CHIEF WILL BE ASKED TO ESCORT YOU FROM THE PUBLIC MEETING AND CRIMINAL CHARGES MAY BE FILED.

THE PURPOSE OF THIS MESSAGE IS TO REMIND EVERYONE THAT PUBLIC COMMENT IS TO BE CIVIL AND RESPECTFUL. IT IS NOT AN OPPORTUNITY TO PROVOKE A DEBATE BETWEEN YOU AND A COMMISSIONER OR MEMBER OF STAFF. DEBATE AT A COMMISSION MEETING IS TO BE AMONGST THE MEMBERS OF THE PUBLIC BODY AND NOT WITH THE PUBLIC.

ORDINANCE NO. 2-08

**AN ORDINANCE VACATING A PORTION OF
CAMPBELL STREET PUBLIC RIGHT-OF-WAY**

WHEREAS, by Resolution No. R-133-07, passed December 17, 2007, this Commission expressed its intention to vacate a portion of Campbell Street (north half) public right-of-way; and

WHEREAS, Piqua Charter Section 98 has been complied with in all respects; and

WHEREAS, the City Planning Commission adopted Resolution No. PC 04-08 recommending approval of said vacation;

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

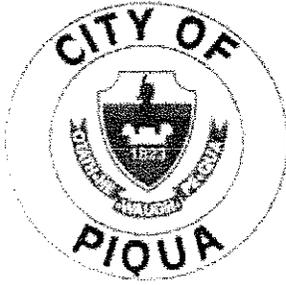
SEC. 1: A portion of Campbell Street (north half) public right-of-way as described in (Exhibit "A") attached hereto is hereby vacated for all public purposes except for public utility purposes.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PLANNING AND ZONING

Christopher W. Schmiesing – Planning and Zoning Supervisor
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 11, 2008

MEMORANDUM

TO: Frederick E. Enderle

RE: **Request for Commission Legislation to Vacate a Portion of the Platted Campbell Street Public Right of Way**

At the January 8, 2008 meeting of the Planning Commission, with all members present, the Planning Commission unanimously recommended approval of the above referenced public right of way vacation request. Therefore, I am forwarding this request for legislative action by the City Commission on this matter.

In accordance with the city code, all adjacent property owners were notified of the public hearing date and given an opportunity to speak on this matter. Also, all utility companies known to maintain facilities within the City of Piqua were notified of this request and asked to respond with any concerns. An existing 10" water main that will soon be obsolete will be abandoned by the city as part of this request. Likewise, an overhead electrical line will be relocated to clear this portion of right of way of all utilities. No other conflicts were identified by the utility companies notified. It was pointed out at the public hearing that the vacation should stop at the north line of the active east/west alley right of way located east of Campbell Street to ensure the alley continues to have connectivity to the remaining portion of Campbell Street right of way to the south. The portion of public right of way proposed to be vacated does not appear to be essential to any other transportation or utility infrastructure needs of the residents of Piqua. After considering the information provided, the Planning Commission recommended the approval of the proposed vacation provided the south limits of the vacation is modified to match the north line of the east/west alley right of way located east of Campbell Street.

Included with this memo for the City Commission's reference in considering this request, please find a copy of the Planning Commission resolution and the supporting documents pertaining to this matter.

Sincerely,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enclosures

RESOLUTION No. PC 04-08

WHEREAS, pursuant to article 92.07 of the City of Piqua Code of Ordinances, Michael P. Yannucci, the adjacent property owner, has filed with the Clerk of the Commission a petition requesting that an improved portion of the Campbell Street Right of Way from High Street on the north to the first east/west alley to the south, be vacated; and,

WHEREAS, pursuant to Section 98 of the City of Piqua Charter the City Commission has adopted Resolution R-133-07 declaring their intention to vacate the subject right of way; and,

WHEREAS, pursuant to Section 98 of the City of Piqua Charter notice of the intent has been served on the abutting property owners and the Planning Commission has conducted a public hearing to consider the request to vacate the subject portion of right of way, and the commission has determined the vacation of the right of way will not impair the maintenance or improvement of existing or proposed infrastructure;

NOW THEREFORE BE IT RESOLVED, board member Jean Franz 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 Jim Oda, and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PLANNING AND ZONING

Christopher W. Schmiesing -- Planning and Zoning Supervisor
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

December 21, 2007

To: Planning Commission Members

RE: PC Resolution 04-08

The above referenced resolution if adopted will recommend the approval of a request to vacate an improved portion of the platted Campbell Street public right of way. The City Commission has declared its intent to vacate this portion of public right of way, therefore, the item is now being forwarded to the Planning Commission for further study.

The portion of right of way affected by this request begins at High Street on the north end and terminates at the first intersecting east west alley to the south. The property found on either side of the right of way is owned by the proprietor of the Jamieson & Yannucci Funereal Home. The impetus for the vacation request is the property owner's plans to construct entirely new facilities on the site. When complete the new improvements will occupy the parcels on both sides of the existing right of way and the subject right of way. Currently, the only traffic volume of any significance that Campbell Street experiences, is generated by the adjacent existing funereal home use. The only underground utility located in this section of right of way, an obsolete water main, will be abandoned and the overhead electric will be relocated by the city to accommodate this request. Enclosed with this correspondence you will find review comments received from other departments.

Staff's initial observations concerning this request finds that the subject right of way does not appear to be essential to the surrounding neighborhood or to the maintenance of city services provided to this area. Enclosed for the commissions' reference in considering this request, please find a copy of the application and supporting documents submitted to this office.

Sincerely,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enclosures

CITY OF PIQUA, OHIO

APPLICATION FOR VACATION
OF PUBLIC RIGHT-OF-WAY

1. Applicant's Name Michael P. Yannucci Phone # 773-3161
Applicant's Address 333 W. High Street Piqua, OH 45356

2. Owner's Name Michael P. Yannucci Phone # 773-3161

3. Type of legal interest held by applicant Owner of property and business

4. Location of Public Right-Of-Way Vacation request Campbell (North half)
See attached sketch.

5. Describe the reason for the requested Vacation of Public Right-Of-Way
Construction of a new facility/funeral home

6. Property owners adjacent to Right-Of-Way to be vacated.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>Michael P. Yannucci</u>	<u>333 W. High St. Piqua</u>	
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature of Applicant  Date December 7, 2007

*****OFFICE USE ONLY*****

\$100.00 Fee Paid Chk. # 38236

Date Fee Paid 12-11-07

Receipt No. 180227

Res. No. _____

Revisions	1	2	3	4	5	6	7	8	9	10
Date										
By										

PRELIMINARY

Project: **NEW FUNERAL HOME**
 Location: **WALKER COUNTY, MISSISSIPPI**
 Date: **24 OCT 10**

JAMESON & YANUCCI
 FOR
NEW FUNERAL HOME

THE FERGUSON CO.
 CONSTRUCTION CO.

600 SOUTH MAIN
 COLUMBUS, MS 39201
 Phone: 662-925-1111
 Fax: 662-925-1112

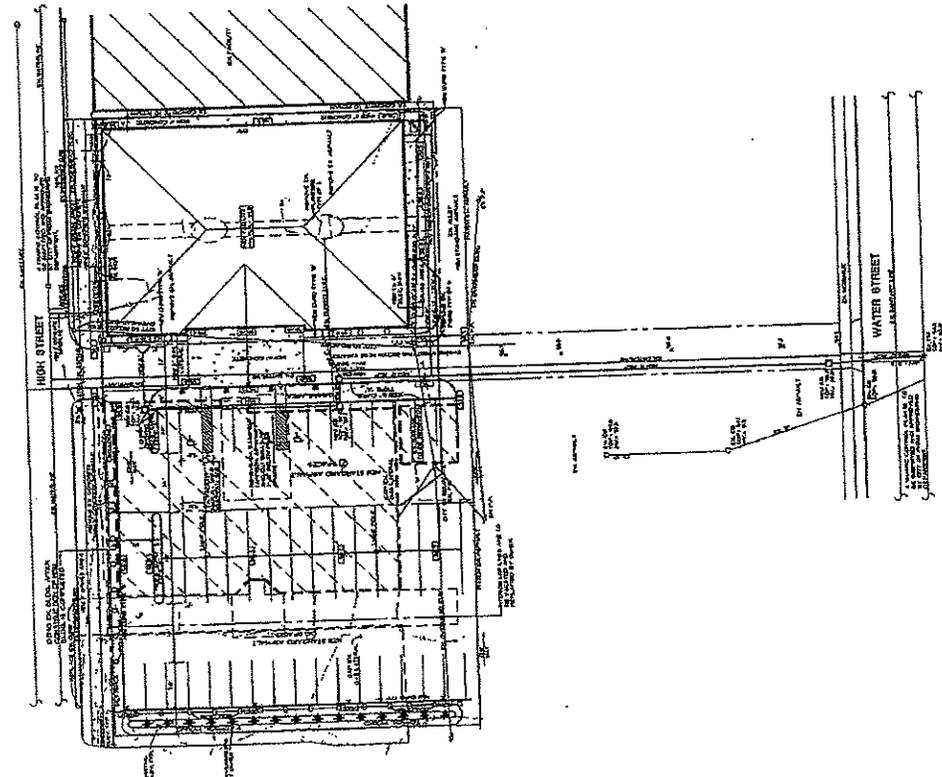
SALES OFFICE
 1200 BRADY PARK ROAD
 COLUMBUS, MS 39201
 Phone: 662-927-1177
 Fax: 662-927-1178

COLUMBUS, MS OFFICE
 4200 HAYWARD DRIVE
 COLUMBUS, MS 39208
 Phone: 662-925-1111
 Fax: 662-925-1112

DATE: **24 OCT 10**
 JOB NO: **E-07553**
 DRAWN BY: **DJW**
 CHECKED BY: **JTS**

SHEET: **A-7** OF **A-7**

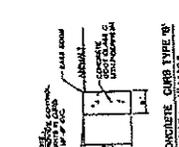
8/24/09 8:20:09



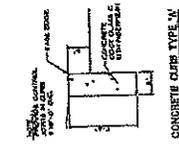
SITE PLAN
 SCALE: 1/4" = 1'-0"
 SHEET: A-7 OF A-7

GENERAL NOTES

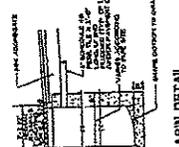
- FOUNDATION CONTROL:** FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- SOIL PREPARATION AND DRAINAGE:** SOIL PREPARATION SHALL BE IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- CONCRETE:** CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- UTILITIES:** UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- WATER MANAGEMENT:** WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- ASPHALT NOTES:** ASPHALT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. ASPHALT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- HANDICAP PARKING:** HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- SEWER AND WATER MAINS:** SEWER AND WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS. SEWER AND WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI FOUNDATION CODE, 2006 EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.



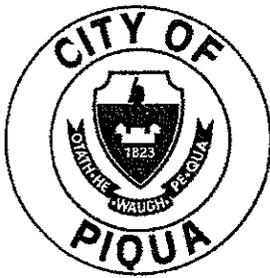
CONCRETE CURB TYPE B
 SCALE: 1" = 1'-0"



CONCRETE CURB TYPE X
 SCALE: 1" = 1'-0"



CATCH BASIN DETAIL
 SCALE: 1" = 1'-0"



PLANNING AND ZONING

Christopher W. Schmiesing – Planning and Zoning Supervisor
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org
Website: <http://www.piquaoh.org/zoning.htm>

December 14, 2007

TO: _____ AT&T
Legal Mandate Group, Rm 225
3233 Woodman Drive
Kettering, Ohio 45420

_____ Vectren Energy Delivery of Ohio
Troy Service Center
1300 Experiment Farm Road
Troy, Ohio 45373

_____ D.P.&L.
2385 Campbell Road
Sidney, Ohio 45365

_____ Time Warner Cable
1450 Experiment Farm Road
Troy, Ohio 45373

_____ City of Piqua Power System
Ed Krieger

_____ City of Piqua Engineering
Amy Havenar

_____ City of Piqua Water System
Ron Klima

_____ City of Piqua Wastewater
Dave Burtner

_____ City of Piqua Street Department
Doug Harter

_____ City of Piqua Health Department
Amy Welker

_____ City of Piqua Police Department
Wayne Willcox

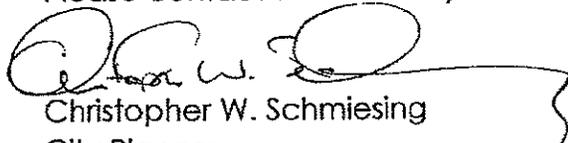
_____ City of Piqua Fire Department
Gary Connell

*** REQUEST FOR COMMENTS ***

Please review the enclosed item and notify this office in writing with any concerns or comments your office may have regarding this matter.

This is your opportunity to speak in favor of, or object to, the requested item. Please email your comments to cschmiesing@piquaoh.org or mail them to the address listed above so that they are received by this office no later than 5 p.m. on December 21, 2007.

Please contact this office if you have any questions pertaining to this matter.


Christopher W. Schmiesing
City Planner
City of Piqua

Enc.

Chris Schmiesing

From: Amy Havenar
Sent: Wednesday, December 19, 2007 11:16 AM
To: Chris Schmiesing
Subject: Campbell St. Vacation Request

Chris,

No comments/concerns from the Engineering Dept. re: the vacation of the north half of Campbell St.

Amy

12.19.07 DAVE BURTNER - WASTEWATER Ok. NO COMMENTS
12.20.07 KEN MOWERY - AT&T Ok. NO COMMENTS.

Chris Schmiesing

From: Ron Klima
Sent: Tuesday, December 18, 2007 9:32 AM
To: Chris Schmiesing
Subject: Plan Review

The water department has no additional comments at this time for the Yannucci vacation of public right-of-way.

12/18/2007

RESOLUTION NO. R-133-07

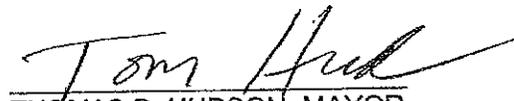
**A RESOLUTION OF INTENT TO VACATE
PUBLIC RIGHT-OF-WAY**

WHEREAS, pursuant to Piqua Charter Section 98, this Commission must adopt a resolution expressing its intention to vacate a portion of platted Campbell Street (north half) right-of-way.

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:

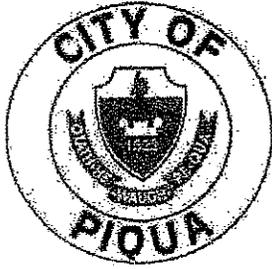
SEC. 1: This Commission hereby intends to vacate a portion of platted Campbell Street (north half) right-of-way as described in Exhibit "A" attached hereto. The City Manager or his duly authorized representative is hereby directed to cause notice of this Resolution to be served by certified mail upon all persons whose property abuts said tract. Said notice shall state the time and place at which objections can be heard by the Planning Commission.

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


THOMAS D. HUDSON, MAYOR

PASSED: December 17 2007

ATTEST: Rebecca J. Cool
REBECCA J. COOL
CLERK OF COMMISSION



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

December 21, 2007

LEGAL NOTICE

Pursuant to Section 98 of the City of Piqua Charter, notice is hereby given that the City Commission has declared their intent to vacate an improved portion of dedicated Campbell Street right of way lying between High Street on the north and the first east/west alley to the south, and on Tuesday, January 8, 2008 at 6:00 p.m. in the Commission Chambers at the Municipal Government Complex, located at 201 West Water Street, Piqua, Ohio, the Piqua Planning Commission will meet in regular session to consider this item and hear any objections thereto.

Christopher W. Schmiesing
City Planner

PUBLISH: Saturday, December 29, 2007

ORDINANCE NO. 3-08

**AN ORDINANCE AMENDING ZONING
ORDINANCE NO. 26-82 AND MAP OF
THE CITY TO ADOPT AN R-1AA (ONE
FAMILY RESIDENTIAL) DESIGNATION FOR
THE PROPOSED 8750 LOONEY ROAD
ANNEXATION**

WHEREAS, the City Planning Commission by its Resolution No. PC 07-08 has approved the zoning designation of R-1AA (One Family Residential) for the 1.652 acre tract of land located at 8750 Looney Road upon annexation of the property to the City; and

WHEREAS, Section 154.141 of the Piqua Code has been complied with in all respects;

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

SEC. 1: The application to adopt the zoning code of R-1AA (One Family Residential) for the 1.652 acre tract of land located at 8750 Looney Road upon annexation of the property to the City is hereby approved;

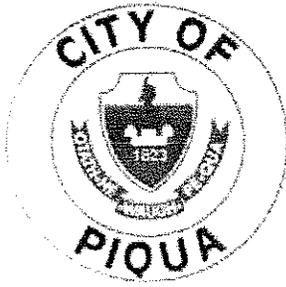
SEC. 2: The zoning map attached to Ordinance No. 26-82 as subsequently amended is hereby revised and amended to adopt an R-1AA (One Family Residential) designation located at 8750 Looney Road upon annexation to the City and the City Manager is hereby authorized to make said change on the original zoning map in the office of the City Engineer;

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PLANNING AND ZONING

Christopher W. Schmiesing – Planning and Zoning Supervisor
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 11, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager
RE: **Request for Legislation to Adopt an R-1AA One-Family Zoning Designation for the Proposed 8750 Looney Road Annexation**

At the January 8, 2008 meeting of the Planning Commission, with all members present, the Planning Commission unanimously recommended approval of the above referenced zoning designation upon the annexation of the subject parcel into the city. Therefore, in accordance with § 154.141 of the codified ordinances I am forwarding this item for the City Commission's consideration.

The 1.652 acre tract of land proposed for annexation is situated south of Laura Drive along the west side of Looney Road in Springcreek Township, and is contiguous with the current City of Piqua corporation limits. The parcels currently located inside the city limits and located to the east and north of this site are zoned R-1AA One-Family Residential, the same zoning designation proposed for the subject property. The existing single family dwelling unit principal use and accessory private garage use found at this location comply with the permitted uses in this zoning district. Likewise, with exception to the nonstandard size of the accessory building, the improvements found on this site comply with the height and area regulations applicable to this zoning district. With no one present at the public hearing to speak for or against the resolution, it was the Planning Commission's finding that the R-1AA zoning designation is the most appropriate zoning for this parcel upon it being annexed to the city.

Included with this memo for the City Commission's reference in considering this request, please find a copy of the Planning Commission resolution and the supporting documents pertaining to this matter.

Sincerely,

Chris Schmiesing

Chris Schmiesing
City Planner

Enc.

RESOLUTION No. PC 07-08

WHEREAS, Donald Black, owner of 8750 Looney Road, Springcreek Township, Miami County, Ohio, has requested the Planning Commission recommend the 1.652 acre tract of land be zoned R-1AA One-family Residential upon annexation of the property to the City; and

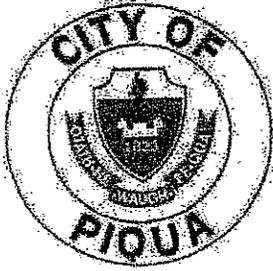
WHEREAS, article 154.141(A) of the City of Piqua Code of Ordinances provides the procedure for considering a request to establish the zoning designation of a tract of land to be annexed to the City;

Now, therefore, be it resolved that the Planning Commission has established as fact that the request being considered:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member Jean Franz 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 Mike Taylor, and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PLANNING AND ZONING

Christopher W. Schmiesing -- City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

December 21, 2007

TO: Planning Commission
RE: PC 07-8

The above referenced resolution if adopted will recommend the zoning designation for the subject property upon it being annexed into the City corporation limits.

The 1.625 acre subject property is occupied by a one-family residential use with site improvements that are consistent with the standards of the City of Piqua R-1AA zoning designation. This is the same zoning designation assigned to the properties located in the city limits to the east and north of this location. Therefore, the R-1AA zoning designation is the most appropriate and logical zoning designation for this parcel.

Attached for the commissions' reference in considering this request, please find a copy of the legal description for the subject parcel and a zoning map showing those areas in the vicinity of the subject location.

Sincerely,

Chris Schmiesing

Chris Schmiesing
City Planner

Enc.

Exhibit A

Legal Description of a 1.652 Acre Tract
to be Annexed to the City of Piqua

Situate in the State of Ohio, County of Miami, Township of Springcreek and being a part of the Northeast Quarter of Section Twenty Five (25), Town One (1), Range Twelve (12), and more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 25; thence North 05 degrees 30 minutes 00 seconds East a distance of 1160.70 feet to the Northeast corner of Lot Number 27 in the Springbrook Subdivision Section 5, witness a Railroad Spike found, said point being on Looney Road and on the East line of Section 25 and being at the point of beginning of the tract herein described, witness an Iron Pin found 30.00 feet distant on the line next described;

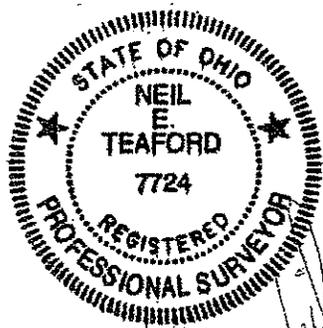
thence North 85 degrees 27 minutes 00 seconds West with the North line of Lot Number 27, 325.00 feet to an Iron Pin found;

thence North 05 degrees 30 minutes 00 seconds East, 221.21 feet to an Iron Pin found;

thence South 85 degrees 30 minutes 00 seconds East, 325.00 feet to a Railroad Spike found on Looney Road and the East line of Section 25, witness an Iron Pin found 30.00 on the line last described;

thence South 05 degrees 30 minutes 00 seconds West with the East line of Section 25, 221.50 feet to a Railroad Spike found at the place of beginning, containing 1.652 Acres, subject to all legal highways, easements and restrictions of record.

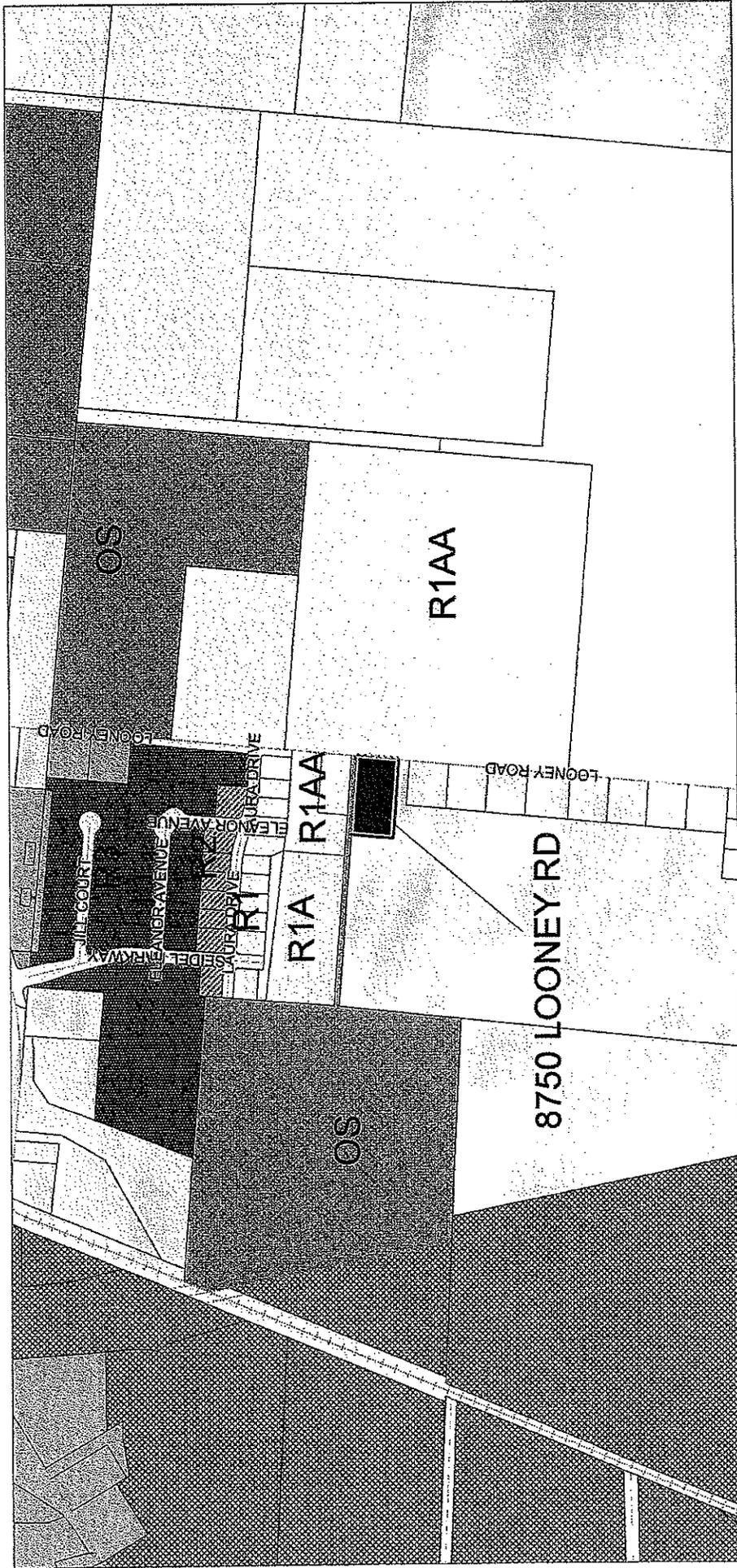
This description prepared by Neil E. Teaford, Registered Surveyor No. 7724.



Neil E. Teaford

May 29, 2007

PC C-08



ORDINANCE NO. 4-08

**AN ORDINANCE REPEALING SCHEDULE A AND A-1
OF CHAPTER 33 OF THE PIQUA CODE AND ADOPTING
A NEW SCHEDULE A AND A-1 OF CHAPTER 33 OF THE PIQUA
CODE, RELATING TO WAGES OF CERTAIN MUNICIPAL
EMPLOYEES**

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

SEC. 1: Schedule A of Chapter 33 of the Piqua Code, as adopted by Ordinance No. 26-07, is hereby repealed; and

SEC. 2: Schedule A of Chapter 33 of the Piqua Code (appended hereto as Exhibit "D") is hereby adopted;

SEC. 3: Schedule A-1 of Chapter 33 of the Piqua Code, as adopted by Ordinance No. 9-07, is hereby repealed; and

SEC. 4: Schedule A-1 of Chapter 33 of the Piqua Code (appended hereto as Exhibit "E") is hereby adopted;

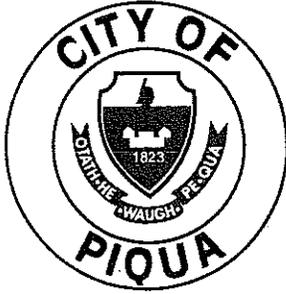
SEC. 5: This Ordinance applies to all salaries and wages earned or accrued on and after January 1, 2008.

SEC. 6: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



HUMAN RESOURCES DEPARTMENT

Elaine G. Barton, PHR – Human Resources Director
201 West Water Street • Piqua, Ohio 45356-5001
(937) 778-2053 • FAX (937) 778-2048
E-Mail: ebarton@piquaoh.org

January 16, 2008

MEMORANDUM

To: Frederick E. Enderle, City Manager

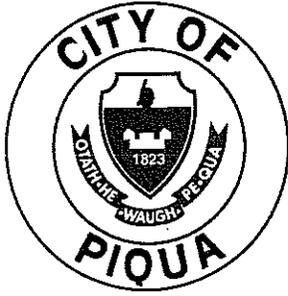
From: Elaine G. Barton, Human Resources Director *EGB*

Re: Schedules A and A-1

The positions listed on schedules A and A-1 represent full-time, part-time, temporary, and seasonal employees not represented by a collective bargaining agreement. Effective January 1, 2008, the minimum wage in the State of Ohio was increased from \$6.85 per hour to \$7.00 per hour. Therefore, it is necessary to increase the wage of certain positions listed on Schedule A-1 (those that were increased are in bold type). These positions will not receive an additional increase in May.

Also, included on Schedule A are the positions of Purchasing Analyst I and Purchasing Analyst II which you detailed in your communication to the Commission on January 4, 2008. In addition, included on Schedule A is the position of Assistant Water System Superintendent at pay range 46. This position will be on par with similar positions in the Wastewater and Street Departments. Please refer to Tom Zechman's memo which is attached.

Please let me know if you have any questions or need additional information.



PUBLIC WORKS DEPARTMENT

Thomas R. Zechman, P.E., P.S. – Public Works Director
201 West Water Street • Piqua, Ohio 45356
(937) 778-2044 • FAX (937) 778-5165
E-Mail: tzechman@piquaoh.org

January 17, 2008

MEMORANDUM

TO: Elaine Barton, Human Resources Director

FROM: Tom Zechman, Public Works Director 

RE: Assistant Water System Superintendent - position justification

We have long intended to add the position of Assistant Superintendent in the Water Department. With the changing climate in EPA regulations it is becoming even more essential to have additional supervisory personnel on staff. The regulations may soon require that a Class IV Operator be at the plant 40 hours per week, which means we will need a second Class IV on staff. Also, it became apparent when a superintendent was hired in 2006 that it would benefit the city to have an assistant ready to replace the superintendent upon resignation or retirement. This is consistent with the recent city-wide initiative for progression training of future leaders.

Funding a new position has been a challenge because of budgetary constraints. We have not had the luxury of simply adding another employee. In addition, eliminating a bargaining unit job to add a supervisor does not work either, because we would lose an employee who is essential for plant operations.

One position that can transition is the secretary. With modern word processing, ease of electronic storage and transmission of information, computer generated EPA reports and plant operators assisting with phone calls, the conventional secretary position has become less essential. Therefore we decided to phase out the secretary's job and add a supervisor when it became convenient. Last year Pat Motter announced her plans to retire in March, 2008. Pat has been an asset to the department for 30 years. Her announcement afforded us the opportunity to eliminate one position and create a new one with a minimum of disruption to the budget, as well as minimum disruption to the individuals involved. We budgeted accordingly and are now prepared to make the change.

Thus we request a new position to assist in the day-to-day management of the water treatment plant and distribution system, train new employees, maintain records in accordance with EPA regulations, assist in oversight of capital improvements projects, and prepare for eventual progression into the superintendent's job.

Please let me know if I can provide any additional information pertaining to this request.



CLASS CODE	EFFECTIVE January 01, 2008 CLASSIFICATION/TITLE	PAY RANGE	SCHEDULE A				"Exhibit D"	
			STEP A	STEP B	STEP C	STEP D	STEP E	STEP F
105	Custodian	21	513.02	538.68	565.59	593.89	623.58	654.77
107	Secretary	25	571.59	600.17	630.18	661.66	694.76	729.50
108	Administrative Secretary	29	620.66	651.69	684.27	718.48	754.40	792.13
09	Human Resources Assistant	29	620.66	651.69	684.27	718.48	754.40	792.13
110	Executive Secretary	36	693.82	728.49	764.94	803.16	843.34	885.50
112	Administrative Coordinator	36	693.82	728.49	764.94	803.16	843.34	885.50
120	Police Records Clerk	18	450.48	473.00	496.66	521.48	547.55	574.95
121	Senior Police Records Clerk	26	596.64	626.47	657.80	690.69	725.20	761.46
122	Police Service Aide	29	620.66	651.69	684.27	718.48	754.40	792.13
150	Acct. & Income Tax Mgr.	52	1025.55	1076.81	1130.67	1187.20	1246.58	1308.89
153	Utility Billing Office Manager	50	976.28	1025.10	1076.35	1130.18	1186.67	1246.00
155	Dir. of Finance & Inc. Tax. Admin.	67	1457.22	1530.11	1606.60	1686.92	1771.29	1859.85
157	Purchasing Analyst II	46	885.52	929.80	976.28	1025.10	1076.36	1130.18
158	Purchasing Analyst I	43	761.54	799.62	839.60	881.58	925.66	971.95
160	Law Director	67	1457.22	1530.11	1606.60	1686.92	1771.29	1859.85
165	Human Resources Director	58	1201.17	1261.24	1324.28	1390.49	1460.03	1533.01
171	Community Development Director	52	1025.55	1076.81	1130.67	1187.20	1246.58	1308.89
170	Development Program Manager	51	1000.39	1050.41	1102.93	1158.08	1216.00	1276.78
172	Deputy Assistant City Manager	52	1025.55	1076.81	1130.67	1187.20	1246.58	1308.89
180	Economic Development Director	58	1201.17	1261.24	1324.28	1390.49	1460.03	1533.01
206	Engineering Technician IV	45	864.18	907.39	952.75	1000.38	1050.40	1102.92
207	City Engineer	54	1076.36	1130.18	1186.68	1246.01	1308.31	1373.73
208	City Planner	51	1000.39	1050.41	1102.93	1158.08	1216.00	1276.78
209	Public Works Director	67	1457.22	1530.11	1606.60	1686.92	1771.29	1859.85
307	Director of Information Tech.	62	1308.32	1373.75	1442.45	1514.58	1590.27	1669.78
403	Golf Professional *	36	693.82	728.49	764.94	803.16	843.34	885.50
402	Recreation Coordinator	43	761.54	799.62	839.60	881.58	925.66	971.95
404	Park/Recreation Manager	45	864.18	907.39	952.75	1000.38	1050.40	1102.92
405	Park/Recreation Superintendent	51	1000.39	1050.41	1102.93	1158.08	1216.00	1276.78
501	Health & Sanitation Director	54	1076.36	1130.18	1186.68	1246.01	1308.31	1373.73
504	Sanitarian II	44	843.37	885.54	929.82	976.30	1025.12	1076.38
507	Sanitarian	43	761.54	799.62	839.60	881.58	925.66	971.95
510	Code Enforcement Officer	43	761.54	799.62	839.60	881.58	925.66	971.95
600	Police Lieutenant	53	1258.73	1271.31	1284.03	1296.86	1309.83	1322.93
605	Police Deputy Chief	63	1605.14	1621.20	1637.39	1653.78	1670.31	1687.02
610	Police Chief	67	1769.56	1787.27	1805.14	1823.19	1841.41	1859.85
655	Most Sr. Asst. Fire Chief	63	1605.14	1621.20	1637.39	1653.78	1670.31	1687.02
660	Fire Chief	67	1769.56	1787.27	1805.14	1823.19	1841.41	1859.85
705	Assistant Street Superintendent	46	885.52	929.80	976.28	1025.10	1076.36	1130.18
706	Street Superintendent	51	1000.39	1050.41	1102.93	1158.08	1216.00	1276.78
810	Water Distribution Supervisor	44	843.37	885.54	929.82	976.30	1025.12	1076.38
815	Asst. Water System Superintendent	46	885.52	929.80	976.28	1025.10	1076.36	1130.18
820	Water System Superintendent	51	1000.39	1050.41	1102.93	1158.08	1216.00	1276.78
842	Wastewater System Supervisor	46	885.52	929.80	976.28	1025.10	1076.36	1130.18
845	Wastewater System Superintendent	51	1000.39	1050.41	1102.93	1158.08	1216.00	1276.78
874	Power Plant Assistant Manager	52	1025.55	1076.81	1130.67	1187.20	1246.58	1308.89
875	Power Plant Manager	57	1158.07	1215.99	1276.77	1340.62	1407.66	1478.04
879	Engineering Assistant	48	929.77	976.26	1025.08	1076.34	1130.16	1186.66
881	Associate Engineer	52	1025.55	1076.81	1130.67	1187.20	1246.58	1308.89
888	Electric Line Supervisor	50	976.28	1025.10	1076.35	1130.18	1186.67	1246.00
890	Power Distribution Manager	57	1158.07	1215.99	1276.77	1340.62	1407.66	1478.04
891	Electric Substation Manager	57	1158.07	1215.99	1276.77	1340.62	1407.66	1478.04
892	Electrical Engineer	62	1308.32	1373.75	1442.45	1514.58	1590.27	1669.78
893	Asst. Power System Director	65	1407.66	1478.04	1551.92	1629.52	1710.99	1796.55
894	Power System Director	70	1590.24	1669.75	1753.25	1840.92	1932.95	2029.62
395	Environmental & Safety Coord.	61	1270.21	1333.75	1400.44	1470.44	1543.95	1621.14
898	Assistant City Manager	67	1457.22	1530.11	1606.60	1686.92	1771.29	1859.85
899	Asst. City Manager/Development	67	1457.22	1530.11	1606.60	1686.92	1771.29	1859.85
900	City Manager	75	1703.46	1788.63	1878.06	1971.97	2070.60	2174.13

* Plus 50% of net margin on all sales of golf accessories & mdse.

<u>CLASSIFICATION/ TITLE</u>	<u>HOURLY RATE</u>	
CLERK TYPIST (CO-OP STUDENT)	7.00	
CITY CLERK*	7.00	
CLERK TYPIST A	7.00	
CLERK TYPIST B	7.42	
RECORDS & DATA ENTRY CLERK	7.52	
ACCOUNT CLERK*	9.94	
SECRETARY I*	10.24	
SECRETARY II*	11.82	
ADMINISTRATIVE SECRETARY (FINANCE)*	15.52	
ENGINEERING CO-OP I (STUDENT)	9.48	
ENGINEERING CO-OP II (STUDENT)	10.33	
ENGINEERING CO-OP III (STUDENT)	11.13	
ENGINEERING CO-OP IV (STUDENT)	11.97	
PLANNING TECHNICIAN	16.48	
INTERNS	7.21 to 12.36	
PARKING CONTROL OFFICER	7.92	
ANIMAL CONTROL OFFICER	7.31	
POWER DISTRIBUTION STOREKEEPER	15.45	
PLUMBING INSPECTOR	19.10	
CONSTRUCTION INSPECTOR	19.10	
PUBLIC HEALTH NURSE	19.10	
LABORER A	7.42	
LABORER B	8.26	
LABORER C	9.18	
CUSTODIAN	7.32	
REFUSE COLLECTOR	7.00	
MAINTENANCE WORKER	7.00	
STREET DEPT. MAINTENANCE SUPV.	9.91	
SEASONAL GOLF COURSE MAINT. LABORER A	7.42	plus free golf**
SEASONAL GOLF COURSE MAINT. LABORER B	8.26	plus free golf**
SEASONAL GOLF COURSE MAINT. LABORER C	9.18	plus free golf**
SUMMER GOLF COURSE MAINT. LABORER A	7.00	plus free golf**
SUMMER GOLF COURSE MAINT. LABORER B	7.12	plus free golf**
SUMMER GOLF COURSE MAINT. LABORER C	7.45	plus free golf**
GOLF COURSE CLUBHOUSE ATTENDANT	7.42	plus free golf**
CART/RANGE ATTENDANT	7.00	plus free golf**
FOOD SERVICE ATTENDANT (GOLF)	7.00	plus free golf**
LIFEGUARD A	7.00	
LIFEGUARD B	7.12	
LIFEGUARD C	7.45	
TICKET WINDOW ATTENDANT A	7.00	
TICKET WINDOW ATTENDANT B	7.12	
HEAD TICKET WINDOW ATTEND. A	7.45	
HEAD TICKET WINDOW ATTEND. B	7.83	
RECREATION LEADER	7.79	
RECREATION ASSISTANT	7.21	
SPORTS INSTRUCTOR	8.53 to 17.06	
DANCE/FITNESS INSTRUCTOR	8.53 to 17.06	
POOL MANAGER	524.45	WEEKLY RATE
ASSISTANT POOL MANAGER A	362.35	WEEKLY RATE
ASSISTANT POOL MANAGER B	379.65	WEEKLY RATE
HEAD LIFE GUARD A	312.91	WEEKLY RATE
HEAD LIFE GUARD B	330.22	WEEKLY RATE
ASSISTANT LAW DIRECTOR	823.40	WEEKLY RATE

*These are confidential employees and are not in any bargaining unit.

**certain restrictions do apply

RESOLUTION NO. R-16-08

**A RESOLUTION ADOPTING THE 2008 GOALS FOR THE
CITY OF PIQUA**

WHEREAS, On March 18, 2006 City Commission and City Staff planned a retreat to compile goals, opportunities and strategies for implementation steps for the City of Piqua; and

WHEREAS, with the help of a facilitator from Wright State University, the results of the retreat were captured and framed into goals for the year 2006 and beyond; and

WHEREAS, on Monday, January 14, 2008 Piqua City Commission and City Staff held a work session to review the proposed goals (attached hereto as Exhibit "A") for the 2008 calendar year.

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

SEC. 1: The Piqua City Commission hereby adopts the proposed 2008 goals for the City of Piqua.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

Exhibit "A"

2008 City Commission Goals

Goal 1: Economic Development - create jobs to enhance the tax base, retain and grow existing business, recruit new business, revitalize existing commercial/industrial areas.

Opportunity 1.1 · Pursue The Fort Piqua Hotel opportunity.

Strategy 1 : Organize for Hotel Operations

Opportunity 1.2 · Market available industrial sites and co-package adjacent industrial property to arrange large land deals

Strategy 1: Submit an upgraded vacant property list to the Ohio Department of Development for the Procure Program

Strategy 2: Maintain database of available sites accessible via internet to potential investors.

Strategy 3: Continue relationships with property owners and/or agents to facilitate development, reuse or redevelopment

Strategy 4: Keep Site Location Consultants aware of Piqua Opportunities

Opportunity 1.3 · Ensure an adequate inventory of shovel ready sites are available for potential developers/businesses

Strategy 1: Annex properties to enhance industrial, commercial, and residential land.

Strategy 2: Assist property owners in securing proper zoning and development permits.

Strategy 3: Organize submittals for the Shovel-Ready Sites program, which requires a 25% match.

Strategy 4: Develop and implement a strategic property acquisition program.

Strategy 5: Develop and implement capital improvement to insure necessary infrastructure improvements are in place as needed.

Opportunity 1.4 · Attract developers to invest in Piqua

Strategy 1: Build a Private Sector funding pool to establish an investment fund for development.

Strategy 2: Pursue business investment via the regional Angel network.

Strategy 3: Determine if is time for Piqua to work with a developer(s) to develop speculative buildings

2008 City Commission Goals

Opportunity 1.5 · Pursue foreign investment of Chinese, Japanese, and German investors

Strategy 1: Participate in international marketing programs via the Dayton Development Coalition

Strategy 2: Pursue cultural education programs so that interfaces with Piqua are highly polished

Strategy 3: Pursue Japanese Market Opportunities

Opportunity 1.6 · Create economic opportunities in healthcare & other industries utilizing our Educational Resources

Strategy 1: Strengthen relationship with Edison State Community College & UVJVS and Upper Valley Medical Center.

Strategy 2: Broker relationships between industry and education to take advantage of these institutions, and others such as RT Industries.

Strategy 3: Explore the advantage of the economic growth potential on South 25A due to Upper Valley Medical Center.

Strategy 4: Determine other long term potential developments.

Opportunity 1.7 - Address the River Corridor as a centerpiece in the comprehensive plan, and in downtown and neighborhood revitalization

Strategy 1: Identify (re)development opportunities.

Strategy 2: Devise and implement site specific redevelopment concept plans.

Strategy 3: Seek grants and establish relationships with property owners and/or developers to facilitate cleanup and revitalization.

Goal 2: Improve Physical Appearance - maintain and revitalize neighborhoods, improve City entryways.

Opportunity 2.1 · Revitalize declining neighborhoods

Strategy 1: Identify (re) development opportunities and develop a master plan for acquisition, demolition and redevelopment of appropriate properties.

Strategy 2: Seek grants and establish relationships with property owners and/or developers to facilitate cleanup and revitalization.

Strategy 3: Develop and implement programs to reduce the overabundance of rental properties and the lack of investment by landlords, and promote home ownership including attracting young families to Piqua.

2008 City Commission Goals

Opportunity 2.2: Improve property maintenance

Strategy 1: Continue aggressive property maintenance enforcement

Strategy 2: Review and upgrade zoning code.

Strategy 3: Enhance or develop programs to assist needy in maintaining or improving their property.

Opportunity 2.3 · Improve City entryways

Strategy 1: Undertake physical improvements to city's major entryways.

Strategy 2: Increase inspection efforts in these areas to ensure code compliance.

Strategy 3: Develop Power Plant redevelopment plan.

Opportunity 2.4 · Pursue opportunities to engage the community and develop partnerships for neighborhood revitalization and clean up.

Strategy 1: Develop volunteer programs to assist those in need and provide opportunities for citizens to participate in clean up/fix up programs and/or projects, primarily "Renew Piqua."

Strategy 2: Develop volunteer program "Group Workcamps" (GWC) to assist those in need and provide opportunities for Piqua and area residents to receive housing rehab assistance collaborating with area churches, schools and entire Piqua area community.

Strategy 3: Facilitate the creation of, and support, neighborhood associations.

Opportunity 2.5 · Improve overall community aesthetics

Strategy 1: Establish consistent public signage throughout the city.

Strategy 2: Sustain the "Tree City" designation.

Strategy 3: Connect the historical sites together.

Strategy 4: Develop plan for improving the aesthetic quality of the City's public waterway, lakes and ponds.

Strategy 5: Investigate bikeway path extensions to meet with County, downtown loop, historical areas.

2008 City Commission Goals

Goal 3: Maintain and Improve the City's Infrastructure & Services

Opportunity 3.1 · Ensure the City maintains a long-range vision for infrastructure and services planning and improvement.

Strategy 1: Ensure good planning of streets to optimize traffic flow, as the city grows.

Strategy 2: Increase sanitary sewer capacity to meet the needs of city growth.

Strategy 3: Storm Water Management Utility.

Strategy 4: Maintain and Upgrade Water plant and water distribution system.

Strategy 5: Annually update and maintain a 5-10 Year Capital Improvement Plan for City infrastructure.

Strategy 6: Begin implementation of the Comprehensive Plan

Goal 4: Enhance Public Safety

Opportunity 4.1 · Ensure the Safety Departments are equipped with resources to do the job.

Strategy 1: Ensure adequate staffing levels in Public Safety.

Strategy 2: Include equipment improvements/upgrades in the CIP.

Strategy 3: Seek technological enhancements to increase efficiency and to compensate for low staffing levels.

Strategy 4: Establish wellness programs for employees.

Opportunity 4.2 - Enhance and develop a community partnership to assist addressing public safety needs of the community

Strategy 1: Continue partnerships in county courts to improve effectiveness of enforcement.

Strategy 2: Continue good community relationships with the Schools via School Resource Officers, Dare officers, etc.

Strategy 3: Continue partnerships with businesses and neighborhoods through development of neighborhood and business associations.

2008 City Commission Goals

Goal 5: Improve Public Awareness of City Affairs

Opportunity 5.1 - Improve Communications with the Public

Strategy 1: Continue "City Hall in the Park" meetings.

Strategy 2: Produce quarterly city newsletters

Strategy 3: Produce bi-monthly "City Talk" cable program

Strategy 4: Establish Speakers Bureau

Goal 6: Improve Organizational Effectiveness

Opportunity 6.1 - Support Administrative Initiatives in organizational and employee development, employee wellness, technology enhancements, the implementation of comprehensive plan and old power plant site re-use analysis.

Strategy 1: Analyze City organizational structure as appropriate looking for opportunities to better align organization for mission and goal achievement.

Strategy 2: Establish leadership development program

Strategy 3: Establish wellness program for City employees

Strategy 4: Enhance City's technological capabilities

Goal 7: Improve the City's Financial Stability

Opportunity 7.1 – Ensure adequate resources to provide desired level of service

Strategy 1 – Undertake a long-term financial planning process for General, Electric, Sanitation, Water, and Wastewater funds.

RESOLUTION NO. R-17-08

**A RESOLUTION OF APPRECIATION FOR
THE PUBLIC SERVICE OF E. MIC KOEHL
AS A CITY EMPLOYEE**

WHEREAS, Mic Koehl has retired as Working Supervisor in the Utility Department;
and

WHEREAS, his retirement follows over 28 years of faithful and dedicated service
to the City and its citizens;

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

SEC. 1: In recognition and appreciation of the service of Mic Koehl as
Working Supervisor, this Commission tenders its unanimous and respectful tribute by this
Resolution, which shall be a matter of public and permanent record;

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL
CLERK OF COMMISSION

RESOLUTION NO. R-18-08

**A RESOLUTION APPOINTING A MEMBER TO THE BOARD
OF ZONING APPEALS AS THE PLANNING COMMISSION
REPRESENTATIVE**

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

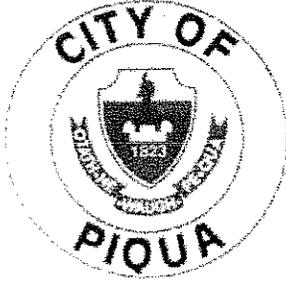
SEC. 1: Jean Franz is hereby appointed as a member of the Board of Zoning Appeals as the Planning Commission representative for a one-year term to expire on January 31, 2009 or until her successor is confirmed and qualified;

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PLANNING AND ZONING

Christopher W. Schmiesing – Planning and Zoning Supervisor
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 11, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager
RE: Request for Legislation to Appoint Jean Franz the 2008 Planning Representative to the Board of Zoning Appeals

At the January 8, 2008 meeting of the Planning Commission, with all members present, the Planning Commission unanimously nominated Jean Franz to be the 2008 Planning Commission representative to the Board of Zoning Appeals.

Mrs. Franz has graciously accepted this nomination, agreeing to serve in this capacity for the second consecutive year. Therefore, I am now forwarding this item for the City Commissions' consideration.

Included with this memo for the City Commission's reference in considering this request, please find a copy of the Planning Commission resolution pertaining to this matter.

Sincerely,

Chris Schmiesing

Chris Schmiesing
City Planner

Enc.

RESOLUTION No. PC 02-08

PURSUANT TO, article 154.142(A)(2) of the City of Piqua Code of Ordinances, the Planning Commission has been asked to provide their recommendation for the 2007 Planning Commission representative to be appointed to the Board of Zoning Appeals; and,

WHEREAS, the Planning Commission has nominated Jean Franz and she has agreed to serve in this capacity if appointed by the City Commission;

NOW THEREFORE BE IT RESOLVED, board member Jim Oda 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 Mike Taylor, and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	✓	□	□	□
Mr. Dick Sword	✓	□	□	□
Mr. Mike Taylor	✓	□	□	□
Mrs. Jean Franz	✓	□	□	□
Mr. Mark Spoltman	✓	□	□	□

RESOLUTION NO. R-19-08

**A RESOLUTION RELATING TO THE APPLICATION FOR
ANNEXATION OF CERTAIN REAL PROPERTY TO THE CITY
LOCATED AT 8750 LOONEY ROAD**

WHEREAS, more than sixty (60) days have expired since the Clerk of Commission accepted for filing the certified transcript, accompanying plat and petition now before this Commission; and

WHEREAS, these proceedings and submissions are all in full compliance with Chapter 709 of the Revised Code; and

WHEREAS, the legal description of the real property sought to be annexed to the City is set forth in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the above described territory is adjacent to and contiguous with the City of Piqua;

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

SEC. 1: The application for annexation of the above-described real property to the City of Piqua, Ohio, is hereby approved;

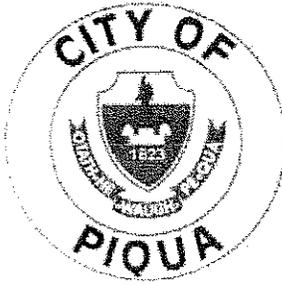
SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL
CLERK OF COMMISSION



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 11, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager
RE: **Request for Legislation to Adopt an Annexation Plat of 1.652 acre Tract Situated in Springcreek Township, 8750 Looney Road**

On October 29, 2007 the Clerk of the City Commission received notification that the petition to annex the above referenced property into the City of Piqua had been approved by the Miami County Board of Commissioners. As of this date the 60-day waiting period required before the municipality can consider the petition has passed. Therefore, the item may now be forwarded for the City Commission for their consideration.

The 1.652 acre tract of land proposed for annexation is situated south of Laura Drive along the west side of Looney Road in Springcreek Township, and is contiguous with the current City of Piqua corporation limits. The annexation of this property comes under the terms of an annexation agreement previously authorized by the Commission, which allowed this property to connect to city utilities provided the property would be annexed into the city at the earliest date possible. The Planning Commission has made a recommendation on the zoning designation for this tract upon annexation and that item has also been forwarded under a separate request for the City Commissions' consideration.

Attached for the City Commission's reference in considering this request, please find a copy of the annexation petition supporting documents pertaining to this matter.

Sincerely,

Chris Schmiesing

Chris Schmiesing
City Planner

Enc.



OFFICE OF
COMMISSIONERS OF MIAMI COUNTY

SAFETY BUILDING

201 W. MAIN ST.

TROY, OHIO 45373-2363

Leigh M. Williams
Clerk

Ph. (937) 440-5910

FAX (937) 440-5911

Email: Commissioners@co.miami.oh.us

Jack Evans
Commissioner

John W. O'Brien
Commissioner

Ron Widener
Commissioner

CERTIFICATION

ANNEXATION TO THE CITY OF PIQUA, OHIO
OF 1.652 ACRES MORE OR LESS
FROM SPRINGCREEK TOWNSHIP

The Board of Miami County Commissioners does hereby certify the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION

Legal Description

Map

Parcels Included in Land to be Annexed

Parcels Adjacent to or Directly Across the Road from Land to be Annexed

Annexation Agreement between the City of Piqua and the Board of Township Trustees of
Springcreek Township (Resolution No. R-111-07)

ENGINEER'S LETTER

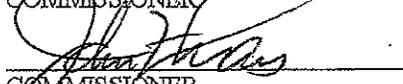
RESOLUTION APPROVING ANNEXATION AND SIGNING MYLAR
(Resolution No. 07-10-1607)

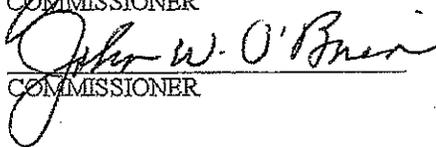
These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: October 25, 2007


COMMISSIONER


COMMISSIONER


COMMISSIONER

Leigh M. Williams, Clerk

RECEIVED

OCT 29 2007

CITY OF PIQUA
DEVELOPMENT OFFICE



PETITION FOR ANNEXATION
(Sections 709.021 and 709.022, ORC)

RECEIVED

PETITION BY OWNER FOR ANNEXATION TO THE CITY OF PIQUA, OHIO, OF REAL ESTATE CONSISTING OF 1.652 ACRES, LOCATED IN SPRINGCREEK TOWNSHIP SECTION 25, TOWN 1, RANGE 12 IN THE COUNTY OF MIAMI AND STATE OF OHIO.

To: Board of Commissioners, Miami County, State of Ohio

The undersigned, whose signature appears on the attached pages, is the sole owner of real estate situated in the Township of Springcreek, County of Miami, and adjacent to the City of Piqua, to-wit:

See "Exhibit A," attached to this Petition, for a full and accurate description of the real estate proposed for annexation.

The undersigned respectfully petitions that said territory be annexed to the City of Piqua, Ohio. The number of owners in the territory sought to be annexed is one (1). Petitioner asks the Commissioners to follow the provisions of Section 709.022 in considering and acting on this Petition.

Map: A map accurately depicting the territory proposed for annexation to the City of Piqua, Ohio is attached to this Petition as "Exhibit B."

Included Parcel: The acreage and parcel number of the sole parcel included in the Petition for Annexation and the owner's name and address are set forth on the document attached to this Petition as "Exhibit C."

Adjacent Parcels: A list of those parcels adjacent to or directly across the road from the territory proposed for annexation and containing the owners' names, addresses, and amount of acreage or lot designations is attached to this Petition as "Exhibit D."

Petitioner's Agent: Daniel E. Ramer, of McCulloch, Felger, Fite & Gutmann Co., L.P.A., 123 Market Street, Piqua, Ohio 45356, telephone (937) 773-3212, is hereby authorized to act as agent of the Petitioner in securing such annexation as required by ORC Section 709.02, with full power and authority granted to said agent to amend, attest, correct, withdraw, refile, substitute or compromise the Petition, to increase or delete the area sought to be annexed, to do any and all things essential to the above and to take any action necessary for obtaining the granting of this Petition. Any such amendment, attestation, alteration, correction, withdrawal, refile, substitution, compromise, increase or deletion, any such other things or action necessary for the granting of this Petition, may be made in the Petition, description and/or plat by said agent without further expressed consent of the Petitioner.

Annexation Agreement: A certified copy of the resolution of the City of Piqua (Ohio) Commission, authorizing the execution of an Annexation Agreement with the Board of Trustees of Springcreek Township, Miami County, Ohio, with respect to the territory sought to be annexed, and an executed copy of such Annexation Agreement, are submitted with, and shall be considered in conjunction with, this Petition.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD'S DECISION IN THIS MATTER IN LAW OR IN EQUITY.

Date: October 22, 2007



Donald E. Black
8750 Looney Road
Piqua, OH 45356

EXHIBIT A

**Legal Description of a 1.652 Acre Tract
to be Annexed to the City of Piqua**

Situate in the State of Ohio, County of Miami, Township of Springcreek and being a part of the Northeast Quarter of Section Twenty Five (25), Town One (1), Range Twelve (12), and more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 25; thence North 05 degrees 30 minutes 00 seconds East a distance of 1160.70 feet to the Northeast corner of Lot Number 27 in the Springbrook Subdivision Section 5, witness a Railroad Spike found, said point being on Looney Road and on the East line of Section 25 and being at the point of beginning of the tract herein described, witness an Iron Pin found 30.00 feet distant on the line next described;

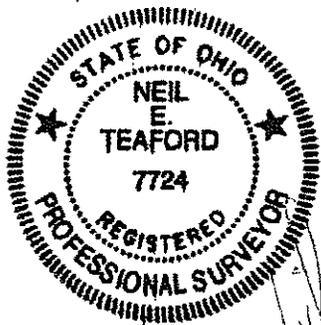
thence North 85 degrees 27 minutes 00 seconds West with the North line of Lot Number 27, 325.00 feet to an Iron Pin found;

thence North 05 degrees 30 minutes 00 seconds East, 221.21 feet to an Iron Pin found;

thence South 85 degrees 30 minutes 00 seconds East, 325.00 feet to a Railroad Spike found on Looney Road and the East line of Section 25, witness an Iron Pin found 30.00 on the line last described;

thence South 05 degrees 30 minutes 00 seconds West with the East line of Section 25, 221.50 feet to a Railroad Spike found at the place of beginning, containing 1.652 Acres, subject to all legal highways, easements and restrictions of record.

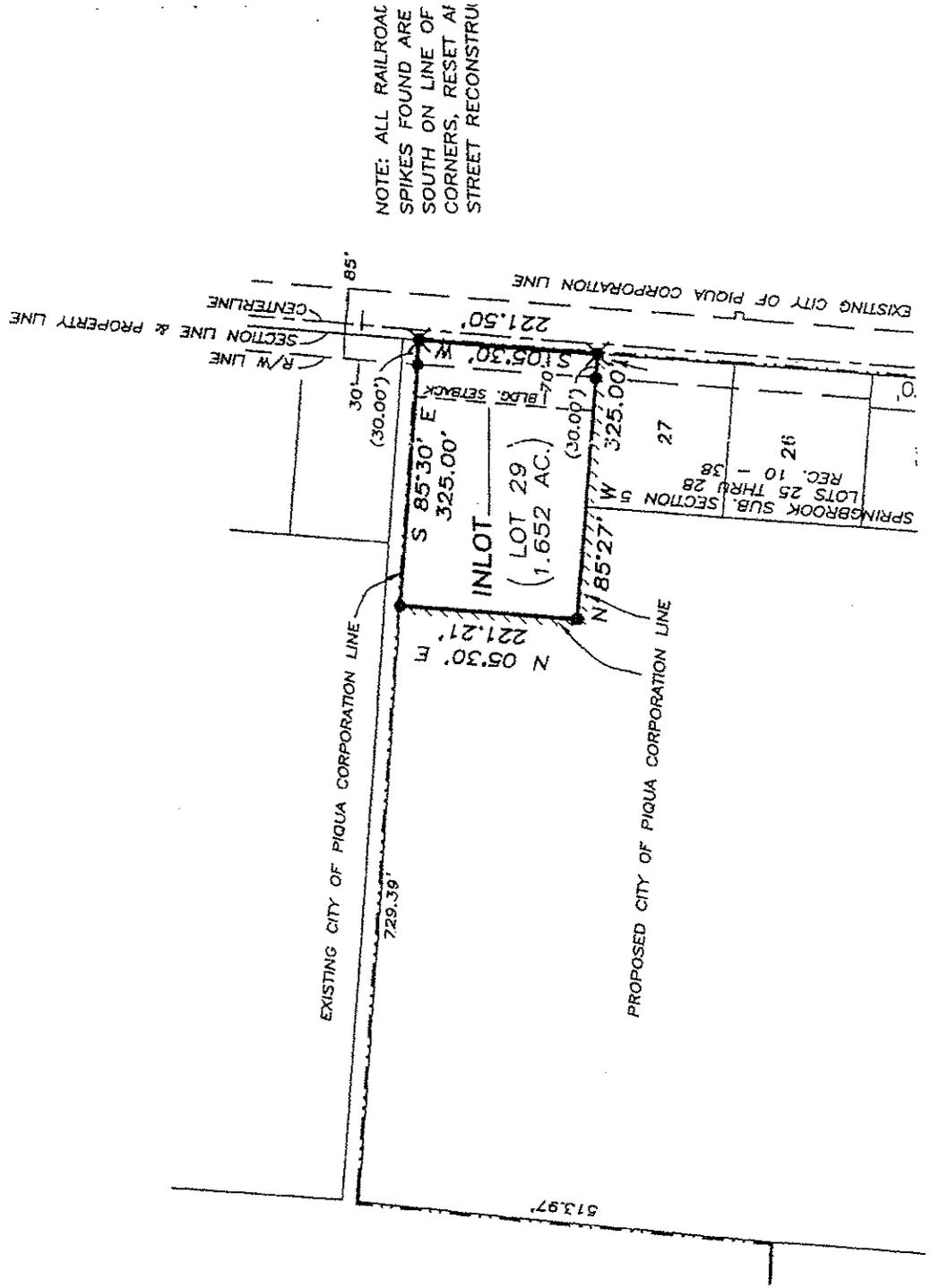
This description prepared by Neil E. Teaford, Registered Surveyor No. 7724.



May 29, 2007

ANNEXATION TO THE CITY OF PIQUA

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 25, TOWN 1, RANGE 12



EXHIBIT

Attachment

Annexation Petition of Donald E. Black
1.652 Acres, Springcreek Township

EXHIBIT C

Parcels Included in Land To Be Annexed

Owner	Address	Acreage	Parcel No.
Donald E. Black	8750 Looney Road, Piqua, OH 45356	1.652 acres	J27-055063

Attachment

Annexation Petition of Donald E. Black
1.652 Acres, Springcreek Township

EXHIBIT D

**Parcels Adjacent to or Directly Across the Road from
Land To Be Annexed**

Owner	Owner's Mailing Address	Acreage or Lot Designation of Parcel	Parcel No.
John S. Garbry	1567 Garbry Road, #128 Piqua, OH 45356	Piqua Inlot 7829 (Looney Road)	N44-076863
Upper Valley Joint Vocational School	8811 Career Drive Piqua, OH 45356	Piqua Inlot 7856 (Career Drive)	N44-250926
Steven L. Schulz and Rebecca A. Bright, Executors, Estate of James L. Schulz	c/o Steven L. Schulz 8630 N. Looney Road Piqua, OH 45356	12-1-25 NE COR SE and SE COR NE (Springbrook Lane) 34.136 ac.	J27-031600
Eleanor G. Loughlin, Trustee	c/o Joseph F. Loughlin 410 E. Moore Street Southport, NC 28461		
Joseph S. Loughlin, Trustee	c/o Joseph F. Loughlin 410 E. Moore Street Southport, NC 28461		
Eleanor G. Loughlin, Trustee	c/o Joseph F. Loughlin 410 E. Moore Street Southport, NC 28461	12-1-25, Lot 27, Springbrook # 5 (Looney Road)	J27-055062
Joseph S. Loughlin, Trustee	c/o Joseph F. Loughlin 410 E. Moore Street Southport, NC 28461		

RESOLUTION NO. R-111-07

**A RESOLUTION APPROVING AN ANNEXATION
AGREEMENT BETWEEN THE CITY OF PIQUA,
AND THE BOARD OF TRUSTEES OF SPRINGCREEK
TOWNSHIP**

WHEREAS, the City of Piqua, the Board of Trustees of Springcreek Township Miami County, Ohio and the owner of a parcel located at 8750 Looney Road located in Springcreek Township as described in Exhibit "A", desire to enter into an annexation agreement; and

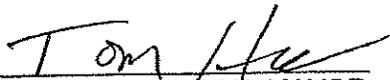
WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Trustees of Springcreek Township, Miami County, Ohio may enter into annexation agreements; and

WHEREAS, it is beneficial to both the City of Piqua and the Board of Trustees of Springcreek Township, Miami County, Ohio to enter into this agreement.

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

SEC. 1: The annexation agreement attached hereto as Exhibit "A" is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

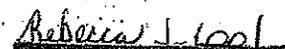
SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.


THOMAS D. HUDSON, MAYOR

PASSED: October 15, 2007

ATTEST: Rebecca J. Cool
REBECCA J. COOL
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution No. R-111-07 is a true, accurate and correct copy of Resolution No. R-111-07 passed by the Commission of the City of Piqua, Ohio, on the 15 day of October, 2007


CLERK OF COMMISSION

ANNEXATION AGREEMENT

This Agreement is entered into this 24 day of September, 2007, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Springcreek Township, Miami County, Ohio, hereinafter "Township", pursuant to R.C. 709.022, and 709.192:

WHEREAS, the Ohio Revised Code provides that the legislative authority of a municipal corporation and the board of township trustees may enter into annexation agreements; and

WHEREAS, the City of Piqua and the Board of Township Trustees of Springcreek Township, Miami County, Ohio desire to enter into a annexation agreement to be applied to the proposed annexation to the City of property belonging to Donald E. Black as is described in a document identified as "Exhibit A" hereto; and

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises thereafter contained, the parties agree as follows:

1. The City consents to the annexation of the said Real Property to the City and agrees to provide sanitation, police, fire, rescue, electric power, water, and sewer services to the residents of the Property at the same cost and under the same policies and conditions that said services are provided to the other residents. Of the City.

2. The Township consents to the annexation of the said Real Property to the City, subject to compliance with Ohio R.C. Chapter 709;

3. The City shall institute proceedings to detach the said Real Property from the Township, and further agrees that the Real Property shall not remain part of Springcreek Township, Miami County, Ohio;

4. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent on the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, sixty-seven and one-half per cent of the township taxes in the annexed territory that would

have been due the township for industrial real, personal and public utility property taxes if the annexation had not occurred;

c. In the sixth and seventh years following the annexation and exclusion of the territory from the township, sixty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal, and public utility property taxes if the annexation had not occurred;

d. In the eighth and ninth years following the annexation and exclusion of the territory from the township, fifty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred.

e. In the tenth through twelfth years following the annexation and exclusion of the territory from the township, forty-two and one-half percent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred.

5. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if the annexation had not occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, fifty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if the annexation had not occurred;

c. In the sixth through tenth years following the annexation and exclusion of the territory from the township, forty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if the annexation had not occurred;

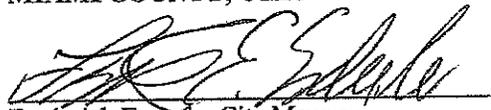
d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the township, twenty-seven and one-half per cent of the township taxes in the annexed territory that

would have been due the township for residential and retail real property taxes if the annexation had not occurred;

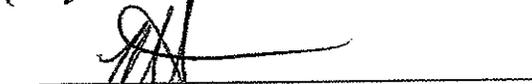
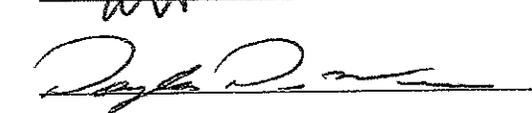
6. The obligations set forth in paragraph 4 and 5 above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement, and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this 15th day of October, 2007.

CITY OF PIQUA
MIAMI COUNTY, OHIO


Frederick Enderle, City Manager

BOARD OF TOWNSHIP TRUSTEES OF
SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OH

APPROVED AS TO FORM ONLY:



Mark W. Altier, #0017882
Chief Civil Assistant Prosecuting Attorney
Miami County, Ohio

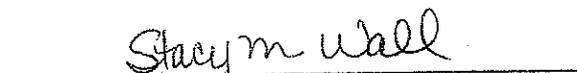

City of Piqua Law Director

Exhibit A

Legal Description of a 1.652 Acre Tract
to be Annexed to the City of Piqua

Situate in the State of Ohio, County of Miami, Township of Springcreek and being a part of the Northeast Quarter of Section Twenty Five (25), Town One (1), Range Twelve (12), and more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 25; thence North 05 degrees 30 minutes 00 seconds East a distance of 1160.70 feet to the Northeast corner of Lot Number 27 in the Springbrook Subdivision Section 5, witness a Railroad Spike found, said point being on Looney Road and on the East line of Section 25 and being at the point of beginning of the tract herein described, witness an Iron Pin found 30.00 feet distant on the line next described;

thence North 85 degrees 27 minutes 00 seconds West with the North line of Lot Number 27, 325.00 feet to an Iron Pin found;

thence North 05 degrees 30 minutes 00 seconds East, 221.21 feet to an Iron Pin found;

thence South 85 degrees 30 minutes 00 seconds East, 325.00 feet to a Railroad Spike found on Looney Road and the East line of Section 25, witness an Iron Pin found 30.00 on the line last described;

thence South 05 degrees 30 minutes 00 seconds West with the East line of Section 25, 221.50 feet to a Railroad Spike found at the place of beginning, containing 1.652 Acres, subject to all legal highways, easements and restrictions of record.

This description prepared by Neil E. Teaford, Registered Surveyor No. 7724.



Neil E. Teaford

May 29, 2007

RESOLUTION NO. R-20-08

**A RESOLUTION ADOPTING THE "PLAN IT PIQUA" 2007
COMPREHENSIVE PLAN UPDATE DOCUMENT AS THE
OFFICIAL COMPREHENSIVE PLAN OF THE CITY OF PIQUA**

WHEREAS, Piqua City Commission initiated an update of the City of Piqua Comprehensive Plan in the summer of 2006; and

WHEREAS, Piqua City Commission authorized the hiring of American Communities Partnership (ACP) Planning and Visioning to assist City staff with the planning process; and

WHEREAS, the Piqua City Commission appointed no less than fifty members of the community representing all sectors, to provide the local expertise and knowledge necessary to guide a successful planning process; and

WHEREAS, public meetings and events were held throughout the planning process to provide the community at large with the opportunity to participate in the planning process; and

WHEREAS, a thorough planning process has generated the community involvement necessary to produce the information essential to completing a responsible update of the community's comprehensive plan.

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

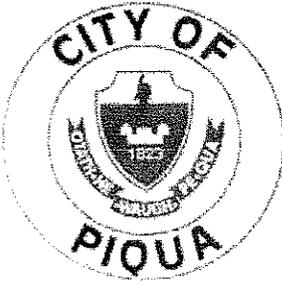
SEC. 1: The Piqua City Commission hereby adopts the "Plan It Piqua" 2007 Comprehensive Plan update as a comprehensive plan of the City of Piqua.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PLANNING AND ZONING

Christopher W. Schmiesing – Planning and Zoning Supervisor
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 11, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager
RE: Request for Legislation to Adopt the Plan It Piqua 2007 Comprehensive Plan Update

At the January 8, 2008 meeting of the Planning Commission, with all members present, the Planning Commission unanimously recommended approval of the above referenced update to the comprehensive plan.

The planning process that produced this document was an extensive one that involved numerous city and county officials, community leaders, and citizen volunteers. This update, being the first update to the city's comprehensive plan in over 35 years, represents the most significant planning exercise undertaken by the community in recent times. The planning efforts revealed key issues confronting the community and put these issues into the proper context based upon the findings of planning process. This resulted in the development of an achievable plan goal for each element of the comprehensive plan. With the stated goal for each focus area in mind, objectives and strategies geared towards addressing the key issues were established. The finished product represents a realistic vision for the future of Piqua that reflects the wishes of all segments of the Piqua community.

It was the many community members who chose to participate in this process that makes this document possible. Their ideas, expertise, values and traditions are truly embodied in the content of this plan. All of the community members who chose to participate in the plan development, especially the Plan It Piqua committee volunteers, deserve many thanks for their time, energy and commitment to this project and their continued support to the community. It was with reference to the thoughtful participation of these volunteers, and the quality of the plan content produced by them, that the Planning Commission unanimously recommended adoption of the Plan update as submitted.

Included with this memo for the City Commission's reference in considering this request, please find a copy of the Planning Commission resolution pertaining to this matter and the **Plan It Piqua 2007 Comprehensive Plan Update**.

Sincerely,

Chris Schmiesing

Chris Schmiesing
City Planner

Enc.

RESOLUTION NO. R-21-08

**A RESOLUTION APPROVING A MIXED USE PLANNED
UNIT DEVELOPMENT (M-PUD) CONCEPT PLAN FOR
THE DAVIS VILLAGE LOCATED AT THE NORTHWEST
CORNER OF US ROUTE 36 AND R.M. DAVIS PARKWAY**

WHEREAS, the City Planning Commission by its Resolution No. P.C. 03-08 (Exhibit "A" attached hereto) has recommended the adoption of an M-PUD Concept Plan for the Davis Village located at the northwest corner of US Route 36 and R.M. Davis Parkway; and

WHEREAS, Section 154.043 of the Piqua Code has been complied with in all respects.

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

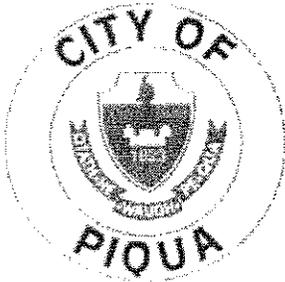
SEC. 1: The Mixed-Use Planned Unit Development (M-PUD) Concept Plan is suitable and appropriate for the location requested and is hereby approved.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

January 15, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager
RE: **Request for Legislation to Adopt a Concept Plan for the Davis Village Mixed Planned Unit Development**

At the January 8, 2008 meeting of the Planning Commission, with all members present, the Planning Commission unanimously recommended approval of the above referenced mixed planned unit development (M-PUD) concept plan. Therefore, in accordance with §151.043 of the codified ordinances I am forwarding this item for the City Commissions' consideration.

The proposed M-PUD concept plan is to be situated on a 10.54 acre tract of land located at the northwest corner of USR 36 and R.M. Davis Parkway, and is located adjacent to the P.A.T.H. linear park facility to the north. Currently the site, which is flat and undeveloped, is used for crop production. The B General Business zoning designation of the property supports the dwelling unit and commercial uses proposed for this location. The concept plan for the proposed development includes 56 one-family attached dwelling units that will be designed in accordance with universal design standards and marketed to the senior segment of the population. Each of the seven structures to be constructed to support the residential dwelling unit use component of this development will include eight 950 square foot living units, with each unit including a one car attached garage. In addition, a private clubhouse for the use of the residents will be constructed as part of the improvements made. All of the residential components of this development will be situated towards the northern half of the lot, away from the USR 36 corridor, and convenient to the linear park facility. The business component of the proposed mixed use includes two buildings to be constructed on the south portion of the lot along the USR 36 frontage. One structure will provide 10,000 square feet of commercial space while the other offers 3,000 square feet. Other site improvements include detention ponds to control stormwater runoff and add water features to the landscape design, landscape screening between the residential and commercial uses, a 24 foot wide private drive through the residential area, a walking trail connecting the residential and business uses, park/playground spaces, and parking lot facilities.

In addition to the design standards required for a Planned Unit Development as outlined in the zoning code, the developer has agreed to modify the plan elements described below in response to concerns raised by the Planning Commission, and as a condition to receiving the Planning Commissions' recommendation for approval of this project.

January 15, 2008

**RE: Request for Legislation to Adopt a Concept Plan for the Davis Village
Mixed Planned Unit Development**

The developer will...

- Provide a feasibility study at the time the development plan is submitted. The study shall establish the level of demand in the local market for this type of housing product.
- Work with the City Engineer to determine the most suitable design and locations for the points of ingress/egress to this development.
- If deemed necessary by the City Engineer, provide a traffic impact analysis for this development.
- Stagger, offset, or otherwise vary the roof and building lines and colors of the residential and commercial structures insofar as practical to break up the building façade and make the structures more architecturally pleasing to the eye.
- Provide a direct connector from the residential area to the linear park.
- Provide additional parking spaces at the west end of the residential private drive.
- Include exterior finishes on the commercial structures that will predominately consist of architecturally pleasing stone and or brick masonry products.
- Move the commercial structures forward towards the roadway, and relocate the parking facilities to the "rear" of the commercial structures.
- Construct screening with attractive architectural elements and landscaping to block from public view all dumpster and loading/unloading facilities.

With the condition that the developer addresses the concerns noted above in the development plan submittal, the Planning Commission recommended approval of the Davis Village M-PUD concept plan.

Included with this memo for the City Commission's reference in considering this request, please find a copy of the Planning Commission resolution and the supporting documents pertaining to this matter.

Sincerely,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.

Exhibit "A"

RESOLUTION No. PC 03-08

WHEREAS, Tim Flynn, on behalf of the property owner, has requested the approval of a Mixed Use Planned Unit Development concept plan for the 10.54 acre tract of land situated at the north west corner of R.M. Davis Parkway and USR 36.; and,

WHEREAS, article 154.044(A) through 154.044(F) of the City of Piqua Code of Ordinances provides the procedure and submission requirements for considering a Mixed Use Planned Unit Development concept plan; and

And, the Planning Commission has established as fact that the proposed use:

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member Jim Oda 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 Dick Sword, and the voting record on this motion is herby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Dick Sword	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

December 21, 2007

To: Planning Commission Members

RE: PC Resolution 03-08

The above referenced resolution if adopted will recommend the approval of a mixed use planned unit development (M-PUD) concept plan for the subject property located at the North West corner of R.M. Davis Parkway and USR 36.

As currently shown, the residential component of the proposed development will include 56 one-family attached dwelling units that will be designed and marketed with the senior segment of the population in mind. Each of the seven structures to be constructed to support the residential use activity will include eight 950 square foot living units, with each unit including a one car attached garage. Also to be constructed as part of the residential component will be private clubhouse for the use of the residents. All of the residential components of this development are situated towards the north side of the lot, away from the USR 36 corridor, convenient to the linear park facility. The business component of the proposed mixed use includes two buildings to be constructed on the south portion of the lot along the USR 36 frontage. One structure will provide 10,000 square feet of commercial space while the other offers 3,000 square feet. Other site improvements include detention ponds to control stormwater runoff, landscape screening between the residential and commercial uses, a 24 foot wide private drive through the residential area, a walking trail connecting the residential and business uses, park/playground spaces, and parking lot facilities.

The existing B General Business zoning designation of the property supports the dwelling unit and commercial uses proposed for this development. Currently the site, which is flat and undeveloped, is used for crop production.

As a PUD proposal, the concept plan is to satisfy the submittal requirements listed in section 154.044 of the zoning code. The staff review of the materials received has determined all of the submittal requirements have been satisfied, less the following items, which were either not included in the submittal, or the response provided was incomplete:

- A statement of the rationale behind the assumptions and proposed development choices made by the applicant. I.e. Why this location? Why senior housing?
- An economic feasibility study or market analysis indicating the level of demand for this type of development.
- The existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines.
- Information on the land uses within one-half mile of the project boundaries.

Enclosed with this correspondence you will also find review comments received from other departments.

December 21, 2007

RE: PC Resolution 03-08

Within twelve months of the concept plan approval a development plan is to be provided for the Planning Commissions' consideration. The development plan will provide a greater level of detail depicting the proposed finished project, and include such items as easements and/or written agreements to protect open spaces and insure the development is completed; management polices, deed restrictions or covenants prescribing the level of maintenance expected and the procedure by which it is to be accomplished; and, the legal instruments necessary to establish the entity responsible for maintaining the improvements. Construction details to be provided in the development plan will be required to identify the open space areas, vehicular, pedestrian and parking facilities, and drainage features; illustrate the architectural characteristics, details, and locations of proposed buildings, signage, and other improvements; and, show all other amenities to be included in the scope of the project improvements. So as to ensure the developer fully understands what is expected from the development plan, it is important that the Planning Commission members be prepared to share their specific thoughts on how these items should look, what improvements should be included in the project, how they should be arranged on the site, and how they should relate to the site surroundings. This should be accomplished by referencing the comprehensive plan document developed by the citizens of the community. This document provides the standards that all developments are required to adhere to, foremost being the Land Use Principles outlined in chapter 2 of the document. The eight of the eleven principles applicable to this project state the following:

1. The small town historic character will be enhanced.
2. The entryways into Piqua will be enhanced through improving the existing and newly enhanced environment.
4. New commercial retail developments will be developed with local architectural elements, pedestrian amenities, greenspaces, and accommodate future redevelopment/reuse of the structure and site.
6. The downtown, and new commercial developments, will have a mix of uses that are distinctive and contribute to increasing the City's overall identity.
7. Residential areas will have strong neighborhood qualities.
8. A broad range of housing types and price levels within neighborhoods will strengthen the community identity, and create new opportunities for residents to find housing.
9. Streets will create an attractive public realm and be exceptional places for people.
10. Places will be better connected, to improve the function of the street network and facilitate pedestrian mobility; better opportunities will be created to walk and bike to and from the local and regional trails.

The following excerpts are taken from the supporting text following each of the land use principles:

- The proposed structures will enhance the historic character of the community.
- The lot, block, and street pattern will reflect the layout traditionally found in the community.
- Streetscape enhancements are to be provided at targeted gateways to the community.

December 21, 2007

RE: PC Resolution 03-08

- Parking will be located in the rear of the commercial facilities near the City's gateways.
- Retail will reflect qualities of the residential context with respect to form, scale and character.
- Retail will be sited in a manner that is pedestrian-friendly with parking to the rear of the structure.
- Parking areas will incorporate vegetation, walkways and signage to facilitate pedestrian mobility.
- Developments will incorporate quality architectural elements that reflect "Old Piqua".
- Neighborhoods will be walkable with quality streets that accommodate both bicycles and automobiles, and give priority to the pedestrian experience.
- Basic retail service will be located nearby (accessible via walking and/or biking) or integrated with residential areas in the form of neighborhood centers.
- New residential development will offer a variety of housing types and prices.
- Housing diversity will be integrated into the fabric of the neighborhood.
- Housing styles will reflect architectural elements of the historic core.
- Buildings will be situated on their site to define a high quality streetscape; this includes locating structures close to the street and parking to the rear of the structure.
- A connected grid like street system is the preferred network for future development and redevelopment.
- Well-connected streets will be designed with short block lengths to facilitate walking.
- Bike paths and walking paths will be integrated into new development and redeveloped areas, and connect these areas to the local and regional trail network.
- The road pattern will be improved to keep local traffic off major arterials, and high-speed through traffic off local streets.

As you review this request, I encourage you to reference the design standards found in section 154.046 of the zoning code, and the content of the comprehensive plan document, to ensure the project being proposed measures up to the community standards.

Respectfully,

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.

Chris Schmiesing

From: Ed Krieger
Sent: Tuesday, December 18, 2007 9:41 AM
To: Chris Schmiesing
Subject: RE: Davis Parkway Village PUD Submittal

The Power System has no initial concerns with providing electric service to this proposed development.

From: Chris Schmiesing
Sent: Thursday, December 13, 2007 4:17 PM
To: Amy Havenar; Amy Welker; Dave Burtner; Ed Krieger; Gary Connell; Ron Klima; Tom Zechman; Wayne Willcox
Cc: Fred Enderle; Harry Bumgarner
Subject: FW: Davis Parkway Village PUD Submittal

All,
The Planning Commission will be asked to make a recommendation to the City Commission on the attached concept plan material at their January 8, 2008 meeting.

Please review the concept plan materials and email me any comments you may have by December 21, 2007 so that I may forward your thoughts to the Planning Commission with their agenda packet material for this meeting.

Thank you,

Chris

Chris Schmiesing

From: Ron Klima
Sent: Friday, December 14, 2007 9:57 AM
To: Chris Schmiesing
Subject: RE: Davis Parkway Village PUD Submittal
Categories: Planning Commission

The water department would like to see a two way feed to the proposed area (one from R.M. Davis and one from St. Rt. 36).

From: Chris Schmiesing
Sent: Thursday, December 13, 2007 4:17 PM
To: Amy Havenar; Amy Welker; Dave Burtner; Ed Krieger; Gary Connell; Ron Klima; Tom Zechman; Wayne Willcox
Cc: Fred Enderle; Harry Bumgarner
Subject: FW: Davis Parkway Village PUD Submittal

All,
The Planning Commission will be asked to make a recommendation to the City Commission on the attached concept plan material at their January 8, 2008 meeting.

Please review the concept plan materials and email me any comments you may have by December 21, 2007 so that I may forward your thoughts to the Planning Commission with their agenda packet material for this meeting.

Thank you,

Chris

Chris Schmiesing

From: Amy Havenar
Sent: Wednesday, December 19, 2007 4:33 PM
To: Chris Schmiesing
Subject: RE: Davis Parkway Village PUD Submittal
Categories: Planning Commission

Chris,

The City of Piqua's street requirements are 31' back of curb to back of curb with a 4' tree lawn. If this is to be a dedicated City street, the minimum requirements for new pavement must be met.

I have a few concerns over the locations of the entrances for the commercial portion of this development in relation to the intersection. The concern with the approach off of R.M. Davis is its close proximity to the intersection. The City does not typically approve new drive approaches located adjacent to, or within an intersection. This is due to the potential for disruption of normal traffic patterns and the inability of the intersection to function as designed.

Our concern with the drive approach off of U.S. Rt. 36 is also its proximity to the intersection, along with the high posted speeds in this area. We have researched a request similar to this one in the past and based upon our access management conversations with ODOT, we could only recommend a right in, right out movement at that particular location. This would eliminate any delays caused by left turns into the property which could ultimately result in a lower level of service for U.S. Rt. 36.

ODOT's 2006 average 24-hour traffic volume indicates a total of 13,160 vehicles per day utilizing U.S. 36 at the west corporation limit. High traffic volumes such as these have generated the need for the City of Piqua to put a strong emphasis on access management in order to reduce accidents and delays to the traveling public. The City will most likely require a Traffic Impact Study to assist us in making a final determination on the proposed drive locations.

Please let me know if you have any questions regarding my comments.

Amy

-----Original Message-----

From: Chris Schmiesing
Sent: Thursday, December 13, 2007 4:17 PM
To: Amy Havenar; Amy Welker; Dave Burtner; Ed Krieger; Gary Connell; Ron Klima; Tom Zechman; Wayne Willcox
Cc: Fred Enderle; Harry Bumgarner
Subject: FW: Davis Parkway Village PUD Submittal

All,
The Planning Commission will be asked to make a recommendation to the City Commission on the attached concept plan material at their January 8, 2008 meeting.

Please review the concept plan materials and email me any comments you may have by December 21, 2007 so that I may forward your thoughts to the Planning Commission with their

12/19/2007

agenda packet material for this meeting.

Thank you,

Chris

CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name Tim Flynn Phone 614-378-8577

Applicant's Address 5460 Frantz Road Suite 200

2. Owner's Name Janet Doty (JEB) Phone Dublin, OH 43017

Owner's Address 3821 Darbyshire Dr Hilliard, OH

3. Type of legal interest held by applicant owners representative 43026

4. Location of Special Use Permit request

A. Legal description (Inlot No. or attach legal description) N 44-078138

B. Address _____

5. Existing zoning B

6. Existing usage vacant

7. Proposed usage MIX USE

8. Proposed special usage PUD

9. No. of plot plans submitted (16 required UNLESS waived) 16

10. Describe the reason for the requested special use:

allow for mix-use development

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant [Signature] Date 12-5-07

Signature of Owner Janet E. Doty, Pres. JEB, Inc. Date 12-06-07

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 | Date Fee Paid 12. 7. 07

Receipt No. 180223 P.C. Res. No. _____

PUD SUBMITTAL PACKAGE
DAVIS PARKWAY VILLAGE
10.54 AC
PIQUA, OHIO

PREPARED BY:
DK DEVELOPMENT CONSULTING
MV RESIDENTIAL DEVELOPMENT

PREPARED FOR:
CITY OF PIQUA

DATE: 12/5/07

154.44 submittal requirements

A. Names of owners & development team

Owner:

JEB ltd.
3821 Darbyshire Dr.
Hilliard, Ohio 43026
Contact: Janet Doty

Master developer:

DK Development Consulting
5640 Frantz Rd. Suite 200
Dublin, Ohio 43017
Contact: Tim Flynn

Multi-Family Developer:

MV Residential Development
9349 Waterstone Blvd.
Cincinnati, Ohio 45249
Contact: Pete Schwiegeraht

B. Legal Description

See attached

C. Objectives of PUD

To allow for a mixed use development as indicated in the comprehensive plan and to create design flexibility that allows for more creative design.

D. Development schedule

Residential

Start construction March 2009
End construction December 2009

Commercial

Phase 1 2009
Phase 2 2010

E. Site data

1. 10.54 acres total
 - 7.56 acres residential
 - 56 units & clubhouse
 - 2.99 acres commercial
 - Lot a – 3,000 sf (neighborhood commercial)
 - Lot b – 10,000 sf (neighborhood commercial)

2. Less than 50% building coverage
3. Residential density = 7.4 units / acre
Commercial density = 4348 sf / acre
4. 4.5 acres total green space
3.0 acres useable open space
5. Not requested

F. Site plan

1. See plan
2. Existing zoning = B general business district
3. See plan
4. See plan
5. Residential
 - Ranch cottages
950 sf (est.)
Max. Height 35'
 - Clubhouse
750 sf (est.)
Max. Height 35'
 - Commercial
Max. Height 35'
6. 0.5 acre park if desired
7. See plan
8. See plan
9. Water, sewer, & storm connection along Davis Parkway
10. See plan
11. North of site = trail to trails (hiker / biker trail)
South of site = vacant (future mixed use development)
East of site = general business
West of site = vacant
12. See plan
13. See above

PLAT BOOK 22 PAGE 15
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF

August, 2007, AT 10:00 A.M.

FILE NO 0474237 FEE: \$45.20

John S. Alexander
MIAMI COUNTY RECORDER
BY Rita Schuchert
CLERK

THE UNDERSIGNED, BEING THE SOLE OWNER OF THE LANDS HEREIN
REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF
SAID REPLAT.

OWNERS: JEB, LTD.

James E. Bausman
JAMES BAUSMAN, PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO,
PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED
THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT
IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND
AFFIXED MY OFFICIAL SEAL AT TROY, OHIO,
OHIO, THIS 21ST DAY OF AUGUST, 2007.

Richard W. Klockner
NOTARY PUBLIC
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Sept 21, 2011



THIS REPLAT WAS REVIEWED AND APPROVED THIS 21st DAY OF
August, 2007.

Chris W. Schmieing
CHRIS W. SCHMIEING, PLANNING AND ZONING SUPERVISOR

APPROVED AND TRANSFERRED THIS 22nd DAY OF August,
2007.

Chris A. Peoples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

REPLAT OF INLOT 8413, PIQUA, OHIO

DESCRIPTION

BEING A REPLAT OF INLOT 8413 INCLUDING A PART OF U.S. ROUTE 36, PIQUA, OHIO, AS ACQUIRED BY JEB LTD.; BY DEED BOOK 691, PAGE 429 AND AS SHOWN ON MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 45, PAGE 18. ANNEXED - REC. BK. 19-30

OF PIQUA, OH.

SITE DATA:

OWNER:
 201 DOWNTOWN DR
 CANTON, OHIO 44705

MASTER DEVELOPER:
 201 DOWNTOWN DR
 CANTON, OHIO 44705

MULTI-FAMILY DEVELOPER:
 201 DOWNTOWN DR
 CANTON, OHIO 44705

DESIGNER:
 201 DOWNTOWN DR
 CANTON, OHIO 44705

CONTRACTOR:
 201 DOWNTOWN DR
 CANTON, OHIO 44705

DEVELOPMENT SCHEDULE:
 PRELIMINARY DESIGN 2008
 FINAL CONSTRUCTION MAPS 2008
 COMMENCEMENT OF CONSTRUCTION 2009

SIZE & LOTS:
 10.54 AC ± (SEC 1)
 10.54 AC ± (SEC 2)
 10.54 AC ± (SEC 3)
 10.54 AC ± (SEC 4)
 10.54 AC ± (SEC 5)
 10.54 AC ± (SEC 6)
 10.54 AC ± (SEC 7)
 10.54 AC ± (SEC 8)
 10.54 AC ± (SEC 9)
 10.54 AC ± (SEC 10)

PERMITS:
 10.54 AC ± (SEC 1)
 10.54 AC ± (SEC 2)
 10.54 AC ± (SEC 3)
 10.54 AC ± (SEC 4)
 10.54 AC ± (SEC 5)
 10.54 AC ± (SEC 6)
 10.54 AC ± (SEC 7)
 10.54 AC ± (SEC 8)
 10.54 AC ± (SEC 9)
 10.54 AC ± (SEC 10)

ADJACENT LOTS:
 10.54 AC ± (SEC 1)
 10.54 AC ± (SEC 2)
 10.54 AC ± (SEC 3)
 10.54 AC ± (SEC 4)
 10.54 AC ± (SEC 5)
 10.54 AC ± (SEC 6)
 10.54 AC ± (SEC 7)
 10.54 AC ± (SEC 8)
 10.54 AC ± (SEC 9)
 10.54 AC ± (SEC 10)

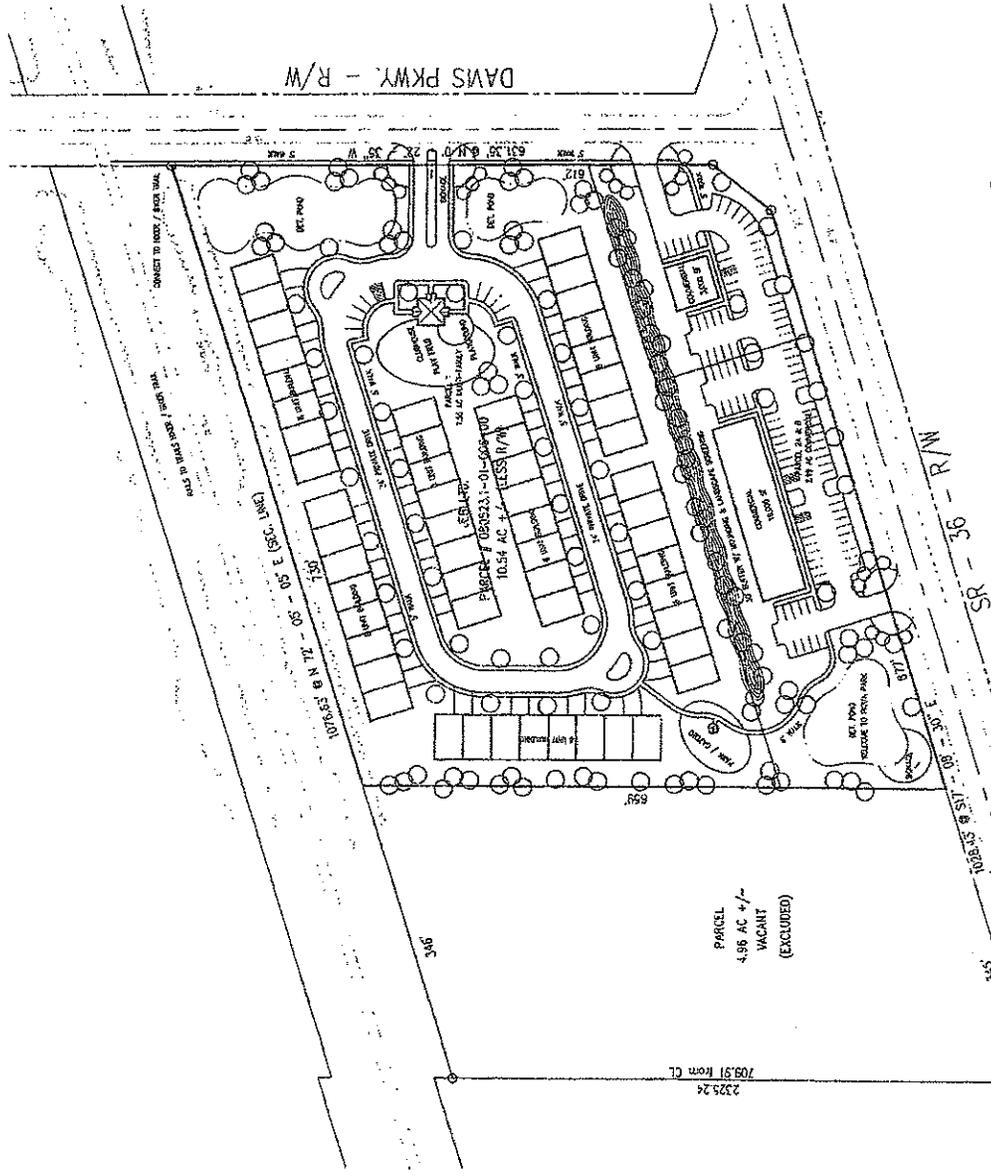
ADJACENT LOTS:
 10.54 AC ± (SEC 1)
 10.54 AC ± (SEC 2)
 10.54 AC ± (SEC 3)
 10.54 AC ± (SEC 4)
 10.54 AC ± (SEC 5)
 10.54 AC ± (SEC 6)
 10.54 AC ± (SEC 7)
 10.54 AC ± (SEC 8)
 10.54 AC ± (SEC 9)
 10.54 AC ± (SEC 10)

ADJACENT LOTS:
 10.54 AC ± (SEC 1)
 10.54 AC ± (SEC 2)
 10.54 AC ± (SEC 3)
 10.54 AC ± (SEC 4)
 10.54 AC ± (SEC 5)
 10.54 AC ± (SEC 6)
 10.54 AC ± (SEC 7)
 10.54 AC ± (SEC 8)
 10.54 AC ± (SEC 9)
 10.54 AC ± (SEC 10)



DAVIS VILLAGE

PIROA, OHIO
 12/8/07



PARCEL
 4.98 AC ±
 VACANT
 (EXCLUDED)

2325 24
 709.91 From CL

SITE DATA:

OWNER:
 2011 Development Co.
 10000 W. 10th Ave.
 DENVER, CO 80202

MASTER DEVELOPER:
 2011 Development Co.
 10000 W. 10th Ave.
 DENVER, CO 80202

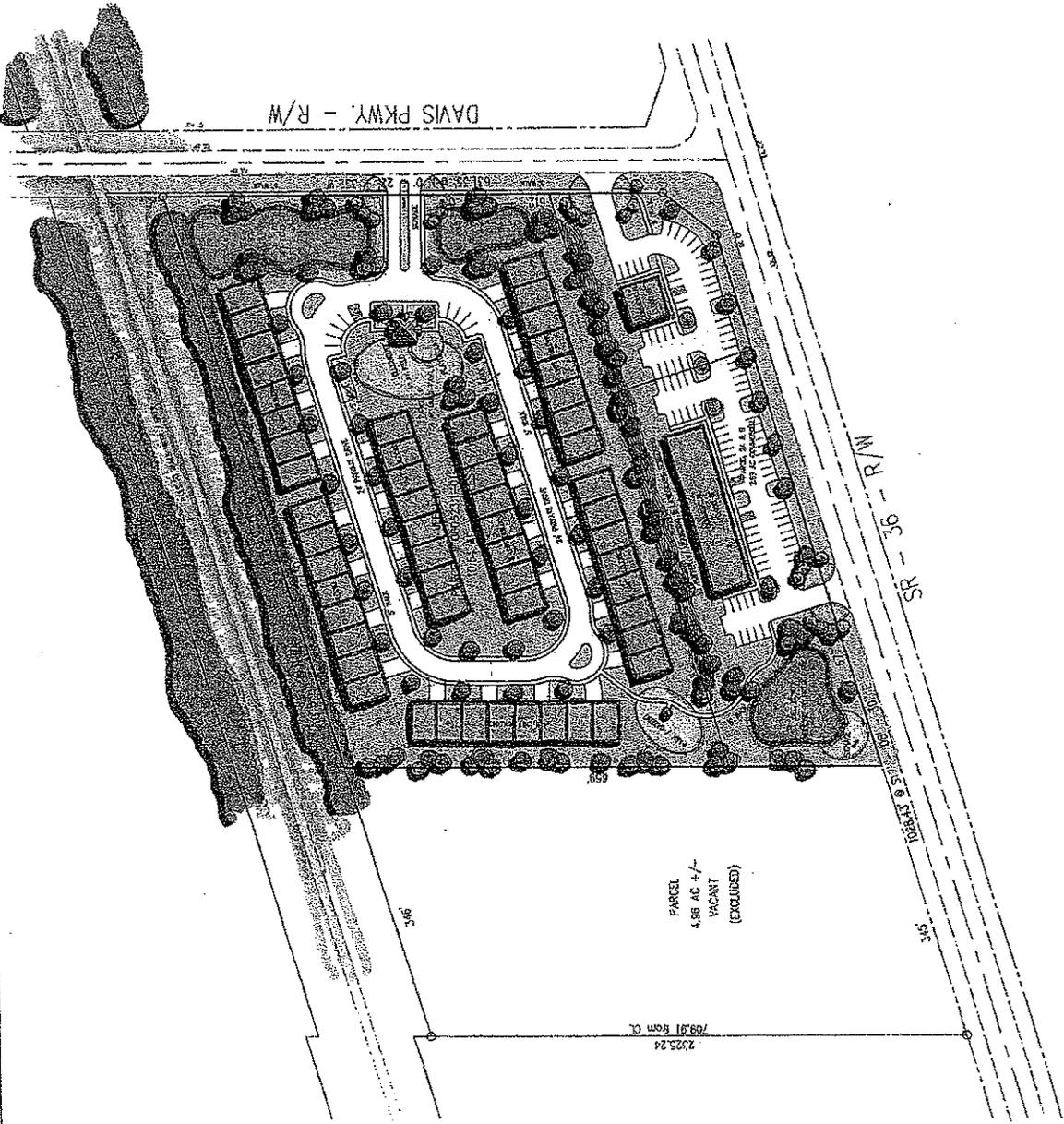
MULTI-FAMILY DEVELOPER:
 2011 Development Co.
 10000 W. 10th Ave.
 DENVER, CO 80202

DEVELOPMENT SCHEDULE:
 2011 Development Co.
 10000 W. 10th Ave.
 DENVER, CO 80202

SIZE & USES:
 2011 Development Co.
 10000 W. 10th Ave.
 DENVER, CO 80202

EXISTING ZONING:
 2011 Development Co.
 10000 W. 10th Ave.
 DENVER, CO 80202

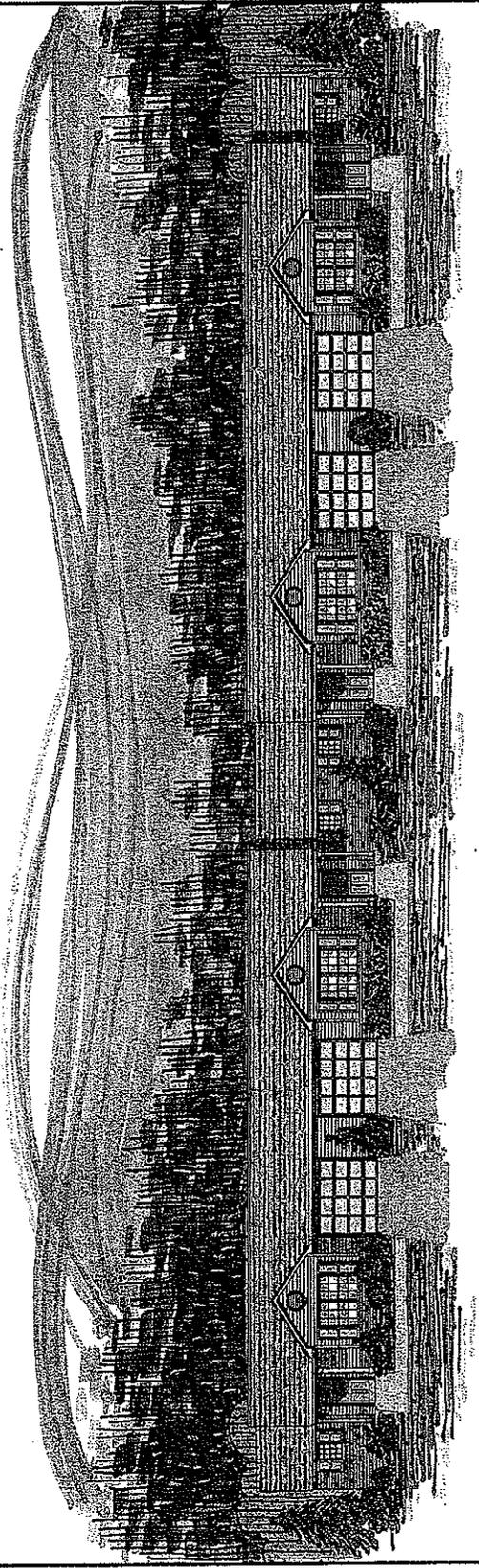
ADJACENT USES:
 2011 Development Co.
 10000 W. 10th Ave.
 DENVER, CO 80202



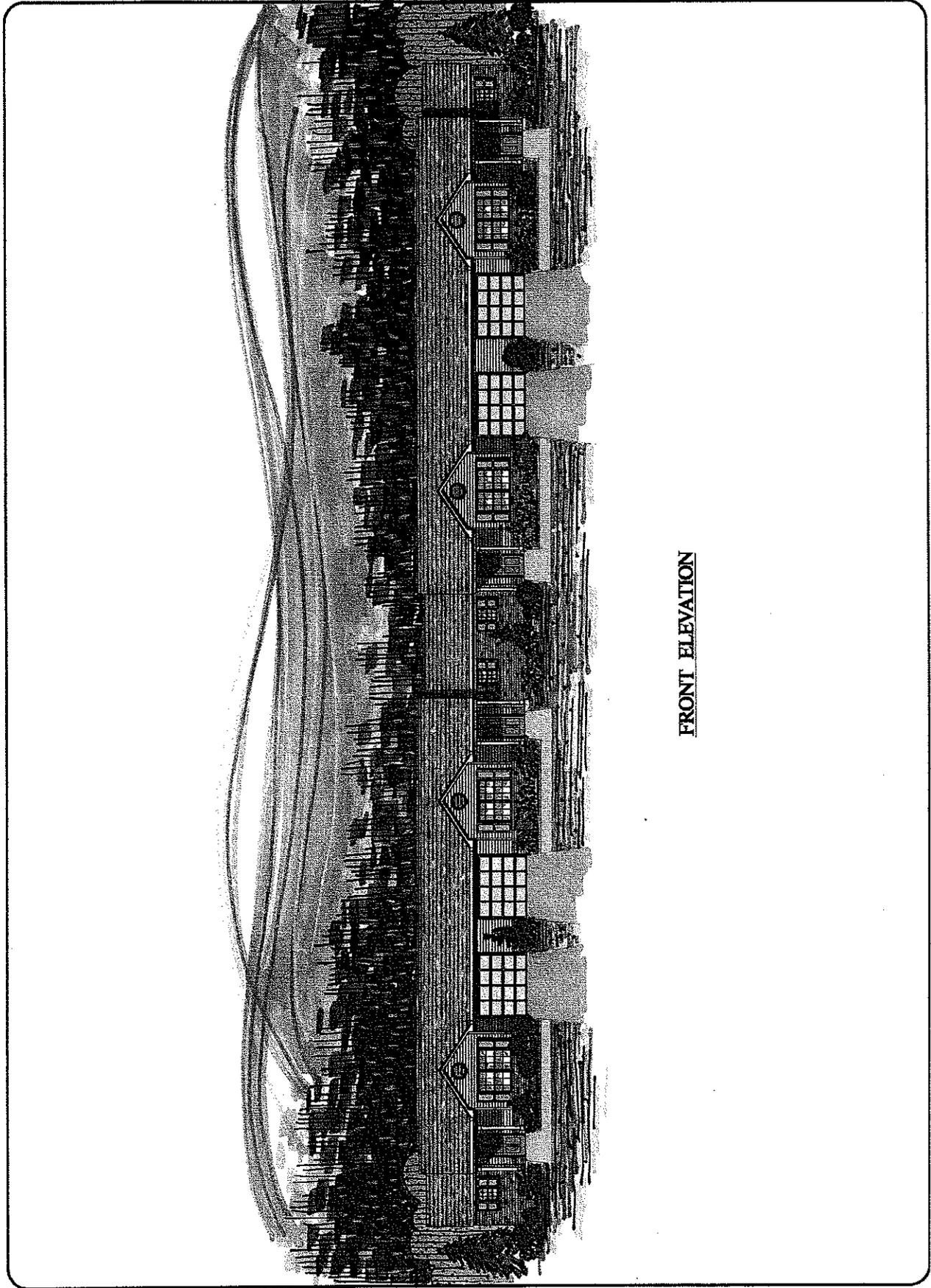
ESD ARCHITECTS, INC.
8088 SHALLOW CREEK DR. MILFORD, OHIO 45150 513-881-7307

ESD

DATE
CROSS IN
SHEET NO.

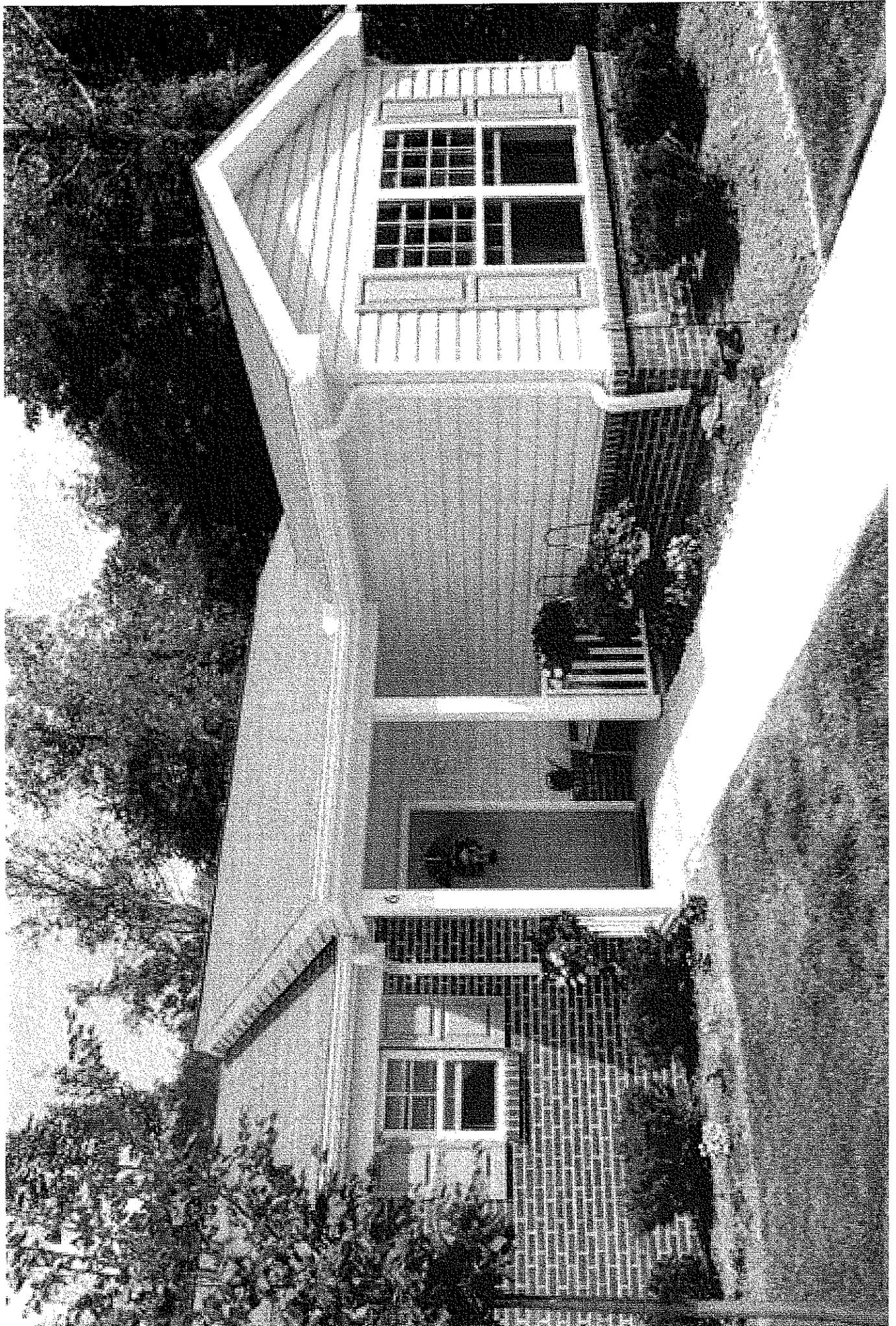


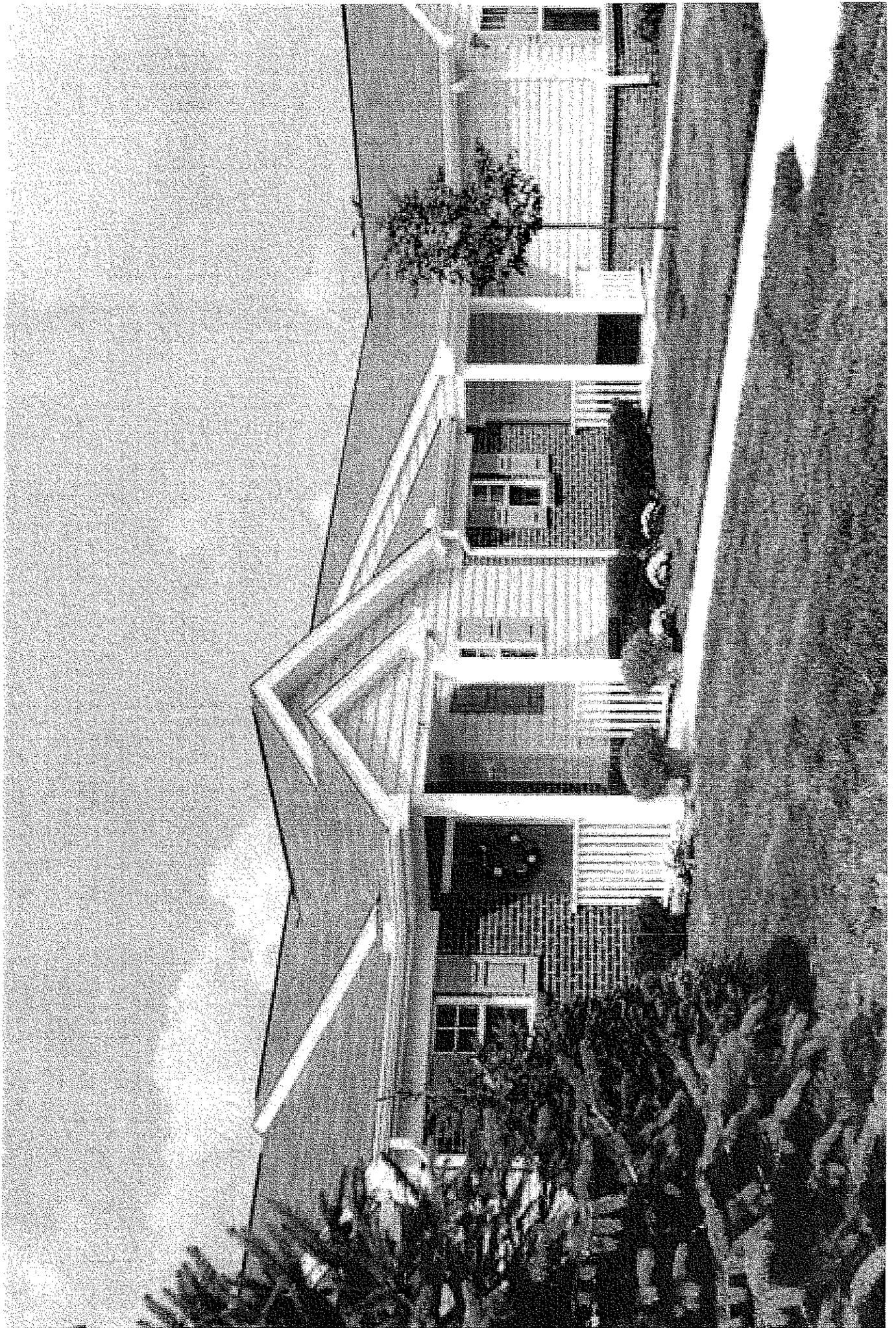
FRONT ELEVATION



FRONT ELEVATION

REVISED





SITE DATA:

OWNER:
 100 W. WINDSOR DR.
 HILLIARD, OHIO 43026
 CONTACT: JACOB BERTY

MASTER DEVELOPER:
 ONE DEVELOPMENT CONSULTING
 100 W. WINDSOR DR.
 HILLIARD, OHIO 43026
 CONTACT: BOB ADAMS

MULTI-FAMILY DEVELOPER:
 AN INDIVIDUAL DEVELOPER
 100 W. WINDSOR DR.
 HILLIARD, OHIO 43026
 CONTACT: PETER SCHROEDER

DEVELOPMENT SCHEDULE:
 RESIDENTIAL
 100% CONSTRUCTION PERMITS, 100%
 CONSTRUCTION BEGINS 2008
 COMMERCIAL
 PHASE 1 2009
 PHASE 2 2010

SIZE & USES:
 103.4 ACRES TOTAL
 84 ACRES & 10.4 ACRES
 84 UNITS & GARAGES
 DENSITY - 7.4 UNITS / ACRE
 100 ACRES COMMERCIAL
 100 ACRES COMMERCIAL
 LOT 1 - 1000 SF (RESIDENTIAL COMMERCIAL)
 DENSITY - 4.00 SF / ACRE

CONDENSED:
 45 UNITS PER ACRE
 ALL UNITS USABLE W/SPAZ
 USES THAT ARE BUILDING COMPATIBLE
 0.75 ACRE PARK & PLAY

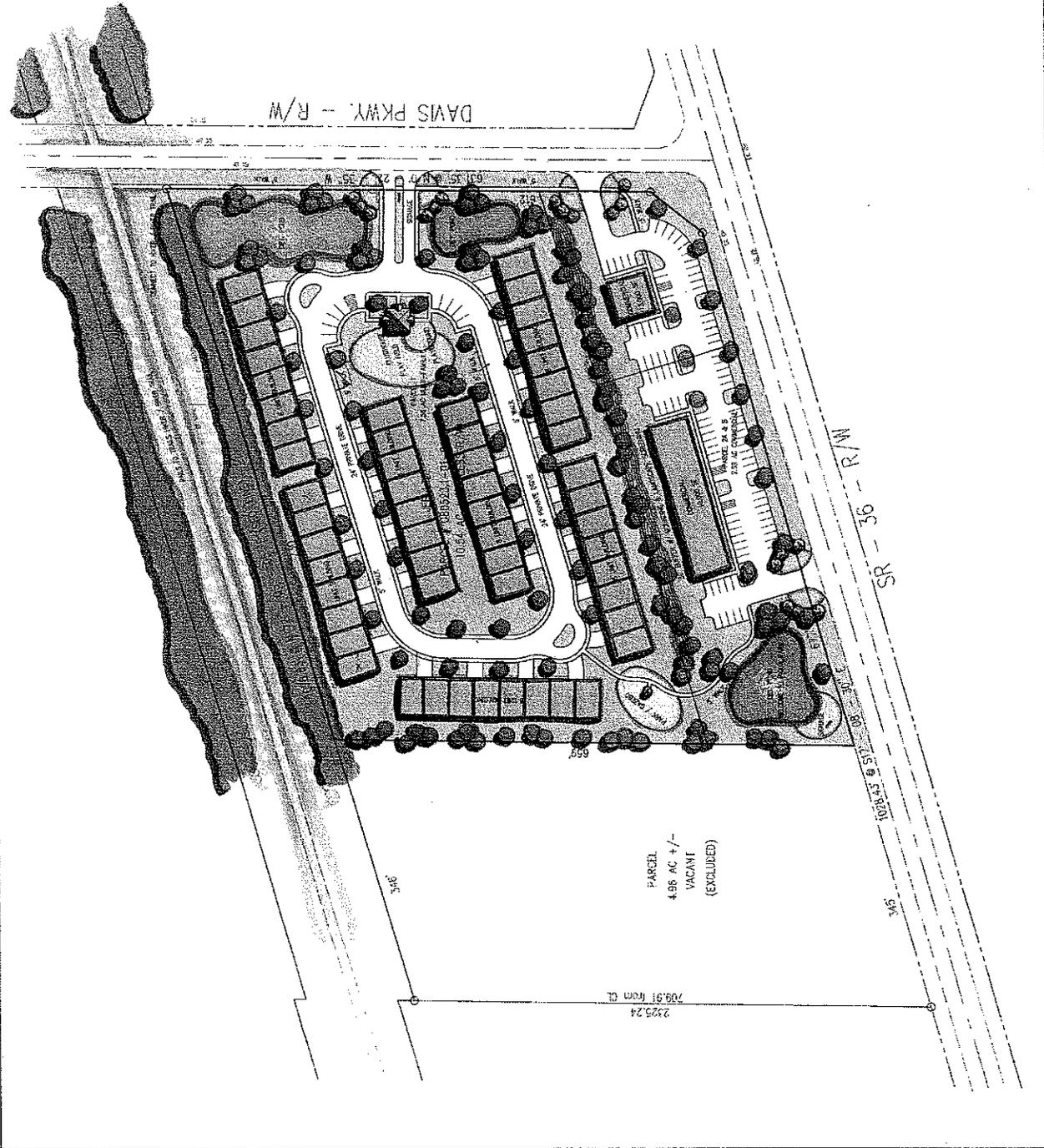
EXISTING ZONING:
 B GENERAL BUSINESS DISTRICT

PROSPECT:
 RESIDENTIAL
 SINGLE COTTAGES
 800 SF (EST.)
 MAX HEIGHT '10'
 CLIMATEZONED
 700 SF (EST.)
 MAX HEIGHT '20'

COMMERCIAL:
 10000 SF TOTAL
 MAX HEIGHT '25'

UTILITIES:
 WATER, SEWER, & FIBER CONNECTION ALONG DAVIS PARKWAY

ADJACENT USES:
 100 ACRES TO PARK (PAVED / UNPAVED)
 SOUTH OF SITE - VACANT (FUTURE WOULD USE DEVELOPMENT)
 EAST OF SITE - GENERAL BUSINESS
 WEST OF SITE - VACANT



RESOLUTION NO. R-22-08

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF TROY, OHIO, CITY OF TIPP CITY, OHIO, COUNTY OF MIAMI CLERK OF COURTS AND MIAMI COUNTY BOARD OF COMMISSIONERS FOR THE PURPOSES OF FUNDING A HAZARDOUS COORDINATOR POSITION

WHEREAS, the City of Piqua, the City of Troy, and the City of Tipp City provide first responder emergency services related to hazardous materials to their respective communities; and

WHEREAS, Piqua, Troy and Tipp City provide first responder emergency services, including those services related to hazardous materials to neighboring townships and other communities through mutual aid agreements; and

WHEREAS, Piqua, Troy, Tipp City, and Miami County desire to avail themselves to the services of a hazardous materials coordinator to assist in evaluating risks, developing programs, responding to emergencies and other incidents the request of city first responders, inspect extremely hazardous substance sites and report findings to the fire department, local emergency planning committee, and state emergency response committee, and coordinate and plan training related to hazardous incidents for city first responders, among other duties; and

WHEREAS, Piqua, Troy, Tipp City, Miami County and the Clerk of Courts desire to enter into this Memorandum of Understanding (attached as Exhibit "A") concerning the funding of a hazard materials coordinator position.

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

SEC. 1: The City Manager is hereby authorized to enter into a Memorandum of Understanding with the City of Troy, City of Tipp City and Miami County and the Clerk of Courts for funding of a hazardous materials coordinator position.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

Exhibit "A"

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding entered into on _____ by and among the City of Piqua, 201 W. Water St., Piqua, Ohio 45356 ("Piqua") by Ordinance No. _____; City of Troy, 100 S. Market St., Troy, Ohio 45373 ("Troy") by Ordinance No. _____; City of Tipp City, 260 S. Garber, Tipp City, Ohio 45371 ("Tipp City") by Ordinance No. _____; the County of Miami Board of County Commissioners ("Miami County"), 201 W. Main St., Troy, Ohio 45373 by Resolution No. _____; and the County of Miami Clerk of Courts ("Clerk of Courts"), 201 W. Main St., Troy, Ohio 45373, for the purposes of funding a hazardous materials coordinator position:

WITNESSETH

WHEREAS, the City of Piqua, the City of Troy, and the City of Tipp City provide first responder emergency services related to hazardous materials to their respective communities, and

WHEREAS, Piqua, Troy, and Tipp City provide first responder emergency services, including those services related to hazardous materials, to neighboring townships and other communities through mutual aid agreements, and

WHEREAS, Miami County houses the Local Emergency Planning Committee and provides countywide oversight for Emergency Management and the dispatching of emergency services countywide, including the services provided by the fire, emergency medical and police departments ("first responders") of Piqua, Troy, and Tipp City; and

WHEREAS, Piqua, Troy, and Tipp City each contain emergency hazard facilities that are subject to regulation and reporting requirements under Ohio Revised Code Section 3750 within their corporation limits and collectively contain the majority of all emergency hazard site facilities in Miami County, and

WHEREAS, Piqua, Troy, Tipp City, and Miami County desire to avail themselves of the services of a hazardous materials coordinator to assist in evaluating risks, developing programs, responding to emergencies and other incidents at the request of city first responders, inspect Extremely Hazardous Substance sites and report findings to the fire department of jurisdiction, local emergency planning committee, and state emergency response committee, and coordinate and plan training related to hazardous incidents for city first responders, among other duties, and

WHEREAS, Piqua, Troy, Tipp City, Miami County and the Clerk of Courts desire to enter into this Memorandum of Understanding concerning the funding of a hazardous materials coordinator position; and

WHEREAS, Piqua, Troy, Tipp City, Miami County and the Clerk of Courts desire to enter into this Memorandum of Understanding concerning the funding of a hazard materials coordinator position; and

WHEREAS, the Clerk of Courts, by declaring a surplus in the Title Fund, has offered to fund, for an initial period, the salary of a part-time hazardous materials coordinator who will perform services directly benefiting the first responders employed by Piqua, Troy, and Tipp City, and the County Emergency Management Agency has offered to provide oversight, training, administrative and office overhead and support for the coordinator;

NOW THEREFORE, be it Resolved by the City of Piqua, City of Troy, City of Tipp City, Miami County and the Clerk of Courts as follows:

Section 1. Beginning in 2007, Miami County will create a new Miami County employee position, the Miami County Hazardous Materials Coordinator. Miami County will recruit a person to fill that position, and will be solely responsible for all employer obligations and responsibilities related to that employee.

Section 2. Beginning in 2007, the Clerk of Courts, through a distribution to the General Fund of Miami County, and Miami County through its appropriation process, agree to fund the hazardous materials coordinator position through December 31, 2009.

Section 3. Beginning January 1, 2010, through December 31, 2010, and subject to the annual appropriation process of the respective political subdivisions, Piqua, Troy, Tipp City, and Miami County agree to contribute a share of the annual costs of the Hazardous Materials Coordinator Position program budget of \$21,000 based on the emergency hazardous sites reporting under Revised Code 3750, currently as follows:

City of Piqua	24.32%	\$5,000
City of Troy	37.84%	\$8,000
City of Tipp City	18.92%	\$4,000
Miami County	18.92%	\$4,000

Section 4. Review. The Director of the Miami County Emergency Management Agency and the chiefs of the Piqua, Troy, and Tipp City police, fire and emergency medical services departments agree to meet at least annually to review the hazardous materials services program and to make recommendations concerning the program, hazardous materials coordinator position, annual budget, and any adjustment of allocation of share based on the number of emergency hazard sites in

existence at the time. The Miami County Board of County Commissioners will give consideration to those recommendations when taking any action that would affect the hazardous materials coordinator position.

Section 5. Terms of Agreement. This Memorandum of Understanding shall be effective on _____, 2007, and continue through December 31, 2010, and shall renew annually each year thereafter unless amended or terminated. It is understood by all parties that at any time this Memorandum of Understanding may be terminated upon ninety (90) days written notification from any party to the others at the addresses written above.

Approved to as to form:

Stacy Wall
Law Director

CITY OF PIQUA

[Signature]
City Manager

Approved to as to form:

[Signature]
Law Director

CITY OF TROY

[Signature]
Director of Public Service and Safety

Approved to as to form:

[Signature]
Law Director

CITY OF PIPP CITY

[Signature]
City Manager

Approved as to form:

[Signature]
Prosecuting Attorney

CHAIR

CLERK OF COURTS
OF COUNTY OF MIAMI

VICE CHAIR

[Signature]
CLERK OF COURTS

MEMBER

Budget for Salary and benefits for Hazardous Materials Coordinator, 20 hours per week.

Year 1	2007(based on full year at top of salary range)		
\$	Hrs.		
15.00	1040	15,600.00	Salary at \$15.00 for 1,040 hours
	0.137	2,137.20	OPERS at 13.7%
	0.0145	226.20	Medicare at .045%
	0.02	<u>312.00</u>	Workers Compensation at 2% of salary
		18,275.40	
Year 2	2008		
15.45	1040	16,068.00	Salary 3% increase
	0.1385	2,225.42	OPERS 13.85%
	0.0145	232.99	Medicare 1.45%
	0.02	<u>321.36</u>	Workers Comp 2%
		18,847.76	
Year 3	2009		
15.9135	1040	16,550.04	Salary 3% increase
	0.14	2,317.01	OPERS 14%
	0.0145	239.98	Medicare 1.45%
	0.02	<u>331.00</u>	Workers Comp 2%
		19,438.02	
Year 4	2010		
16.39091	1040	17,046.54	Salary 3% increase
	0.14	2,386.52	OPERS 14%
	0.045	767.09	Medicare 1.45%
	0.02	<u>340.93</u>	Workers Comp 2%
		20,541.08	
Year 5	2011		
16.88263	1040	17,557.94	Salary 3% increase
	0.14	2,458.11	OPERS 14%
	0.045	790.11	Medicare 1.45%
	0.02	<u>351.16</u>	Workers Comp 2%
		21,157.31	
Year 6	2012		
17.38911	1040	18,084.68	Salary 3% increase
	0.14	2,531.85	OPERS 14%
	0.045	813.81	Medicare 1.45%
	0.02	<u>361.69</u>	Workers Comp 2%
		21,792.03	

Hazardous Materials Coordinator

Budget allocation based on numbers of reported extremely hazardous substance sites in jurisdictions (\$21,000 annual budget.)

<u>Jurisdiction</u>	<u>EH Sites</u>	<u>100%</u>	<u>Total Sites Budget of \$21,000</u>	<u>Proposed Rounded assessment</u>
Tipp City	7	18.92%	\$3,972.97	\$4,000
Troy	14	37.84%	\$7,945.95	\$8,000
Piqua	9	24.32%	\$5,108.11	\$5,000
Miami County (unincorporated areas)	7	18.92%	\$3,972.97	\$4,000
TOTAL	37	100.00%	\$21,000.00	\$21,000

RESOLUTION NO. R-23-08

**A RESOLUTION REQUESTING AUTHORIZATION TO
PURCHASE LAND FROM PIQUA MATERIALS FOR
THE EQUALIZATION BASIN**

WHEREAS, the City of Piqua desires to purchase 5.000 acres from Piqua Materials for an equalization basin and an additional 2.932 acres for future expansion; and

WHEREAS, this land is located on the south end of the Wastewater Treatment Plant; and

WHEREAS, the 2008 budget includes funds for this project; and

WHEREAS, the City has negotiated a price of \$22,500 per acre for the purchase of said property; and

WHEREAS, the bid process for the equalization basin will be conducted in the spring of 2008 with project completion anticipated by the end of the year.

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

SEC. 1: The City Manager is hereby authorized to purchase 7.932 acres of land from Piqua Materials for the equalization basin project in the amount not to exceed \$178,470.

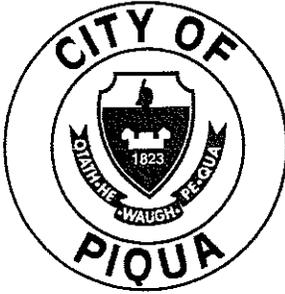
SEC. 2: The Finance Director is hereby authorized to draw her warrant on the appropriate account of the City treasury in payment according to this Resolution.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PUBLIC WORKS DEPARTMENT

Thomas R. Zechman, P.E., P.S. – Public Works Director
201 West Water Street • Piqua, Ohio 45356
(937) 778-2044 • FAX (937) 778-5165
E-Mail: tzechman@piquaoh.org

January 16, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager

RE: **REQUEST FOR CITY COMMISSION AUTHORIZATION
TO PURCHASE LAND FROM PIQUA MATERIALS
FOR THE EQUALIZATION BASIN
TOTAL ACREAGE 7.932
TOTAL COST \$178,470**

We request authorization to purchase 5.000 acres from Piqua Materials for the equalization basin and an additional 2.932 acres for future expansion on the south end of the wastewater treatment plant. We have negotiated a price of \$ 22,500 per acre. The 2008 budget includes \$178,470 for this purchase.

The Law Department has conducted a title search and we have also had geological studies conducted on the ground to accommodate the design of the improvement. We anticipate going out for bids for the EQ basin this spring with completion by end of 2008.

Please let me know if you have any question pertaining to this matter.

Respectfully submitted,

Thomas R. Zechman, P.E., P.S.

TRZ/jc

c: Dave Burtner, Wastewater System Superintendent
Amy Havenar, City Engineer

RESOLUTION NO. R-24-08

**A RESOLUTION AWARDING A CONTRACT FOR
THE PURCHASE OF A SEWER JET-VAC**

WHEREAS, the present operations of the City require the purchase of a Jet-Vac for the Wastewater Collection System; and

WHEREAS, after solicitation by The Ohio Department of Administrative Services, bids were received through the State Cooperative Purchasing Program, resulting in the lowest, responsible bid from Best Equipment.

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

SEC. 1: A contract for the purchase of a sewer jet-vac from Best Equipment is hereby approved as the lowest, responsible bidder and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications.

SEC. 2: The Finance Director is hereby authorized to draw her warrants on the appropriate account of the City treasury in payment according to contract terms, not exceeding a total of \$268,803.60.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL
CLERK OF COMMISSION



PUBLIC WORKS DEPARTMENT

Thomas R. Zechman, P.E., P.S. – Public Works Director
201 West Water Street • Piqua, Ohio 45356
(937) 778-2044 • FAX (937) 778-5165
E-Mail: tzechman@piquaoh.org

January 16, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager

**RE: REQUEST FOR CITY COMMISSION AUTHORIZATION
TO PURCHASE A SEWER JET-VAC FROM THE STATE BID
TOTAL COST \$268, 803.60**

We request authorization to purchase a new Jet-vac for the wastewater collection system through the state bid from Best Equipment as the low bidder. This piece of equipment has been included in the long-range capital improvements plan. The 2008 wastewater budget includes \$270,000 for this purchase.

This is the most important piece of equipment for the maintenance of Piqua's sanitary sewer system. The collection crew can clean sewer lines with the jet and then vacuum the debris which has been pulled into the manhole.

This is replacing a 1996 model. We intend to use the existing Jet-vac for the (soon to be organized) storm water collection maintenance department.

Please let me know if I can provide additional information pertaining to this matter.

Respectfully submitted,

Thomas R. Zechman, P.E., P.S.

TRZ/jc

c: Dave Burtner, Wastewater System Superintendent
Amy Havenar, City Engineer

RESOLUTION NO. R-25-08

**A RESOLUTION AWARDING A CONTRACT TO
POHLKAT INCORPORATED IN THE AMOUNT NOT
TO EXCEED \$100,000 FOR REMOVAL AND DISPOSAL
OF LIME RESIDUAL FROM THE LIME LAGOON AT
THE WATER PLANT**

WHEREAS, on January 16, 2007 Piqua City Commission passed Resolution No. R-4-07 authorizing the City Purchasing Agent to advertise for bids, according to law, for removal and disposal of lime residual from the lime lagoon at the Water Plant; and

WHEREAS, on September 4, 2007 Piqua City Commission awarded a contract with Pohlkat Incorporated with an option to extend said contract for the project at the same price in 2008; and

WHEREAS, it is the desire to extend said contract with Pohlkat Incorporated for the year 2008.

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

SEC. 1: A contract for said removal and disposal of lime residual is hereby awarded to Pohlkat Incorporated and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications.

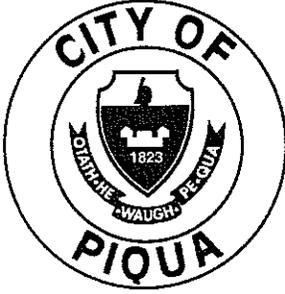
SEC. 2: The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the City treasury in payment according to contract terms, not exceeding a total of \$100,000.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PUBLIC WORKS DEPARTMENT

Thomas R. Zechman, P.E., P.S. – Public Works Director
201 West Water Street • Piqua, Ohio 45356
(937) 778-2044 • FAX (937) 778-5165
E-Mail: tzechman@piquaoh.org

January 16, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager

**RE: REQUEST FOR CITY COMMISSION AUTHORIZATION
TO AWARD A CONTRACT TO POHLKAT INC. OF SIDNEY
FOR 2008 CLEANING OF THE LIME SLUDGE
TOTAL COST \$100,000**

In 2007 we took bids for cleaning of the water department's lime sludge lagoon. The bids were for 2007 with an option to extend the project at the same price in 2008. Pohlkat Inc. was the low bidder in 2007. The company's work has been more than satisfactory; therefore we recommend awarding a contract to Pohlkat again in 2008.

The 2008 water department budget includes \$100,000 for this work. We anticipate the work to begin in the spring and to be completed in early summer. Some of the disposal this year will include removing sludge from the lagoon and some will be removing the semi-solid material that has been stock piled around the outside of the lagoon for many years.

Please let me know if you have any question pertaining to this matter.

Respectfully submitted,

Thomas R. Zechman, P.E., P.S.

TRZ/jc

c: Ron Klima, Water Superintendent
Amy Havenar, City Engineer

RESOLUTION NO. R-26-08

**A RESOLUTION AWARDING A CONTRACT
FOR THE 2008 STREET RESURFACING AND
ALLEY PAVING PROGRAM**

WHEREAS, on January 7, 2008 this Commission passed Resolution No. R-6-08 authorizing the City Purchasing Analyst to advertise for bids, according to law, for the 2008 Street Resurfacing and Alley Paving Program; and

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

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

SEC. 1: A contract is hereby approved with Barrett Paving as the lowest, responsible bidder for the 2008 Street Resurfacing and Alley Paving Program and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications;

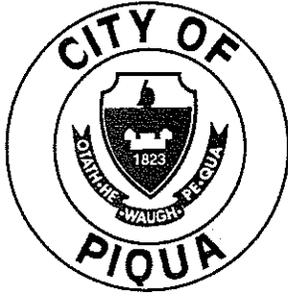
SEC. 2: The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$76,339.

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



PUBLIC WORKS DEPARTMENT

Thomas R. Zechman, P.E., P.S. – Public Works Director
201 West Water Street • Piqua, Ohio 45356
(937) 778-2044 • FAX (937) 778-5165
E-Mail: tzechman@piquaoh.org

January 16, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager

RE: **REQUEST FOR CITY COMMISSION AUTHORIZATION
TO PURCHASE ASPHALT FROM BARRETT PAVING
AT A COST OF \$40.50 PER TON**

On January 11, 2008 bids were received for the above referenced material. Barrett Paving was the low bidder at \$40.50 per ton. We anticipate using asphalt for street patching and also for the alley paving program in 2008. The 2008 budget includes \$76,339 for 404 asphalt.

The material is picked up and hauled in street department dump trucks when used for this application.

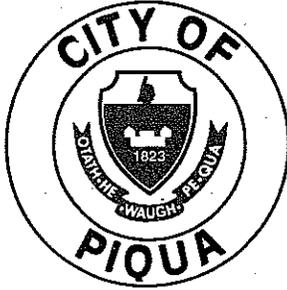
Please let me know if you have any question pertaining to this matter.

Respectfully submitted,

Thomas R. Zechman, P.E., P.S.

TRZ/jc

c: Doug Harter, Street Superintendent
Amy Havenar, City Engineer



CITY OF PIQUA, OHIO

201 West Water Street • Piqua, Ohio 45356
www.piquaoh.org

Exhibit "A"

From: Doug Harter
Sent: Friday, January 11, 2008 11:05 AM
To: Tom Zechman
Subject:

Tom,
The following bids were received for 404 asphalt.

<u>Freisthler Paving</u>	<u>Miami River Stone</u>	<u>Piqua Materials</u>	<u>Valley Asphalt</u>	<u>Barrett Paving</u>
No Bid	No Bid	No Bid	\$42	\$40.50

We will be using Barrett Paving for the 404 asphalt. This will be used for the 2008 Alley Paving Program, and routine patches that the Street Department performs. We budgeted \$76,339 for 404 asphalt for 2008, and expect to use the entire amount budgeted.

This item does need legislation, please inform me of anything you need from this office to aid you in the process.

Thanks
Doug

RESOLUTION NO. R-27-08

**A RESOLUTION AUTHORIZING A PURCHASE ORDER
TO LIFE STAR RESCUE INC. FOR THE PURCHASE OF
POWER PRO ASSIST COTS FOR THE FIRE DEPARTMENT**

WHEREAS, the City of Piqua desires to purchase four power assist cots for the Fire Department ambulances; and

WHEREAS, the 2008 budget includes funds for the purchase of the four cots; and

WHEREAS, the Piqua Fire Department applied for a Grant through the Bureau of Workmen's Compensation to help off-set the cost of the cots; and

WHEREAS, the Piqua Fire Department was granted \$32,142.56 from the Bureau of Workmen's Compensation towards the \$40,178.20 purchase of the four cots with the City providing the remaining portion of \$8035.64.

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

SEC. 1: The City Manager is hereby authorized to purchase four cots from Life Star Rescue Inc. in the amount not to exceed \$40,178.20.

SEC. 2: The Finance Director is hereby authorized to draw her warrant on the appropriate account of the City treasury in payment according to this Resolution

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

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

LIFE * STAR RESCUE INC.

1171 Production Dr. Van Wert, OH 45891
Phone 419586-5555 Cell 614-580-8782 Fax: 419-584-0859

PURCHASE AGREEMENT

Date: December 11, 2007

Billing Information:

Name: Piqua Fire Department

Address: 229 West Water Street
Piqua, OH 45356

Phone: 937-778-2014

Fax: 937-778-2019

Fed. ID # 31-6000136

Contact Person: Rick Maggert

Tax Exempt? X Yes

If yes, fax or mail tax exemption form to Life Star Rescue ASAP.

Description: (4) 6500-000-000	Power Pro Power Assist Cot	\$10,002.00 each
(4) 6500-147-000	Equipment Hook	\$42.55 each

Net Purchase Price (does not include any applicable taxes) Total \$ 40,178.20

TERMS: PAYMENT IN FULL ON ACCEPTANCE AND DELIVERY

F.O.B.: _____

Purchaser Signature: _____

Date: 12-11-07

Printed Name: _____

RICK H. MAGGERT

Title: ASST. CHIEF

Life Star-Rescue: _____

Nile Ray

Date: 12/11/2007

Printed Name: _____

Nile Ray

Title: Sales Representative

Piqua Fire Department
229 W. Water St.
Piqua, Ohio 45356
Ph: 937-778-2014
Fax: 937-778-2019



Chief Gary L. Connell
E-Mail – gconnell@piquaoh.org

INTER-OFFICE MEMO

To: Fred Enderle
From: Chief Gary Connell
Date: January 18, 2008
Subj: Purchasing New Cots for Ambulances

Fred,

In our 2008 budget it was approved to purchase 4 power assist cots for the ambulances. Asst. Chief Rick Maggert put together a grant request through the Bureau of Workmans Compensation that would help to pay for the cots. This grant was approved by the bureau and we just this week received their check.

The cots are battery powered hydraulic assist cots. They are capable of raising approx. 700 lbs. This is going to be a great way of saving the paramedics from a lot of back injuries. The cost of each cot is \$10,042.57 each. We received \$32,142.56 in grant money from BWC. Our portion will be about \$8,035.64. Once we have these ordered we should see delivery in about 2 months. When we do receive them we will notify you and the commission if you would like to stop by to see them.

If you should have any questions please let me know.

Gary L. Connell
Fire Chief