

**AMENDED-AUGUST 16, 2010**

**REGULAR PIQUA CITY COMMISSION MEETING  
TUESDAY, AUGUST 17, 2010  
7:30 P.M.  
201 WEST WATER STREET  
PIQUA, OHIO 45356**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATION: Piqua Lions Club –90<sup>th</sup> Anniversary Celebration**

**A. CONSENT AGENDA**

a. APPROVAL OF MINUTES

Approval of the minutes from the July 28, 2010 Piqua City Commission Worksession and the August 3, 2010 Regular City Commission Meeting

**B. OLD BUSINESS**

a. ORD. NO. 24-10 (2<sup>nd</sup> Reading)

An Ordinance determining to proceed with and levying assessments for the improvement of Riverside Drive Street reconstruction

**C. NEW BUSINESS**

a. ORD. NO. 25-10 (1<sup>st</sup> Reading)

An Ordinance to levy special assessments to pay for the cost of nuisance abatement Assessments

b. ORD. NO. 26-10 (1<sup>st</sup> Reading)

An Ordinance to levy special assessments to pay Miami County for demolition per terms of National Stabilization Program Grant Agreement

c. RES. NO. R-92-10

A Resolution appointing a member to the Community Diversity Committee

d. RES. NO. R-93-10

A Resolution authorizing the City Manager to enter into a contract with Burgess and Niple, Inc. for all services required to complete the Phase II Environmental Assessment of the Piqua Hospital site at a cost not to exceed \$199,903

e. RES. NO. R-94-10

A Resolution authorizing a Miami Valley Regional Plan for Sustainable Development Consortium Partnership Agreement

- f. RES. NO. R-95-10  
A Resolution adopting the Electric Fund Capitalization Policy
- g. RES. NO. R-96-10  
A Resolution appointing one member to the WOTVC Board
- h. RES. NO. R-97-10  
A Resolution appointing one member to the Board of Zoning Appeals

**D. OTHER**

- a. Economic Development Update  
Presented by – Mr. Bill Murphy, Assistant City Manager/Director of Economic Development

**E. ADJOURNMENT**

**MINUTES**  
**PIQUA CITY COMMISSION WORK SESSION**  
**July 28 2010**  
**6:15 P.M.**  
**201 WEST WATER STREET**  
**PIQUA, OHIO 45356**

Piqua City Commission met in a Special Meeting in the Administrative Conference Room located on the 2<sup>nd</sup> Floor of the Municipal Government Complete at 201 W. Water Street. Mayor Fess called the meeting to order at 6:15 PM. Also present were Commissioners Vogt, Martin, and Terry. Absent: Wilson.

Moved by Commissioner Martin, seconded by Commissioner Terry to excuse Commissioner Wilson from the Piqua City Commission Special Meeting of July 28, 2010. Voice vote, Aye: Martin, Terry, Fess, and Vogt. Nay; None. Motion carried unanimously.

Purpose of the Special Meeting is to hold an Executive Meeting to discuss Section 4 (C) of the Piqua Charter. To prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel

Moved by Commissioner Vogt, seconded by Commissioner Martin to adjourn into Executive Session. Voice vote, Aye: Martin, Fess, Vogt, and Terry. Nay: None. Motion carried unanimously.

Moved by Commissioner Vogt, seconded by Commissioner Martin to adjourn out of Executive Session at 8:10 PM. Voice vote, Aye: Fess, Vogt, Terry, and Martin. Nay: None. Motion carried unanimously.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to adjourn from the Piqua City Commission Special Meeting at 8:10 PM. Voice vote, Aye: Wilson, Martin, Hudson and Terry. Nay: None. Motion carried unanimously.

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_

REBECCA J. COOL  
CLERK OF COMMISSION

**MINUTES  
PIQUA CITY COMMISSION  
Tuesday August 3, 2010  
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 Fess called the meeting to order. Also present were Commissioners Martin, Vogt, Terry, and Wilson. Absent: None.

**REGULAR CITY COMMISSION MEETING**

**Residence Pride Awards**

|                               |                         |
|-------------------------------|-------------------------|
| Sunset Cleaners/Jason Minnich | 111 S. Downing Street   |
| Betty Giesseman               | 205 Maryville Lane      |
| Thomas Kolhorst               | 924 Caldwell Street     |
| Valerie Hinkle                | 208 N. Roosevelt Avenue |
| Greg & Lori Miller            | 826 W. High Street      |

Mayor Fess read the names and addresses of the Residence Pride Award winners while a slide show of the homes was presented.

**Consent Agenda**

**Approval of Minutes**

Approval of the minutes from the July 9, 2010 Piqua City Commission Work Session, and the July 20, 2010 Regular City Commission Meeting

Commissioner Martin stated he would like to amend the Minutes of the July 9, 2010 Piqua City Commission Work Session on the second page, the last paragraph, last line to delete the name Hudson and insert the name Fess.

Moved by Commissioner Vogt, seconded by Commissioner Martin, that the minutes of the July 9, 2010 Piqua City Commission Work Session, and the Regular City Commission Meeting of July 20, 2010 be approved as amended. Voice vote, Aye: Wilson, Fess, Terry, Martin, and Vogt. Nay: None. Motion carried unanimously.

**NEW BUSINESS**

**ORD. NO. 24-10 (1<sup>st</sup> Reading)**

An Ordinance determining to proceed with and levying assessments for the improvement of Riverside Drive Street Reconstruction

City Manager Enderle stated this is the first reading of Ordinance No. 24-10 and is a request to authorize the submission of the unpaid sidewalk, curb and gutter assessments to be certified to the county auditor's office to be placed on the property tax duplicate. Mr. Enderle further stated they would like Ordinance No. 24-10 to go the three readings to give residents the opportunity to pay their assessments before sending them to the auditors office to be assessed on their property taxes.

**Public Comment**

No one came forward to speak for or against Ordinance No. 24-10.

Ordinance No. 24-10 was given a first reading.

**RES. NO. R-90-10**

A Resolution authorizing the City Manager too execute a Labor Contract with the Fraternal Order of Police, Ohio Labor Council, Inc.

City Manager Enderle gave a brief overview of the new changes made in the Labor Contract.

**Public Comment**

No one came forward to speak for or against Resolution No. R-90-10.

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-90-10 be adopted. Roll call, Aye: Wilson, Vogt, Martin, Terry, and Fess. Nay: None. Motion carried unanimously. Mayor Fess then declared Resolution No. R-90-10 adopted.

**RES. NO. R-91-10**

A Resolution accepting the resignation of Richard K. Ghere as a member of the Community Diversity Committee

City Manager Enderle stated with the resignation of Mr. Ghere a seat is still be open on the Diversity Committee for his remaining term to expire in March 2011.

**Public Comment**

No one came forward to speak for or against Resolution No. R-91-10.

Moved by Commissioner Terry, seconded by Commissioner Wilson, that Resolution No. R-91-10 be adopted. Voice vote, Aye: Vogt, Terry, Fess, Martin, and Wilson. Nay: None. Motion carried unanimously. Mayor Fess declared Resolution No. R-91-10 adopted.

**OTHER**

Power Systems Update – Mr. Ed Krieger

Power Systems Director Ed Krieger gave a brief power point update. (See enclosed report)

Monthly Reports – June 2010

Monthly Reports were accepted.

**Public Comment**

Roy Howard, Spiker Road and Kim Miller, a Water Street resident, voiced their concern about a health issue resulting from the rental of furniture at a local rent a center. Health & Sanitation Director Amy Welker stated she would look into the situation.

James Cruse, County Road 25-A came forward and inquired about the status of a report on Toone P's he asked for previously. City Manager Enderle stated it should be ready in a couple of weeks, but hopes to have it ready by the August 17<sup>th</sup> Commission meeting.

**City Commission Comments**

Commissioner Vogt gave a brief update on the revenues from the Car Show held at Fountain Park on July 31, 2010. During the update a slide show was presented showing some of the various and

unique cars that were in attendance. Commissioner Vogt thanked all the volunteers who helped to make the car show a success this year. Proceeds from the car show are earmarked for the Piqua Parks Department, and they will receive \$4555.49, said Commissioner Vogt up from last years figure of \$1946. The Van Dells were very impressed with Fountain Park and Hance Pavilion, stating it was one of the nicest places they have ever performed, and they would like to come back again, commented Commissioner Vogt.

Mayor Fess thanked Commissioner Vogt on behalf of the City, and stated she appreciated all his hard work on putting together such a successful car show.

Commissioner Martin stated he also attended the car show, and thanked Doug Fosnight for sending him a disk with all of the car show pictures on it. Commissioner Martin stated Fountain Park was a great place to have the car show and hoped to have it there again next year.

Commissioner Wilson stated he was out of town and unable to attend the car show, but has only heard good things about it.

Commissioner Terry congratulated the Residence Pride Award winners on having such beautiful homes and businesses in their neighborhoods. Commissioner Terry also reminded residents to help keep their street gutters free from weeds by pulling them and disposing of them properly, and to pick up trash and debris in their yards.

Commissioner Terry congratulated Commissioner Vogt on the success of the car show. While attending the car show Commissioner Terry stated she met some very interesting people.

Commissioner Terry inquired as to the reason the Bike Path is not accessible west of Sunset Drive. City Engineer Amy Havenar explained the reason for the Bike Path being blocked off at this time.

City Manager Enderle congratulated Commissioner Vogt on the success of the Car Show, stating he put his heart and soul into the preparation this year and would like to see him get more help next year.

**Adjournment To Executive Session**

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn into Executive Session at 8:35 P.M. P.M. Roll call, Aye: Martin, Vogt, Wilson, Terry, and Fess. Nay: None. Motion carried unanimously to adjourn into Executive Session.

Purpose of the executive Session is to consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk.

Moved by Commissioner Vogt, seconded by Commissioner Martin to adjourn from Executive Session at 9:43 P.M. Voice vote, Aye: Martin, Wilson, Fess, Terry, and Vogt. Nay: None. Motion carried unanimously.

Moved by Commissioner Martin, seconded by Commissioner Vogt to adjourn from the Regular Piqua City Commission Meeting at 9:43 P.M. Voice vote, Aye: Wilson, Martin, Terry, Fess, and Vogt. Nay: No. Motion carried unanimously.

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION

**ORDINANCE NO. 24-10**

**AN ORDINANCE DETERMINING TO PROCEED WITH  
AND LEVYING ASSESSMENTS FOR THE  
IMPROVEMENT OF RIVERSIDE DRIVE STREET  
RECONSTRUCTION**

WHEREAS, this Commission did duly adopt Resolution No. R-52-09 on the 15th day of June, 2009 declaring therein the necessity of the proposed improvement hereinafter described; and

WHEREAS, pursuant to said resolution, estimated assessments with respect to said improvement were duly prepared and placed on file in the office of the Clerk of this Commission; and

WHEREAS, no objections to said estimated assessments having been filed, the Board of Revision of Assessments heard and determined the equalization of the assessment report; and

WHEREAS, the report of the Board of Revision as reviewed, has been submitted to this Commission and attached hereto; and

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

SEC. 1: The revised assessment report of the Board of Revision of Assessments is hereby approved and the assessments as recommended in said report are hereby approved and shall be filed in the office of the Clerk of this Commission;

SEC. 2: It is hereby determined to proceed with the improvement of Riverside Drive Street Reconstruction Project in accordance with the provisions of said Resolution No. R-52-09 and in accordance with the plans, profiles, specifications and the estimate of cost for said improvement heretofore approved and filed in the office of Clerk of this Commission;

SEC. 3: The final assessments of the cost of said improvement heretofore prepared and filed in the office of said clerk (and as equalized by the Board of Revision of Assessments hereinabove referred to) be and the same hereby are adopted;

SEC. 4: It is further determined that the portion of the cost of said improvement to be assessed against benefited property shall be assessed in the amount, manner and number of installments as provided for in said resolution declaring the necessity of said improvement;

SEC. 5: All claims for damages resulting from said improvement that may be filed in accordance with law shall be inquired into after completion of said improvement;

SEC. 6: There be and hereby are levied and assessed upon the lots and lands bounding and abutting upon said improvement the several amounts reported in said assessment report (which assessments are at the rate of \$8.95 per front foot of curb and gutter removed and installed, \$3.60 per square foot of 4" sidewalk removed and installed, \$50.80 per square yard of 6" driveway with sidewalk removed and installed). Said assessments do not exceed any statutory limitation;

SEC. 7: It is hereby determined that the assessments in the revised assessment report as recommended by the Board of Revision of Assessments are based upon the actual cost of said improvement;

SEC. 8: The total assessment against each lot and parcel of land shall be payable in cash to the Finance Director of the City within thirty days after completion of this improvement, or, at the option of the property owner assessed, in five or ten annual installments with interest at the same rate as is borne by the bonds issued in anticipation of the collection of such assessments and installments thereof which have not been paid at the expiration of said thirty day period shall be certified by the Clerk of this Commission to the County Auditor to be placed by him on the tax duplicate and collected at the same time and in the same manner as other taxes are collected, as provided by law;

SEC. 9: The Clerk of this Commission be, and she hereby is, authorized and directed to cause notice of the passage of this ordinance to be published once in a newspaper of general circulation in the City as required by law;

SEC. 10: The Clerk of this Commission is authorized and directed to keep said adjusted assessments on file in her office for so long as any of them remain unpaid;

SEC. 11: The Clerk of this Commission be, and she hereby is, authorized and directed to cause notice of the levy of the assessments herein provided for to be filed with the County Auditor within thirty days after passage of this ordinance;

SEC. 12: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

**1<sup>st</sup> Reading 8-3-2010**

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LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION



## CITY COMMISSION MEETING REPORT

*For the Regular Meeting of August 3, 2010*

TO: Fred Enderle, City Manager

FROM: Cynthia A. Holtzapple, Assistant City Manager & Finance Director

SUBJECT: Special Assessment for Riverside Dr. Street Reconstruction  
Ordinance No. 24-10

### **PURPOSE:**

Approve the Ordinance No. 24-10 determining to proceed with and levying assessments for the improvement of Riverside Drive street reconstruction.

### **RECOMMENDATION:**

I am requesting approval of Ordinance No. 24-10 determining to proceed with and levying assessments for the improvement of Riverside Drive street reconstruction.

### **BACKGROUND:**

Resolution No. R-52-09 was approved by City Commission on June 15, 2009 to begin the Riverside Drive reconstruction project. In that resolution, it stated that once the project is completed, we must give each property owner 30 days to pay the invoice in full or the choice to assess the cost to their property taxes for five or ten years. The project ended in January of 2010 and the Final Amount letters and invoices were sent by certified mail to each property owner on January 15, 2010. Each of these property owners had approximately 100 days to pay the invoice in full or inform us of their payment choice. There were two properties that changed ownership recently and those new owners were given at least 30 days notice as well.

### **ALTERNATIVES:**

- 1) Approve Ordinance No. 24-10 authorizing that the unpaid sidewalk, curb and gutter assessments to be certified to the county auditor's office to be placed on the property tax duplicate.
- 2) Approve Ordinance No. 24-10 authorizing that the unpaid sidewalk, curb and gutter assessments to be certified to the county auditor's office to be placed on the property tax duplicate with changes to the amounts being assessed.
- 3) Do not approve the Ordinance and not authorize that the unpaid sidewalk, curb and gutter assessments to be certified to the county auditor's office to be placed on the property tax duplicate.

**DISCUSSION:**

- 1) This alternative will allow for us to assess the unpaid costs to the property owners' property taxes, at the property owner's choice of 5 or 10 years.
- 2) This alternative will allow for us to assess the unpaid costs to the property owners' property taxes, at the property owner's choice of 5 or 10 years, with some changes to the amounts being assessed.
- 3) This alternative is not recommended as it will not allow for us to assess the unpaid costs to the property owners' property taxes.

**FINANCIAL IMPACT:**

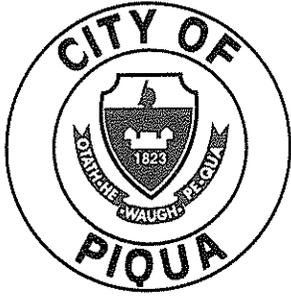
- 1) We will recoup the property owners' unpaid costs of the project as shown on "Exhibit A."
- 2) We will recoup some of the property owners' unpaid costs of the project.
- 3) We will not recoup any of the property owners' unpaid costs of the project.

**COMMUNITY IMPACT:**

The Riverside Drive reconstruction project was a public improvement where new sidewalks were installed, combination curb and gutter, drive approaches, new storm sewer, water main removal and new water service installations, new fire hydrants, roadway excavation, curb ramp installation, installation of aggregate base and asphaltic concrete, pavement signing and striping, and tree removals.

**CONFORMITY TO CITY PLANS & POLICIES:**

As per Section 71 of the City Charter, we are assessing these costs to the property taxes to be paid in five, or ten, annual installments. The method of assessment is as per Charter Section 70, Paragraph (B), "In proportion to the benefits which may result from the improvement."



## FINANCE DEPARTMENT

Cynthia A. Holtzapple – Director of Finance  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2065 • FAX (937) 778-1130  
E-Mail: choltzapple@piquaoh.org

July 28, 2010

Fred Enderle  
City Manager

RE: Special Assessments for Riverside Dr. Street Reconstruction

I am requesting this ordinance be placed on the agenda for the city commission meeting of August 3, 2010. This is for authorization to certify the unpaid sidewalk, curb and gutter assessments to the county auditor's office to be placed on the property tax duplicate. The project costs are either paid by the property owner or, at their choice, financed for a five or ten year period. Following is a breakdown of the property owners' payments and choices as of today; however, we will continue to accept payments here in the office until September 3, 2010. Assessments must be to the county auditor's office by September 13<sup>th</sup>, 2010.

|  | <u>PRINCIPAL</u> | <u>INTEREST<br/>&amp; ADMIN</u> |
|--|------------------|---------------------------------|
| Original Total Property Owners' Costs            | \$120,290.02     |                                 |
| Paid in Cash                                     | \$ 59,563.00     |                                 |
| Choice of Five Year Financing by Property Owners | \$ 49,617.98     | \$ 22,849.12                    |
| Choice of Ten Year Financing by Property Owners  | \$ 11,109.04     | \$ 7,990.19                     |

If you need any additional information, please let me know.

Sincerely,

Cynthia A. Holtzapple,  
Assistant City Manager/Finance Director



EXHIBIT A  
5 YR AND 10 YR ASSESSMENTS  
RIVERSIDE DRIVE RECONSTRUCTION  
PROJECT 05-08

| PARCEL #<br>N44- | OWNER                                      | LOT # | LOCATION          | TOTAL COST<br>PER PARCEL<br>w/o Admin & Int | TOTAL 5 YEAR<br>ADMIN & INT | TOTAL 5 YEAR<br>COSTS WITH<br>ADMIN & INT | TOTAL 10<br>YEAR<br>ADMIN & INT | TOTAL 10<br>YEAR COSTS<br>WITH<br>ADMIN & INT |
|------------------|--|-------|-------------------|---|-----------------------------|---|---------------------------------|---|
| 46210            | Jamie & Theresa Rowley                     | 3950  | 109 Riverside Dr. | \$954.27                                    | \$439.44                    | \$1,393.71                                |                                 |   |
| 46200            | Secretary of Housing and Urban Development | 3949  | 111 Riverside Dr. | \$1,010.75                                  | \$465.45                    | \$1,476.20                                |                                 |   |
| 3530             | Ronald D. & Debra S. Anthony               | 143   | 117 Riverside Dr. | \$793.90                                    | \$365.60                    | \$1,159.50                                |                                 |   |
| 33720            | Deborah S. Scott                           | 2623  | 1230 Broadway     | \$1,225.10                                  | \$564.16                    | \$1,789.26                                |                                 |   |
| 51600            | Michael & Toni Wendel                      | 4491  | 1301 Broadway     | \$617.25                                    | \$376.35                    | \$1,193.60                                |                                 |   |
| 18210            | Secretary of Housing and Urban Development | 1105  | 315 Riverside Dr. | \$1,458.60                                  | \$671.69                    | \$2,130.29                                |                                 |   |
| 50720            | Danielle A. Bianchi                        | 1104  | 317 Riverside Dr. | \$817.25                                    | \$376.35                    | \$1,193.60                                |                                 |   |
| 50710            | Gerald S. McAfee                           | 4425  | 323 Riverside Dr. | \$817.25                                    | \$376.35                    | \$1,193.60                                |                                 |   |
| 50700            | Gerald S. McAfee                           | 4424  | 325 Riverside Dr. | \$1,394.00                                  | \$641.94                    | \$2,035.94                                |                                 |   |
| 50660            | Anne M. Vaccaro & David L. Myers           | 4420  | 345 Riverside Dr. | \$849.15                                    | \$391.03                    | \$1,240.18                                |                                 |   |
| 9780             | Jatasha Pearce                             | 525   | 361 Riverside Dr. | \$1,743.25                                  | \$802.77                    | \$2,546.02                                |                                 |   |
| 9800             | James Warkey                               | 526   | 365 Riverside Dr. | \$1,248.45                                  | \$574.91                    | \$1,823.36                                |                                 |   |
| 6380             | Brian c. Westcott                          | 295   | 419 Riverside Dr. | \$1,199.03                                  | \$552.15                    | \$1,751.18                                |                                 |   |
| 53270            | Ron M. & Kathryn M. Christy                | 4652  | 427 Riverside Dr. | \$807.91                                    | \$372.05                    | \$1,179.96                                |                                 |   |
| 18220            | West Michelle Investments LLC              | 1109  | 431 Riverside Dr. | \$1,515.79                                  | \$698.02                    | \$2,213.81                                |                                 |   |
| 185270           | George W. Brubaker                         | 1111  | 447 Riverside Dr. | \$977.20                                    | \$450.00                    | \$1,427.20                                |                                 |   |
| 15940            | Joseph M. South                            | 959   | 453 Riverside Dr. | \$851.50                                    | \$392.12                    | \$1,243.62                                |                                 |   |
| 18360            | Clifford W. Hutton                         | 1113  | 454 Riverside Dr. | \$3,029.66                                  | \$1,395.16                  | \$4,424.82                                |                                 |   |
| 18400            | Jamie R. & Mari Beth Jones                 | 1113  | 456 Riverside Dr. | \$1,655.95                                  | \$762.56                    | \$2,418.51                                |                                 |   |
| 15950            | Matthew A. Hicks                           | 959   | 461 Riverside Dr. | \$2,335.00                                  | \$1,075.27                  | \$3,410.27                                |                                 |   |
| 18310            | Martha Hampton                             | 1112  | 505 Riverside Dr. | \$949.18                                    | \$437.10                    | \$1,386.28                                |                                 |   |
| 18630            | Edward J. & Sherry L. Chenoweth            | 1118  | 513 Riverside Dr. | \$1,050.75                                  | \$483.87                    | \$1,534.62                                |                                 |   |
| 18500            | Jordan M. Frantz                           | 1116  | 514 Riverside Dr. | \$1,074.10                                  | \$494.63                    | \$1,568.73                                |                                 |   |
| 18590            | Ricky L. & Karen L. Seipel                 | 1118  | 517 Riverside Dr. | \$1,072.35                                  | \$493.81                    | \$1,566.16                                |                                 |   |
| 18560            | Gary L. & Donna A. Schaub                  | 1117  | 519 Riverside Dr. | \$2,960.64                                  | \$1,363.38                  | \$4,324.02                                |                                 |   |
| 39500            | Thomas Gary & Carol Ann Banks              | 3215  | 520 Riverside Dr. | \$845.27                                    | \$389.25                    | \$1,234.52                                |                                 |   |
| 39520            | Douglas W. Harshbarger                     | 3217  | 524 Riverside Dr. | \$817.25                                    | \$376.35                    | \$1,193.60                                |                                 |   |
| 39540            | Davis Brothers Property Investments LLC    | 3219  | 528 Riverside Dr. | \$1,111.46                                  | \$511.83                    | \$1,623.29                                |                                 |   |
| 95720            | Gary Lauharn                               | 179   | 536 Riverside Dr. | \$1,630.00                                  | \$750.62                    | \$2,380.62                                |                                 |   |
| 95660            | Sara L. Mote                               | 179   | 538 Riverside Dr. | \$1,279.69                                  | \$589.29                    | \$1,868.98                                |                                 |   |
| 95740            | Fred & Tammy Mayberry                      | 179   | 540 Riverside Dr. | \$1,610.53                                  | \$741.65                    | \$2,352.18                                |                                 |   |
| 95700            | Heather A. Hammock                         | 179   | 602 Riverside Dr. | \$1,830.88                                  | \$843.12                    | \$2,674.00                                |                                 |   |
| 95580            | Deanna M. Whitney                          | 179   | 604 Riverside Dr. | \$1,679.88                                  | \$773.58                    | \$2,453.46                                |                                 |   |
| 95600            | Raymond A. & Ruth V. Copsey                | 179   | 606 Riverside Dr. | \$2,215.03                                  | \$1,020.02                  | \$3,235.05                                |                                 |   |
| 97480            | Raymond A. Copsey                          | 240   | 608 Riverside Dr. | \$1,152.68                                  | \$530.81                    | \$1,683.49                                |                                 |   |
| 3480             | Edwin L. Liette & Douglas M. Liette        | 142   | 660 N. Main St    | \$1,249.23                                  | \$575.26                    | \$1,824.49                                |                                 |   |

EXHIBIT A  
5 YR AND 10 YR ASSESSMENTS  
RIVERSIDE DRIVE RECONSTRUCTION  
PROJECT 05-08

| PARCEL #<br>N44- | OWNER                           | LOT # | LOCATION              | TOTAL COST<br>PER PARCEL<br>w/o Admin & Int | TOTAL 5 YEAR       | TOTAL 5 YEAR<br>COSTS WITH | TOTAL 10<br>YEAR  | TOTAL 10<br>YEAR COSTS<br>WITH |
|------------------|---------------------------------|-------|-----------------------|---|--------------------|----------------------------|-------------------|--------------------------------|
|                  |                                 |       |                       |   | ADMIN & INT        | ADMIN & INT                | ADMIN & INT       | ADMIN & INT                    |
| 18170            | Robert E. & Shirley K. Herron   | 1104  | 902 N. Downing St.    | \$1,587.80                                  | \$731.18           | \$2,318.98                 |                   |                                |
| 46190            | Dale A. & Constance L. Forsythe | 3948  | 113 Riverside Dr.     | \$1,010.75                                  |                    |                            | \$726.98          | \$1,737.73                     |
| 18540            | Christopher Wenrick             | 1117  | 1139 Broadway         | \$1,144.15                                  |                    |                            | \$822.93          | \$1,967.08                     |
| 46180            | Michael Clouse                  | 3947  | 115 Riverdiside Dr.   | \$703.90                                    |                    |                            | \$506.29          | \$1,210.19                     |
| 18230            | Caroline G. Patty               | 1109  | 435 Riverside Dr.     | \$1,706.28                                  |                    |                            | \$1,227.24        | \$2,933.52                     |
| 18410            | Phyllis I. Fitzwater            | 1113  | 500 Riverside Dr.     | \$841.30                                    |                    |                            | \$605.11          | \$1,446.41                     |
| 18430            | Barbara Shellenberg             | 1114  | 504-506 Riverside Dr. | \$1,697.12                                  |                    |                            | \$1,220.66        | \$2,917.78                     |
| 39530            | Nicole Maxwell                  | 3218  | 526 Riverside Dr.     | \$817.25                                    |                    |                            | \$587.81          | \$1,405.06                     |
| 97500            | Floyd McGillvary                | 240   | 610 Riverside Dr.     | \$957.35                                    |                    |                            | \$688.57          | \$1,645.92                     |
| 18320            | Thomas & Shirley Hynes          | 1112  | 509 Riverside Dr.     | \$2,230.94                                  |                    |                            | \$1,604.60        | \$3,835.54                     |
|                  |                                 |       |                       | <b>\$145,173.59</b>                         | <b>\$22,849.12</b> | <b>\$72,467.10</b>         | <b>\$7,990.19</b> | <b>\$19,099.23</b>             |

5 YR. ASSESSMENTS  
RIVERSIDE DRIVE ASSESSMENTS  
PROJECT 05-08

| PARCEL # N/A. | OWNER                                      | LOT # | LOCATION          | TOTAL COST PER PARCEL | ADMIN COSTS | TOTAL 5 YEAR INTEREST | TOTAL 5 YEAR ADMIN & INT | TOTAL 5 YEAR COSTS WITH ADMIN & INT | Dec-10   | Jun-11   | Dec-11   | Jun-12   | Dec-12   | Jun-13   | Dec-13   | Jun-14   | Dec-14   | Jun-15   | TOTAL PAYMENTS |
|---------------|--|-------|-------------------|-----------------------|-------------|-----------------------|--------------------------|-------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|
| 46210         | Jannie & Theresa Rowley                    | 3950  | 109 Riverside Dr. | \$954.27              | \$143.14    | \$286.30              | \$439.44                 | \$1,393.71                          | \$159.12 | \$149.25 | \$149.25 | \$149.25 | \$139.37 | \$139.37 | \$129.49 | \$129.49 | \$119.63 | \$119.63 | \$1,393.71     |
| 46200         | Secretary of Housing and Urban Development | 3949  | 111 Riverside Dr. | \$1,010.75            | \$151.61    | \$312.84              | \$465.45                 | \$1,476.20                          | \$166.54 | \$168.08 | \$168.08 | \$168.08 | \$147.62 | \$147.62 | \$137.16 | \$137.16 | \$126.71 | \$126.71 | \$1,476.20     |
| 3530          | Ronald D. & Debra S. Anthony               | 143   | 117 Riverside Dr. | \$793.80              | \$119.09    | \$246.51              | \$365.80                 | \$1,159.50                          | \$132.38 | \$132.38 | \$132.38 | \$124.17 | \$115.95 | \$115.95 | \$107.73 | \$107.73 | \$98.53  | \$98.53  | \$1,159.50     |
| 33720         | Deborah S. Scott                           | 2623  | 1230 Broadway     | \$1,225.10            | \$183.77    | \$380.39              | \$564.16                 | \$1,789.26                          | \$204.29 | \$204.29 | \$191.61 | \$191.61 | \$178.93 | \$178.93 | \$166.25 | \$166.25 | \$153.58 | \$153.58 | \$1,789.26     |
| 51600         | Michael & Toni Wendel                      | 4481  | 1301 Broadway     | \$917.25              | \$122.59    | \$253.78              | \$376.35                 | \$1,193.60                          | \$136.28 | \$136.28 | \$127.82 | \$127.82 | \$119.36 | \$119.36 | \$110.90 | \$110.90 | \$102.45 | \$102.45 | \$1,193.60     |
| 16210         | Secretary of Housing and Urban Development | 1105  | 315 Riverside Dr. | \$1,455.60            | \$218.79    | \$452.90              | \$671.69                 | \$2,130.29                          | \$243.22 | \$243.22 | \$228.13 | \$228.13 | \$213.03 | \$213.03 | \$197.93 | \$197.93 | \$182.85 | \$182.85 | \$2,130.29     |
| 50720         | Danielle A. Bianchi                        | 1104  | 317 Riverside Dr. | \$917.25              | \$122.59    | \$253.76              | \$376.35                 | \$1,193.60                          | \$136.28 | \$136.28 | \$127.82 | \$127.82 | \$119.36 | \$119.36 | \$110.90 | \$110.90 | \$102.45 | \$102.45 | \$1,193.60     |
| 50710         | Gerald S. McAfee                           | 4426  | 323 Riverside Dr. | \$917.25              | \$122.59    | \$253.76              | \$376.35                 | \$1,193.60                          | \$136.28 | \$136.28 | \$127.82 | \$127.82 | \$119.36 | \$119.36 | \$110.90 | \$110.90 | \$102.45 | \$102.45 | \$1,193.60     |
| 50700         | Gerald S. McAfee                           | 4424  | 325 Riverside Dr. | \$1,394.00            | \$209.10    | \$432.84              | \$644.94                 | \$2,035.94                          | \$232.45 | \$232.45 | \$218.02 | \$218.02 | \$203.59 | \$203.59 | \$189.17 | \$189.17 | \$174.75 | \$174.75 | \$2,035.94     |
| 50660         | Anne M. Vaccaro & David L. Myers           | 4420  | 345 Riverside Dr. | \$949.15              | \$127.37    | \$263.66              | \$391.03                 | \$1,240.18                          | \$141.60 | \$141.60 | \$132.81 | \$132.81 | \$123.81 | \$123.81 | \$115.23 | \$115.23 | \$106.45 | \$106.45 | \$1,240.18     |
| 9780          | Jatasha Pearce                             | 525   | 361 Riverside Dr. | \$1,743.25            | \$261.49    | \$541.28              | \$802.77                 | \$2,546.02                          | \$280.99 | \$280.99 | \$272.65 | \$272.65 | \$254.60 | \$254.60 | \$236.56 | \$236.56 | \$218.48 | \$218.48 | \$2,546.02     |
| 9800          | James Warkey                               | 526   | 365 Riverside Dr. | \$1,246.45            | \$187.27    | \$387.64              | \$574.81                 | \$1,823.38                          | \$209.18 | \$209.18 | \$195.26 | \$195.26 | \$182.34 | \$182.34 | \$169.41 | \$169.41 | \$156.50 | \$156.50 | \$1,823.38     |
| 6380          | Brian c. Westcott                          | 285   | 419 Riverside Dr. | \$1,199.93            | \$179.85    | \$372.30              | \$552.15                 | \$1,751.18                          | \$199.94 | \$199.94 | \$187.53 | \$187.53 | \$175.12 | \$175.12 | \$162.71 | \$162.71 | \$150.31 | \$150.31 | \$1,751.18     |
| 52270         | Ron M. & Kathryn M. Chrasty                | 4652  | 427 Riverside Dr. | \$907.91              | \$121.19    | \$250.86              | \$372.06                 | \$1,179.98                          | \$134.72 | \$134.72 | \$126.36 | \$126.36 | \$118.00 | \$118.00 | \$109.63 | \$109.63 | \$101.26 | \$101.26 | \$1,179.98     |
| 19220         | West Michella Investment LLC               | 1109  | 431 Riverside Dr. | \$1,515.79            | \$227.37    | \$470.65              | \$698.02                 | \$2,213.91                          | \$252.76 | \$252.76 | \$237.07 | \$237.07 | \$221.38 | \$221.38 | \$205.69 | \$205.69 | \$190.01 | \$190.01 | \$2,213.91     |
| 19270         | George W. Brubaker                         | 1111  | 447 Riverside Dr. | \$977.20              | \$146.58    | \$303.42              | \$450.00                 | \$1,427.20                          | \$162.95 | \$162.95 | \$152.83 | \$152.83 | \$142.72 | \$142.72 | \$132.61 | \$132.61 | \$122.50 | \$122.50 | \$1,427.20     |
| 15940         | Joseph M. South                            | 959   | 453 Riverside Dr. | \$951.50              | \$127.73    | \$284.39              | \$392.12                 | \$1,243.62                          | \$141.99 | \$141.99 | \$133.15 | \$133.15 | \$124.36 | \$124.36 | \$115.55 | \$115.55 | \$106.71 | \$106.71 | \$1,243.62     |
| 16360         | Clifford W. Hutton                         | 1113  | 454 Riverside Dr. | \$3,029.66            | \$454.45    | \$940.71              | \$1,385.16               | \$4,424.82                          | \$505.19 | \$505.19 | \$473.84 | \$473.84 | \$442.48 | \$442.48 | \$411.12 | \$411.12 | \$379.78 | \$379.78 | \$4,424.82     |
| 16400         | Jamie R. & Mari Beth Jones                 | 1115  | 459 Riverside Dr. | \$1,655.95            | \$246.39    | \$514.17              | \$732.56                 | \$2,418.51                          | \$276.13 | \$276.13 | \$258.99 | \$258.99 | \$241.85 | \$241.85 | \$224.71 | \$224.71 | \$207.58 | \$207.58 | \$2,418.51     |
| 15950         | Matthew A. Hicks                           | 959   | 461 Riverside Dr. | \$2,335.00            | \$350.25    | \$725.02              | \$1,075.27               | \$3,410.27                          | \$399.36 | \$399.36 | \$369.20 | \$369.20 | \$341.03 | \$341.03 | \$316.86 | \$316.86 | \$292.70 | \$292.70 | \$3,410.27     |
| 18310         | Martha Hampton                             | 1112  | 505 Riverside Dr. | \$949.18              | \$142.38    | \$294.72              | \$437.10                 | \$1,386.28                          | \$158.28 | \$158.28 | \$148.45 | \$148.45 | \$138.63 | \$138.63 | \$128.80 | \$128.80 | \$118.99 | \$118.99 | \$1,386.28     |
| 18830         | Edward J. & Sherry L. Chenoweth            | 1118  | 513 Riverside Dr. | \$1,050.75            | \$157.61    | \$328.26              | \$483.87                 | \$1,534.62                          | \$175.21 | \$175.21 | \$164.34 | \$164.34 | \$153.46 | \$153.46 | \$142.59 | \$142.59 | \$131.72 | \$131.72 | \$1,534.62     |
| 18500         | Jordan M. Frantz                           | 1116  | 514 Riverside Dr. | \$1,074.10            | \$161.12    | \$333.51              | \$494.63                 | \$1,568.73                          | \$179.11 | \$179.11 | \$167.99 | \$167.99 | \$156.87 | \$156.87 | \$145.76 | \$145.76 | \$134.65 | \$134.65 | \$1,568.73     |
| 18590         | Ricky L. & Karen L. Seipel                 | 1118  | 517 Riverside Dr. | \$1,072.35            | \$160.85    | \$332.96              | \$489.81                 | \$1,566.16                          | \$178.81 | \$178.81 | \$167.72 | \$167.72 | \$156.62 | \$156.62 | \$145.52 | \$145.52 | \$134.43 | \$134.43 | \$1,566.16     |
| 18560         | Gary L. & Donna A. Schaub                  | 1117  | 519 Riverside Dr. | \$2,980.64            | \$444.10    | \$919.28              | \$1,363.38               | \$4,324.02                          | \$493.69 | \$493.69 | \$463.05 | \$463.05 | \$432.40 | \$432.40 | \$401.76 | \$401.76 | \$371.13 | \$371.13 | \$4,324.02     |
| 39500         | Thomas Gary & Carol Ann Banks              | 3215  | 520 Riverside Dr. | \$845.27              | \$126.79    | \$262.46              | \$389.25                 | \$1,234.92                          | \$140.95 | \$140.95 | \$132.20 | \$132.20 | \$123.45 | \$123.45 | \$114.70 | \$114.70 | \$105.97 | \$105.97 | \$1,234.92     |
| 39520         | Douglas W. Harshbarger                     | 3217  | 524 Riverside Dr. | \$917.25              | \$122.59    | \$253.76              | \$376.35                 | \$1,193.60                          | \$136.28 | \$136.28 | \$127.82 | \$127.82 | \$119.36 | \$119.36 | \$110.90 | \$110.90 | \$102.45 | \$102.45 | \$1,193.60     |
| 39540         | Davis Brothers Property Investments LLC    | 3219  | 528 Riverside Dr. | \$1,111.46            | \$166.72    | \$345.11              | \$511.83                 | \$1,623.29                          | \$185.34 | \$185.34 | \$173.83 | \$173.83 | \$162.33 | \$162.33 | \$150.82 | \$150.82 | \$139.33 | \$139.33 | \$1,623.29     |
| 95720         | Gary Lautham                               | 179   | 538 Riverside Dr. | \$1,630.00            | \$244.50    | \$506.12              | \$750.92                 | \$2,386.82                          | \$271.80 | \$271.80 | \$254.93 | \$254.93 | \$238.06 | \$238.06 | \$221.19 | \$221.19 | \$204.33 | \$204.33 | \$2,386.82     |
| 95660         | Sara L. Mote                               | 179   | 538 Riverside Dr. | \$1,279.89            | \$191.95    | \$397.34              | \$589.29                 | \$1,868.98                          | \$213.39 | \$213.39 | \$200.14 | \$200.14 | \$188.90 | \$188.90 | \$173.65 | \$173.65 | \$160.42 | \$160.42 | \$1,868.98     |
| 95740         | Fred & Tammy Mayberry                      | 179   | 540 Riverside Dr. | \$1,610.53            | \$241.58    | \$500.07              | \$741.65                 | \$2,352.18                          | \$268.56 | \$268.56 | \$251.89 | \$251.89 | \$235.22 | \$235.22 | \$218.55 | \$218.55 | \$201.89 | \$201.89 | \$2,352.18     |
| 95700         | Heather A. Hammock                         | 179   | 602 Riverside Dr. | \$1,930.88            | \$274.63    | \$568.49              | \$843.12                 | \$2,674.00                          | \$305.30 | \$305.30 | \$286.35 | \$286.35 | \$267.40 | \$267.40 | \$248.45 | \$248.45 | \$229.51 | \$229.51 | \$2,674.00     |

5 YR. ASSESSMENTS  
RIVERSIDE DRIVE ASSESSMENTS  
PROJECT 05-02

| PARCEL # | OWNER                               | LOT # | LOCATION           | TOTAL COST PER PARCEL | ADMIN COSTS | TOTAL 5 YEAR INTEREST | TOTAL 5 YEAR ADMIN & INT | TOTAL 5 YEAR COSTS WITH ADMIN & INT | Dec-10     | Jun-11     | Dec-11     | Jun-12     | Dec-12     | Jun-13     | Dec-13     | Jun-14     | Dec-14     | Jun-15     | TOTAL PAYMENTS |            |
|----------|-------------------------------------|-------|--------------------|-----------------------|-------------|-----------------------|--------------------------|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------|------------|
| 95580    | Deanna M. Whitney                   | 179   | 604 Riverside Dr.  | \$1,679.88            | \$251.98    | \$821.60              | \$773.58                 | \$2,452.46                          | \$280.12   | \$280.12   | \$282.73   | \$262.73   | \$245.35   | \$245.35   | \$227.98   | \$227.98   | \$210.58   | \$210.58   | \$210.58       | \$2,453.46 |
| 86600    | Raymond A. & Ruth V. Copsay         | 178   | 608 Riverside Dr.  | \$2,215.03            | \$332.25    | \$887.77              | \$1,020.02               | \$3,235.05                          | \$369.36   | \$369.36   | \$346.43   | \$346.43   | \$323.51   | \$323.51   | \$300.58   | \$300.58   | \$277.86   | \$277.86   | \$277.86       | \$3,235.05 |
| 97480    | Raymond A. Copsay                   | 240   | 608 Riverside Dr.  | \$1,162.66            | \$172.80    | \$357.91              | \$520.81                 | \$1,683.49                          | \$192.21   | \$192.21   | \$180.26   | \$180.26   | \$165.35   | \$165.35   | \$156.42   | \$156.42   | \$144.47   | \$144.47   | \$144.47       | \$1,683.49 |
| 3480     | Edwin L. Liette & Douglas M. Liette | 142   | 660 N. Main St.    | \$1,246.23            | \$187.38    | \$387.68              | \$575.26                 | \$1,824.49                          | \$208.31   | \$208.31   | \$185.38   | \$185.38   | \$182.45   | \$182.45   | \$169.52   | \$169.52   | \$156.60   | \$156.60   | \$156.60       | \$1,824.49 |
| 16170    | Robert E. & Shirley K. Herron       | 1104  | 907 N. Downing St. | \$1,987.80            | \$236.17    | \$493.01              | \$731.18                 | \$2,318.98                          | \$264.76   | \$264.76   | \$248.33   | \$248.33   | \$231.80   | \$231.80   | \$215.46   | \$215.46   | \$189.04   | \$189.04   | \$189.04       | \$2,318.98 |
|          |                                     |       |                    |                       |             |                       |                          |                                     | \$8,273.83 | \$8,273.83 | \$7,760.30 | \$7,760.30 | \$7,246.73 | \$7,246.73 | \$6,733.14 | \$6,733.14 | \$6,219.99 | \$6,219.11 | \$72,467.10    |            |
|          |                                     |       |                    |                       |             |                       |                          |                                     | \$6,219.99 | \$6,219.99 | \$5,733.14 | \$5,733.14 | \$5,246.73 | \$5,246.73 | \$4,733.14 | \$4,733.14 | \$4,219.99 | \$4,219.11 | \$72,467.10    |            |

10 YEAR ASSESSMENTS  
RIVERSIDE UNDER RECONSTRUCTION  
PROJECT 68-08

| PAGE  | PARCEL #                        | OWNER | LOT #                 | LOCATION   | TOTAL COST PER PARCEL | ADMIN COSTS | TOTAL 10 YEAR INTEREST | TOTAL 10 YEAR ADMIN & INT | TOTAL 10 YEAR COSTS WITH ADMIN & INT | Dec-10   | Jun-11   | Dec-11   | Jun-12   | Dec-12   | Jun-13   | Dec-13   | Jun-14   | Dec-14   | Jun-15   | Dec-15   | Jun-16   | Dec-16   | Jun-17   | Dec-17   | Jun-18   | Dec-18   | Jun-19   | Dec-19   | Jun-20   | TOTAL PAYMENTS |            |
|-------|---------------------------------|-------|-----------------------|------------|-----------------------|-------------|------------------------|---------------------------|--------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|------------|
| 4810  | Michael Coburn                  | 3947  | 116 Riverside Dr.     | \$723.50   | \$108.68              | \$160.70    | \$658.78               | \$1,210.18                | \$78.90                              | \$78.90  | \$73.28  | \$73.26  | \$68.67  | \$68.67  | \$64.02  | \$64.02  | \$59.37  | \$59.37  | \$54.73  | \$54.73  | \$50.08  | \$50.08  | \$45.43  | \$45.43  | \$40.78  | \$40.78  | \$36.13  | \$36.13  | \$31.48  | \$1,210.18     |            |
| 4810  | Dale A. & Constance L. Forsythe | 3948  | 115 Riverside Dr.     | \$1,010.75 | \$150.61              | \$216.37    | \$726.98               | \$1,737.73                | \$110.42                             | \$110.42 | \$105.19 | \$105.19 | \$99.96  | \$99.96  | \$94.73  | \$94.73  | \$89.50  | \$89.50  | \$84.27  | \$84.27  | \$79.04  | \$79.04  | \$73.81  | \$73.81  | \$68.58  | \$68.58  | \$63.35  | \$63.35  | \$58.12  | \$1,737.73     |            |
| 18430 | Barbara Shilensberg             | 1114  | 604-008 Riverside Dr. | \$1,897.12 | \$284.37              | \$408.09    | \$1,210.66             | \$2,812.78                | \$188.41                             | \$188.41 | \$178.63 | \$178.63 | \$168.85 | \$168.85 | \$159.07 | \$159.07 | \$149.29 | \$149.29 | \$139.51 | \$139.51 | \$129.73 | \$129.73 | \$119.95 | \$119.95 | \$110.17 | \$110.17 | \$100.39 | \$100.39 | \$90.61  | \$2,812.78     |            |
| 97600 | Floyd McCallery                 | 240   | 810 Riverside Dr.     | \$287.35   | \$143.50              | \$244.97    | \$432.87               | \$1,044.81                | \$104.49                             | \$104.49 | \$98.84  | \$98.84  | \$93.19  | \$93.19  | \$87.54  | \$87.54  | \$81.89  | \$81.89  | \$76.24  | \$76.24  | \$70.59  | \$70.59  | \$64.94  | \$64.94  | \$59.29  | \$59.29  | \$53.64  | \$53.64  | \$47.99  | \$1,044.81     |            |
| 18840 | Schropper Wendel                | 1117  | 1118 Broadway         | \$1,444.18 | \$171.52              | \$247.31    | \$222.83               | \$1,897.53                | \$120.00                             | \$120.00 | \$118.28 | \$118.28 | \$116.56 | \$116.56 | \$114.84 | \$114.84 | \$113.12 | \$113.12 | \$111.40 | \$111.40 | \$109.68 | \$109.68 | \$107.96 | \$107.96 | \$106.24 | \$106.24 | \$104.52 | \$104.52 | \$102.80 | \$1,897.53     |            |
| 18230 | Carolyn O. Patey                | 1109  | 419 Riverside Dr.     | \$1,038.28 | \$255.84              | \$371.35    | \$1,312.24             | \$3,333.02                | \$188.41                             | \$188.41 | \$177.48 | \$177.48 | \$166.55 | \$166.55 | \$155.62 | \$155.62 | \$144.69 | \$144.69 | \$133.76 | \$133.76 | \$122.83 | \$122.83 | \$111.90 | \$111.90 | \$100.97 | \$100.97 | \$90.04  | \$90.04  | \$79.11  | \$3,333.02     |            |
| 18410 | Phyllis L. Plowater             | 1113  | 600 Riverside Dr.     | \$241.30   | \$128.20              | \$178.51    | \$326.51               | \$1,416.41                | \$21.91                              | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91  | \$21.91        | \$1,416.41 |
| 38650 | Nickie Maxwell                  | 3218  | 828 Riverside Dr.     | \$817.25   | \$122.89              | \$166.22    | \$487.51               | \$1,455.08                | \$82.28                              | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28  | \$82.28        | \$1,455.08 |
| 18320 | Thomas & Shirley Hyatt          | 1112  | 619 Riverside Dr.     | \$2,230.24 | \$354.04              | \$1,209.86  | \$1,066.90             | \$3,090.23                | \$243.73                             | \$243.73 | \$232.10 | \$232.10 | \$220.47 | \$220.47 | \$208.84 | \$208.84 | \$197.21 | \$197.21 | \$185.58 | \$185.58 | \$173.95 | \$173.95 | \$162.32 | \$162.32 | \$150.69 | \$150.69 | \$139.06 | \$139.06 | \$127.43 | \$3,090.23     |            |

**ORDINANCE NO. 25-10**

**AN ORDINANCE TO LEVY SPECIAL ASSESSMENTS  
TO PAY FOR THE COST OF NUISANCE ABATEMENT  
ASSESSMENTS**

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 assessment of the cost and expense of improving a certain lot, as herein set out, by nuisance abatement on said property, as reported to this Commission in Exhibit "A" attached hereto, are hereby adopted and confirmed, and that there be and is hereby levied and assessed upon the lot improved by the aforementioned nuisance abatement, the amount reported as aforesaid which assessment, together with the description of said lot is now on file in the office of the Clerk of this Commission and in the office of the Director of Finance and is not in excess of the special benefits to said property, and is not in excess of a statutory limitation.

SEC. 2: The total assessment against said lot shall be payable in cash or at the option of the owner, in two equal semiannual installments. All cash payments of assessments and installments shall be made to the Director of Finance. All assessments and installments thereof remained unpaid shall be certified by the Clerk of this Commission to the County Auditor, as provided by law, to be by him placed on the tax duplicate and collected as other taxes are collected. Said assessment shall include the cost of publishing and serving of any and all notices, ordinances and resolutions required.

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

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION



**CITY COMMISSION MEETING REPORT**

*For the Regular Meeting of August 17, 2010*

TO: Fred Enderle, City Manager

FROM: Cynthia A. Holtzapple, Assistant City Manager & Finance Director

SUBJECT: Special Assessment for Nuisance Abatements  
Ordinance No. 25-10

**PURPOSE:**

Approve the Ordinance No. 25-10 to levy special assessments to pay for the cost of nuisance abatement assessments.

**RECOMMENDATION:**

I am requesting approval of Ordinance No. 25-10 to levy special assessments to pay for the cost of nuisance abatement assessments. The total amount of \$32,486.32 will be assessed for collection in two installments during the year of 2011 (Exhibit "A"). We have sent billings to the property owners and are accepting payment in the Finance office through September 2, 2010. Assessments must be to the County Auditor's Office by September 13, 2010; therefore, we are requesting this as the first reading with passage by City Commission on September 7, 2010.

**BACKGROUND:**

Nuisance Abatement assessments are the result of non-compliance by property owners with established city ordinances. When the city receives a complaint regarding a code violation, an inspection is made to determine if a violation actually exists. If a violation of a code is found, then the property owner is notified by mail. The letter will state what violation exists, how that violation must be corrected, and will also give a timeframe to comply. The property owner is also advised of their right to appeal the violation notice. After the compliance timeframe expires, a re-inspection is conducted. If the violation was not corrected, then the city has the option to correct the violation and bill the owner for the costs. If the owner fails or refuses to pay the bill issued by the city, then the city has the right to assess these fees through the county as a special assessment on the tax record for that property. This process is used as a means to recoup the costs incurred by the city to abate code violations such as high grass and weeds, trash and debris, demolitions, and property maintenance.

### **ALTERNATIVES:**

- 1) Approve Ordinance No. 25-10 authorizing that the unpaid nuisance abatements to be certified to the county auditor's office to be placed on the property tax duplicate.
- 2) Approve Ordinance No. 25-10 authorizing that the unpaid nuisance abatements to be certified to the county auditor's office to be placed on the property tax duplicate with changes to the amounts being assessed.
- 3) Do not approve the Ordinance and not authorize that the unpaid nuisance abatements to be certified to the county auditor's office to be placed on the property tax duplicate.

### **DISCUSSION:**

- 1) This alternative will allow for us to assess the unpaid nuisance abatements to the property owners' property taxes and be reimbursed for costs the city has incurred.
- 2) This alternative will allow for us to assess the unpaid nuisance abatements to the property owners' property taxes with some changes to the amounts being assessed and be reimbursed for some of the costs the city has incurred.
- 3) This alternative is not recommended as it will not allow for us to assess the unpaid nuisance abatements to the property owners' property taxes. The City would not be reimbursed for costs incurred.

### **FINANCIAL IMPACT:**

- 1) We will recoup the property owners' unpaid nuisance abatements as shown on "Exhibit A."
- 2) We will recoup some of the property owners' unpaid nuisance abatements.
- 3) We will not recoup any of the property owners' unpaid nuisance abatements.

### **COMMUNITY IMPACT:**

The work that happens that may lead to Nuisance Abatement Assessments benefits the city by correcting violations to codes such as cutting high grass / weeds, trimming trees that may block a public right of way, removing trash and debris from properties that can cause public health concerns due to odors, vermin, insects, etc. The community would be greatly impacted in a negative manner if these abatements did not take place. Property owners are given the opportunity to correct these violations prior to any abatement taking place; thus these assessments are justified and necessary to protect the public's health, safety, and welfare.

### **CONFORMITY TO CITY PLANS & POLICIES:**

This ordinance is in line with all applicable city codes in terms of proper code enforcement and the ability of the city to recoup costs incurred.

**2010 NUISANCE ABATEMENT ASSESSMENTS**  
EXHIBIT "A"

|                                 | INVOICE<br>NO. | LOCATION             | LOT NO.     | PARCEL<br>NO. | TYPE        | AMOUNT   | DUE<br>DEC 2010 | DUE<br>JUNE 2011 |
|---------------------------------|----------------|----------------------|-------------|---------------|-------------|----------|-----------------|------------------|
| Atlantic Coast House LLC        | 146-09         | 218 E. Water St.     | 143         | N44000020     | Grass       | \$87.50  | \$43.75         | \$43.75          |
| Atlantic Coast House LLC        | 048-10         | 218 E. Water St.     | 143         | N44000200     | Grass       | \$152.50 | \$76.25         | \$76.25          |
| PNC Mortgage                    | 047-10         | 210 E. High St.      | 15          | N44000400     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Shawn Gambill                   | 094-10         | 212 W. Ash St.       | 84          | N44002220     | Maintenance | \$90.00  | \$45.00         | \$45.00          |
| Liette Realty II LLC            | 008-10         | 600 Spring St.       | 119         | N44002980     | Trash       | \$110.00 | \$55.00         | \$55.00          |
| Ed Liette & Douglas Liette      | 012-10         | 660 N. Main St.      | 142         | N44003480     | Trash       | \$110.00 | \$55.00         | \$55.00          |
| Pamela Hubley                   | 139-10         | 118 Grant St.        | 220         | N44004780     | Grass       | \$87.50  | \$43.75         | \$43.75          |
| Robert Bayse                    | 018-10         | 823 Broadway         | 249         | N44005420     | Grass       | \$135.00 | \$67.50         | \$67.50          |
| Robert Bayse                    | 079-10         | 823 Broadway         | 249         | N44005420     | Grass       | \$143.74 | \$71.87         | \$71.87          |
| Robert Bayse                    | 129-10         | 823 Broadway         | 249         | N44005420     | Grass       | \$552.50 | \$276.25        | \$276.25         |
| Federal National Mortgage Asso. | 096-10         | 826 Broadway         | 272         | N44005860     | Brush       | \$87.50  | \$43.75         | \$43.75          |
| Kenneth Stephan                 | 068-10         | 539 S. Wayne St.     | 307         | N44006540     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Kenneth Stephan                 | 138-10         | 539 S. Wayne St.     | 307         | N44006540     | Grass       | \$170.00 | \$85.00         | \$85.00          |
| Kenneth Stephan                 | 130-09         | 539 S. Wayne St.     | 307         | N44006540     | Grass       | \$87.50  | \$43.75         | \$43.75          |
| Citi Mortgage                   | 020-10         | 501 Caldwell St.     | 331         | N44006880     | Grass       | \$135.00 | \$67.50         | \$67.50          |
| Citi Mortgage                   | 078-10         | 501 Caldwell St.     | 331         | N44006880     | Grass       | \$170.00 | \$85.00         | \$85.00          |
| Citi Mortgage Inc.              | 128-09         | 501 Caldwell St.     | 331         | N44006880     | Brush       | \$220.00 | \$110.00        | \$110.00         |
| Lori Hedberg                    | 084-10         | 412 W. Ash St.       | 344         | N44007130     | Maintenance | \$90.00  | \$45.00         | \$45.00          |
| Unity National Bank             | 149-09         | 517 S. Downing St.   | 369         | N44007510     | Grass       | \$125.00 | \$62.50         | \$62.50          |
| Jack Wilkinson                  | 107-09         | 407 W. Water St.     | 405         | N44007990     | Grass       | \$105.00 | \$52.50         | \$52.50          |
| Joyce Hertlein                  | 154-09         | 424 W. High St.      | 444         | N44008530     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| William & Denise Uhlenbrock     | 134-09         | 501 Broadway         | 452         | N44008710     | Grass       | \$152.50 | \$76.25         | \$76.25          |
| Nathan Gober                    | 025-10         | 529 W. Water St.     | 435         | N44008735     | Grass       | \$52.50  | \$26.25         | \$26.25          |
| Nathan Gober                    | 075-10         | 529 W. Water St.     | 435         | N44008735     | Grass       | \$52.50  | \$26.25         | \$26.25          |
| Nathan Gober                    | 131-10         | 529 W. Water St.     | 4.5         | N44008735     | Grass       | \$117.50 | \$58.75         | \$58.75          |
| Liette Realty V LLC             | 105-09         | 630 S. Wayne St.     | 580         | N44010480     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| John & Kimberly Shell           | 109-09         | 454 Wood St.         | 593         | N44010550     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Everhome Mortgage Co.           | 136-09         | 539 Boone St.        | 604         | N44010820     | Grass       | \$105.00 | \$52.50         | \$52.50          |
| Citi Mortgage Inc.              | 049-10         | 601 W. Ash St.       | 654         | N44011640     | Grass       | \$52.50  | \$26.25         | \$26.25          |
| Fannie Mae                      | 114-10         | 606 W. North St.     | 700         | N44012200     | Grass       | \$105.00 | \$52.50         | \$52.50          |
| Lois & George Emerson           | 114-09         | 701 S. Downing St.   | 755         | N44013060     | Brush       | \$140.00 | \$70.00         | \$70.00          |
| John Probst                     | 131-09         | 633 S. Downing St.   | 759         | N44013140     | Grass       | \$552.50 | \$276.25        | \$276.25         |
| John Probst                     | 029-10         | 633 S. Downing St.   | 759         | N44013140     | Grass       | \$535.00 | \$267.50        | \$267.50         |
| John Probst                     | 106-09         | 633 S. Downing St.   | 759         | N44013140     | Grass       | \$552.50 | \$276.25        | \$276.25         |
| Sec. of Housing & Urban Dev.    | 044-10         | 641 Wood St.         | 833         | N44013990     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Federal Home Loan Mortgage      | 146-10         | 834 Young St.        | 849         | N44014240     | Grass       | \$131.24 | \$65.62         | \$65.62          |
| Rita Marie Sommer Neves         | 105-10         | 742 Young St.        | 849         | N44014250     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Rita Neves                      | 045-10         | 742 Young St.        | 849         | N44014250     | Grass       | \$105.00 | \$52.50         | \$52.50          |
| Rita Neves                      | 145-10         | 742 Young St.        | 849         | N44014250     | Grass       | \$152.50 | \$76.25         | \$76.25          |
| Raymond Smith                   | 137-10         | 626 W. Greene St.    | 911         | N44015200     | Grass       | \$210.00 | \$105.00        | \$105.00         |
| Leonor Roncal                   | 077-10         | 519 Walnut St.       | 921         | N44015400     | Grass       | \$78.74  | \$39.37         | \$39.37          |
| James Warnkey                   | 087-10         | 419 Harrison St.     | 1015&3874   | N44016690     | Trash       | \$60.00  | \$30.00         | \$30.00          |
| Nicole Payne                    | 143-09         | 317 Virginia St.     | 1160        | N44019157     | Grass       | \$61.24  | \$30.62         | \$30.62          |
| Margo Gibson                    | 072-10         | 829 W. Water St.     | 1345        | N44020920     | Grass       | \$105.00 | \$52.50         | \$52.50          |
| Margo Gibson                    | 134-10         | 829 W. Water St.     | 1345        | N44020920     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Jackson Rental Properties       | 127-09         | 929 W. High St.      | 1430        | N44022040     | Trash       | \$50.00  | \$25.00         | \$25.00          |
| Sec. of Housing & Urban Dev.    | 002-10         | 1129 W. Water St.    | 1456        | N44022300     | Trash       | \$55.00  | \$27.50         | \$27.50          |
| Ann Wead                        | 073-10         | 114 Cassell St.      | 1459        | N44022330     | Grass       | \$87.50  | \$43.75         | \$43.75          |
| Ann Wead                        | 120-10         | 114 Cassell St.      | 1459        | N44022330     | Grass       | \$170.00 | \$85.00         | \$85.00          |
| Brad Penrod                     | 063-10         | 1019 W. North St.    | 1514        | N44023020     | Grass       | \$140.00 | \$70.00         | \$70.00          |
| Bank of America                 | 113-10         | 927 W. Greene St.    | 1583        | N44023900     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Julie Reed                      | 107-10         | 727 W. Greene St.    | 1597        | N44024090     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Scott D. Strohmenger            | 130-10         | 916 W. Ash St.       | 1617        | N44024360     | Grass       | \$61.24  | \$30.62         | \$30.62          |
| Scott Strohmenger               | 061-10         | 916 W. Ash St.       | 1617        | N44024360     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Scott Strohmenger               | 147-10         | 916 W. Ash St.       | 1617        | N44024360     | Grass       | \$170.00 | \$85.00         | \$85.00          |
| Citi Mortgage                   | 103-10         | 907 Park Ave.        | 1642        | N44024630     | Grass       | \$70.00  | \$35.00         | \$35.00          |
| Ryan Sekas & Jessica Worley     | 143-10         | 904 Madison Ave.     | 1713 & 3290 | N44025460     | Grass       | \$87.50  | \$43.75         | \$43.75          |
| Robert Burns                    | 140-10         | 919 Madison Ave.     | 1739        | N44025690     | Grass       | \$105.00 | \$52.50         | \$52.50          |
| Scott Davis                     | 122-10         | 1129 Washington Ave. | 1828        | N44026320     | Grass       | \$122.50 | \$61.25         | \$61.25          |

**2010 NUISANCE ABATEMENT ASSESSMENTS**  
EXHIBIT "A"

|                              | INVOICE | LOCATION           | LOT NO. | PARCEL    | TYPE        | AMOUNT   | DUE      | DUE       |
|------------------------------|---------|--------------------|---------|-----------|-------------|----------|----------|-----------|
|                              | NO.     |                    |         | NO.       |             |          | DEC 2010 | JUNE 2011 |
| Gayle Douglas                | 004-10  | 1104 Maple St.     | 1835    | N44026400 | Maintenance | \$73.16  | \$36.58  | \$36.58   |
| Sullenberger Rentals LLC     | 139-09  | 723 Young St.      | 2043    | N44028050 | Grass       | \$70.00  | \$35.00  | \$35.00   |
| Sullenberger Rentals LLC     | 160-09  | 723 Young St.      | 2043    | N44028050 | Trash       | \$65.00  | \$32.50  | \$32.50   |
| Cindy Locker                 | 116-09  | 422 Gamsey St.     | 2073    | N44028400 | Maintenance | \$97.00  | \$48.50  | \$48.50   |
| Chase Home Finance LLC       | 023-10  | 511 Boal Ave.      | 2111    | N44028780 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Timothy Ford                 | 065-10  | 701 Boal Ave.      | 2147    | N44029150 | Grass       | \$105.00 | \$52.50  | \$52.50   |
| Timothy Ford                 | 101-10  | 701 Boal Ave.      | 2147    | N44029150 | Grass       | \$105.00 | \$52.50  | \$52.50   |
| Michael Barhorst             | 080-10  | 523 Brice Ave.     | 2192    | N44029600 | Grass       | \$122.50 | \$61.25  | \$61.25   |
| Sec. of Housing & Urban Dev. | 133-09  | 128 Linden Ave.    | 2277    | N44030450 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Danny Stacy                  | 009-10  | 612 Young St.      | 2333    | N44030990 | Trash       | \$70.00  | \$35.00  | \$35.00   |
| Mary Atkins                  | 135-09  | 358 Ellerman St.   | 2370    | N44031320 | Grass       | \$152.50 | \$76.25  | \$76.25   |
| Mary Atkins                  | 021-10  | 358 Ellerman St.   | 2370    | N44031320 | Grass       | \$170.00 | \$85.00  | \$85.00   |
| Mary Atkins                  | 067-10  | 358 Ellerman St.   | 2370    | N44031320 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| Mary Atkins                  | 118-10  | 358 Ellerman St.   | 2370    | N44031320 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| David Carroll                | 042-10  | 910 Clark Ave.     | 2405    | N44031710 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Shirley Stonerock            | 111-09  | 715 Willard St.    | 2425    | N44031910 | Grass       | \$222.50 | \$111.25 | \$111.25  |
| Forest Martin                | 112-09  | 706 Leonard St.    | 2436    | N44032030 | Grass       | \$152.50 | \$76.25  | \$76.25   |
| Forest Martin                | 132-09  | 706 Leonard St.    | 2436    | N44032030 | Brush       | \$785.00 | \$392.50 | \$392.50  |
| Forest Martin                | 140-09  | 706 Leonard St.    | 2436    | N44032030 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| Forest Martin                | 056-10  | 706 Leonard St.    | 2436    | N44032030 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| Forest Martin                | 083-10  | 706 Leonard St.    | 2436    | N44032030 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| Forest Martin                | 124-10  | 706 Leonard St.    | 2436    | N44032030 | Grass       | \$552.50 | \$276.25 | \$276.25  |
| Margaret Brandon             | 032-10  | 1310 South St.     | 2602    | N44033490 | Grass       | \$70.00  | \$35.00  | \$35.00   |
| Margaret Brandon             | 071-10  | 1310 South St.     | 2602    | N44033490 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Margaret Brandon             | 132-10  | 1310 South St.     | 2602    | N44033490 | Grass       | \$152.50 | \$76.25  | \$76.25   |
| Fred Hall                    | 121-09  | 1312 South St.     | 2603    | N44033500 | Grass       | \$152.50 | \$76.25  | \$76.25   |
| Fred Hall                    | 011-10  | 1312 South St.     | 2603    | N44033500 | Trash       | \$525.00 | \$262.50 | \$262.50  |
| Fred Hall                    | 033-10  | 1312 South St.     | 2603    | N44033500 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| Fred Hall                    | 070-10  | 1312 South St.     | 2603    | N44033500 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| Fred Hall                    | 133-10  | 1312 South St.     | 2603    | N44033500 | Grass       | \$552.50 | \$276.25 | \$276.25  |
| Mary Kindell                 | 110-09  | 1312 Madison Ave.  | 2614    | N44033620 | Grass       | \$135.00 | \$67.50  | \$67.50   |
| Mary Kindell                 | 036-10  | 427 McKinley Ave.  | 2614    | N44033620 | Grass       | \$205.00 | \$102.50 | \$102.50  |
| Mary Kindell                 | 069-10  | 427 McKinley Ave.  | 2614    | N44033620 | Grass       | \$570.00 | \$285.00 | \$285.00  |
| Mary Kindell                 | 117-10  | 427 McKinley Ave.  | 2614    | N44033620 | Grass       | \$535.00 | \$267.50 | \$267.50  |
| Darryl Bernard               | 137-09  | 608 Robinson Ave.  | 2652    | N44034140 | Brush       | \$140.00 | \$70.00  | \$70.00   |
| Brad Kamanski                | 126-10  | 1405 Grant St.     | 2761    | N44035050 | Grass       | \$122.50 | \$61.25  | \$61.25   |
| Gary Ditmer                  | 024-10  | 507 Gray St.       | 2802    | N44035460 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Gary Ditmer                  | 097-10  | 507 Gray St.       | 2802    | N44035460 | Grass       | \$61.24  | \$30.62  | \$30.62   |
| Gary Ditmer                  | 142-10  | 507 Gray St.       | 2802    | N44035460 | Grass       | \$187.50 | \$93.75  | \$93.75   |
| Ralph Blue                   | 017-10  | 228 Manning St.    | 2830    | N44035740 | Grass       | \$70.00  | \$35.00  | \$35.00   |
| Ralph Blue                   | 074-10  | 228 Manning St.    | 2830    | N44035740 | Grass       | \$61.24  | \$30.62  | \$30.62   |
| John Ross                    | 118-09  | 905 Blaine Ave.    | 3167    | N44039040 | Grass       | \$96.24  | \$48.12  | \$48.12   |
| John Ross                    | 125-09  | 905 Blaine Ave.    | 3167    | N44039040 | Trash       | \$95.00  | \$47.50  | \$47.50   |
| Gates Brothers               | 053-10  | 801 Brook St.      | 3388    | N44041240 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Erna Bondurant               | 089-10  | 134 S. Wayne St.   | 3460-61 | N44041940 | Trash       | \$550.00 | \$275.00 | \$275.00  |
| Jackson Rental Properties    | 116-10  | E. Main St.        | 3538    | N44042600 | Grass       | \$70.00  | \$35.00  | \$35.00   |
| Eric C. Lange II             | 144-10  | 232 E. Main St.    | 3539    | N44042610 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Eric Lange                   | 095-10  | 232 E. Main St.    | 3539    | N44042610 | Grass       | \$175.00 | \$87.50  | \$87.50   |
| Debra Adams                  | 099-10  | 222 First St.      | 3552    | N44042750 | Grass       | \$135.00 | \$67.50  | \$67.50   |
| Charles & Jenny Dodd         | 050-10  | 318 Cleveland St.  | 3593    | N44043180 | Grass       | \$175.00 | \$87.50  | \$87.50   |
| Charles & Jenny Dodd         | 111-10  | 318 Cleveland St.  | 3593    | N44043180 | Grass       | \$70.00  | \$35.00  | \$35.00   |
| Charles & Jenny Dodd         | 151-10  | 318 Cleveland St.  | 3593    | N44043180 | Grass       | \$170.00 | \$85.00  | \$85.00   |
| Michael Harshbarger          | 014-10  | 325 Cleveland St.  | 3626    | N44043590 | Grass       | \$70.00  | \$35.00  | \$35.00   |
| Michael Harshbarger          | 112-10  | 325 Cleveland St.  | 362     | N44043590 | Grass       | \$105.00 | \$52.50  | \$52.50   |
| Fannie Mae                   | 041-10  | 846 Manier Ave.    | 3990    | N44046600 | Grass       | \$122.50 | \$61.25  | \$61.25   |
| Fannie Mae                   | 104-10  | 846 Manier Ave.    | 3990    | N44046600 | Grass       | \$122.50 | \$61.25  | \$61.25   |
| Francis L. Yantis            | 138-09  | 731 N. Downing St. | 4066    | N44047360 | Grass       | \$87.50  | \$43.75  | \$43.75   |
| Larry Jones                  | 059-10  | 623 First St.      | 4073    | N44047430 | Grass       | \$70.00  | \$35.00  | \$35.00   |
| Larry Jones                  | 123-10  | 623 First St.      | 4073    | N44047430 | Grass       | \$105.00 | \$52.50  | \$52.50   |

**2010 NUISANCE ABATEMENT ASSESSMENTS**  
EXHIBIT "A"

|                              | INVOICE  | LOCATION              | LOT NO.   | PARCEL    |       | TYPE     | AMOUNT   | DUE      | DUE      |
|------------------------------|----------|-----------------------|-----------|-----------|-------|----------|----------|----------|----------|
|                              | NO.      |                       |           | NO.       | NO.   |          |          | NO.      | DEC 2010 |
| Deutsche Bank National       | 153-10   | 617 First St.         | 4077      | N44047460 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Walter & Linda Cooper        | 015-10   | 519 First St.         | 4092      | N44047620 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Walter Cooper Sr.            | 120-09   | 519 First St.         | 4092      | N44047620 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Walter Cooper Sr.            | 152-10   | 519 First St.         | 4902-4903 | N44047620 | Grass | \$170.00 | \$85.00  | \$85.00  |          |
| William Frey                 | 037-10   | 400 Second St.        | 4121      | N44047910 | Grass | \$140.00 | \$70.00  | \$70.00  |          |
| William Frey                 | 101-10-1 | 400 Second St.        | 4121      | N44047910 | Grass | \$140.00 | \$70.00  | \$70.00  |          |
| Roy Howard                   | 007-10   | 428 Second St.        | 4136      | N44048040 | Trash | \$525.00 | \$262.50 | \$262.50 |          |
| Darryl G. Parson             | 149-10   | 1515 Nicklin Ave.     | 4286      | N44049490 | Grass | \$70.00  | \$35.00  | \$35.00  |          |
| Darryl Parson                | 085-10   | 1515 Nicklin Ave.     | 4286      | N44049490 | Grass | \$385.00 | \$192.50 | \$192.50 |          |
| Graydon Satterfield II       | 110-10   | 610 Lindsey St.       | 4380      | N44050330 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| Danielle Bianchi             | 151-09   | 317 Riverside Dr.     | 4426      | N44050720 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| Deutsche Bank                | 127-10   | 1017 South St.        | 4763      | N44054370 | Grass | \$70.00  | \$35.00  | \$35.00  |          |
| Piqua Investment Corp.       | 057-10   | E. Main St.           | 4796      | N44054650 | Brush | \$52.50  | \$26.25  | \$26.25  |          |
| Richard Wall                 | 109-10   | First St.             | 4802-4803 | N44054710 | Brush | \$155.00 | \$77.50  | \$77.50  |          |
| Kory Bryant                  | 147-09   | 418 First St.         | 4806      | N44054750 | Grass | \$70.00  | \$35.00  | \$35.00  |          |
| Leonor Roncal (TOD)          | 039-10   | 121 Carr St.          | 4817      | N44054860 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Leonor Roncal (TOD)          | 090-10   | 121 Carr St.          | 4817      | N44054860 | Trash | \$100.00 | \$50.00  | \$50.00  |          |
| Darrick Jones                | 060-10   | 1114 Lenox St.        | 4991-92   | N44056430 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| Mark & Kim McClure           | 040-10   | 304 Cedarbrook Dr.    | 5185      | N44057800 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Mark & Kim McClure           | 102-10   | 304 Cedarbrook Dr.    | 5185      | N44057800 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Mark McClure                 | 148-10   | 304 Cedarbrook Dr.    | 5185      | N44057800 | Grass | \$222.50 | \$111.25 | \$111.25 |          |
| PNC Mortgage                 | 006-10   | 1300 W. High St.      | 5260      | N44058500 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| PNC Mortgage                 | 046-10   | 1300 W. High St.      | 5260      | N44058500 | Grass | \$122.50 | \$61.25  | \$61.25  |          |
| Iva Simmons                  | 066-10   | 207 Upway Dr.         | 5417      | N44060090 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Victory Livisay, Trustee     | 092-10   | 305 Glenwood Ave.     | 5481      | N44060710 | Trash | \$15.00  | \$7.50   | \$7.50   |          |
| Raymond Brewer               | 028-10   | 415 Glenwood Ave.     | 5566      | N44061560 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Raymond Brewer               | 100-10   | 415 Glenwood Ave.     | 5566      | N44061560 | Grass | \$70.00  | \$35.00  | \$35.00  |          |
| James Hutson Jr.             | 013-10   | 419 Glenwood Ave.     | 5568      | N44061580 | Trash | \$85.00  | \$42.50  | \$42.50  |          |
| James Hutson Jr.             | 027-10   | 419 Glenwood Ave.     | 5568      | N44061580 | Grass | \$245.00 | \$122.50 | \$122.50 |          |
| James Hutson Jr.             | 093-10   | 419 Glenwood Ave.     | 5568      | N44061580 | Grass | \$205.00 | \$102.50 | \$102.50 |          |
| Carl Chaney                  | 148-09   | 401 Brentwood Ave.    | 5734      | N44063140 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| PNC Mortgage                 | 115-10   | 613 S. Sunset Dr.     | 6117      | N44066910 | Grass | \$70.00  | \$35.00  | \$35.00  |          |
| Sec. of Housing & Urban Dev. | 129-09   | 1713 South St.        | 6213      | N44067840 | Grass | \$140.00 | \$70.00  | \$70.00  |          |
| Sec. of Housing & Urban Dev. | 156-09   | 1713 South St.        | 6213      | N44067840 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Sec. of Housing & Urban Dev. | 163-09   | 1713 South St.        | 6213      | N44067840 | Trash | \$175.00 | \$87.50  | \$87.50  |          |
| Sec. of Housing & Urban Dev. | 005-10   | 1713 South St.        | 6213      | N44067840 | Grass | \$640.00 | \$320.00 | \$320.00 |          |
| Sec. of Housing & Urban Dev. | 052-10   | 1713 South St.        | 6213      | N44067840 | Grass | \$587.50 | \$293.75 | \$293.75 |          |
| James Valandingham           | 034-10   | 1509 Grant St.        | 6500      | N44070620 | Grass | \$140.00 | \$70.00  | \$70.00  |          |
| James Valandingham           | 136-10   | 1509 Grant St.        | 6500      | N44070620 | Grass | \$70.00  | \$35.00  | \$35.00  |          |
| Sec. of Housing & Urban Dev. | 082-10   | 517 Electric Ave.     | 6570      | N44071320 | Grass | \$122.50 | \$61.25  | \$61.25  |          |
| Evelyn Kiefer                | 142-09   | 1714 Cambridge St.    | 6654      | N44072085 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| Ralph Mutzner                | 064-10   | 1630 Haverhill Dr.    | 7105      | N44073152 | Grass | \$205.00 | \$102.50 | \$102.50 |          |
| Ralph Mutzner                | 141-10   | 1630 Haverhill Dr.    | 7105      | N44073152 | Grass | \$605.00 | \$302.50 | \$302.50 |          |
| Ralph Mutzner & Ma Rolinda   | 141-09   | 1630 Haverhill Dr.    | 7105      | N44073152 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Ralph Mutzner & Ma Rolinda   | 144-09   | 1630 Haverhill Dr.    | 7105      | N44073152 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Ralph Mutzner & Ma Rolinda   | 155-09   | 1630 Haverhill Dr.    | 7105      | N44073152 | Grass | \$200.00 | \$100.00 | \$100.00 |          |
| Sylvia Stewart               | 113-09   | 1624 Haverhill Dr.    | 7108      | N44073155 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Sylvia Stewart               | 035-10   | 1624 Haverhill Dr.    | 7108      | N44073155 | Grass | \$205.00 | \$102.50 | \$102.50 |          |
| Brian Small                  | 038-10   | 1725 Dover Ave.       | 7160      | N44073213 | Grass | \$122.50 | \$61.25  | \$61.25  |          |
| Brian Small                  | 121-10   | 1725 Dover Ave.       | 7160      | N44073213 | Grass | \$227.50 | \$113.75 | \$113.75 |          |
| Angela K. Liette             | 128-10   | E. Ash & Woodlawn Dr. | 7568      | N44076265 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| Richard & John Schwieterman  | 162-09   | 1311-17 Camaro Ct.    | 8147      | N44077572 | Trash | \$85.00  | \$42.50  | \$42.50  |          |
| Eric Melfi                   | 062-10   | 805 Lambert Dr.       | 8248      | N44077812 | Grass | \$157.50 | \$78.75  | \$78.75  |          |
| Dorothy Cooper               | 055-10   | 2901 Chinook Pass     | 8604      | N44078213 | Grass | \$70.00  | \$35.00  | \$35.00  |          |
| Michael E. Harshbarger       | 125-10   | 516 Garnsey St.       | 64        | N44091060 | Grass | \$87.50  | \$43.75  | \$43.75  |          |
| Michael Harshbarger          | 088-10   | 516 Garnsey St.       | OL 64     | N44091060 | Trash | \$105.00 | \$52.50  | \$52.50  |          |
| Terrace Creek Apts.          | 030-10   | 90 Maryville Ln.      | 122       | N44093760 | Grass | \$105.00 | \$52.50  | \$52.50  |          |
| Bruce & Mary Greenfield      | 019-10   | 1305 Park Ave.        | 138       | N44094340 | Grass | \$262.50 | \$131.25 | \$131.25 |          |
| Bruce & Mary Greenfield      | 058-10   | 1305 Park Ave.        | 138       | N44094340 | Grass | \$157.50 | \$78.75  | \$78.75  |          |

**2010 NUISANCE ABATEMENT ASSESSMENTS**  
**EXHIBIT "A"**

|                      | INVOICE | LOCATION           | LOT NO.   | PARCEL    | TYPE  | AMOUNT             | DUE                | DUE                |
|----------------------|---------|--------------------|-----------|-----------|-------|--------------------|--------------------|--------------------|
|                      | NO.     |                    |           | NO.       |       |                    | DEC 2010           | JUNE 2011          |
| Bruce Greenfield     | 108-10  | 1305 Park Ave.     | 138       | N44094340 | Grass | \$222.50           | \$111.25           | \$111.25           |
| Bryan & Angela Lloyd | 123-09  | 813 Covington Ave. | 208       | N44096280 | Grass | \$70.00            | \$35.00            | \$35.00            |
| Bryan & Angela Lloyd | 157-09  | 813 Covington Ave. | 208       | N44096280 | Grass | \$61.24            | \$30.62            | \$30.62            |
| Hope Chapel          | 115-09  | 624 Broadway       | 264       | N44250450 | Grass | \$152.50           | \$76.25            | \$76.25            |
| Hope Chapel          | 158-09  | 624 Broadway       | 264       | N44250450 | Grass | \$170.00           | \$85.00            | \$85.00            |
| Hope Chapel          | 076-10  | 624 Broadway       | 264       | N44250450 | Grass | \$570.00           | \$285.00           | \$285.00           |
| Hope Chapel          | 135-10  | 624 Broadway       | 264       | N44250450 | Grass | \$552.50           | \$276.25           | \$276.25           |
| CSX Transportation   | 164-09  | First St.          | 4740      | N44999101 | Trash | \$635.00           | \$317.50           | \$317.50           |
| CSX Transportation   | 150-10  | Commercial St.     | 3885-3886 | N44999105 | Grass | \$70.00            | \$35.00            | \$35.00            |
|                      |         |                    |           |           |       | <u>\$32,486.32</u> | <u>\$16,243.16</u> | <u>\$16,243.16</u> |

**ORDINANCE NO. 26-10**

**AN ORDINANCE TO LEVY SPECIAL ASSESSMENTS  
TO PAY THE COST OF DEMOLITION ASSESSMENTS  
PER TERMS OF NATIONAL STABILIZATION  
PROGRAM GRANT AGREEMENT**

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 assessment of the cost and expense of improving a certain lot, as herein set out, by nuisance abatement on said property, as defined under the National Stabilization Program, as reported to this Commission in Exhibit "A" attached hereto, are hereby adopted and confirmed, and that there be and is hereby levied and assessed upon the lot improved by the aforementioned nuisance abatement, the amount reported as aforesaid which assessment, together with the description of said lot is now on file in the office of the Clerk of this Commission and in the office of the Director of Finance and is not in excess of the special benefits to said property, and is not in excess of a statutory limitation.

SEC. 2: The total assessment against said lot shall be payable in cash or at the option of the owner, in one annual installment. All cash payments of assessments and installments shall be made to the Director of Finance. All assessments and installments thereof remained unpaid shall be certified by the Clerk of this Commission to the County Auditor, as provided by law, to be by him placed on the tax duplicate and collected as other taxes are collected. Said assessment shall include the cost of publishing and serving of any and all notices, ordinances and resolutions required.

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

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION



**CITY COMMISSION MEETING REPORT**

*For the Regular Meeting of August 17, 2010*

TO: Fred Enderle, City Manager

FROM: Cynthia A. Holtzapple, Assistant City Manager & Finance Director

SUBJECT: Special Assessment for Demolitions under the National Stabilization Program grant agreement. Ordinance No. 26-10

**PURPOSE:**

Approve the Ordinance No. 26-10 to levy special assessments to pay for demolitions per terms of National Stabilization Program grant agreement.

**RECOMMENDATION:**

I am requesting approval of Ordinance No. 26-10 to levy special assessments to pay in part for demolitions per terms of National Stabilization Program grant agreement. The total amount of \$4,881.90 will be assessed for collection in one installment during the year of 2011 (Exhibit "A"). Assessments must be to the County Auditor's Office by September 13, 2010; therefore, we are requesting this as the first reading with passage by City Commission on September 7, 2010.

**BACKGROUND:**

Miami County Commissioners entered into a Federal Grant Program to use Federal Funds to demolish buildings in Shelby and Miami Counties. Piqua entered into a sub recipient agreement to demolish buildings within the city limits. That agreement provides that half of the cost of demolishing those buildings must be assessed to the owner of that property. The remaining half is being paid with NSP grant funds. This ordinance is to keep Piqua compliant with that grant agreement.

**ALTERNATIVES:**

- 1) Approve Ordinance No. 26-10 authorizing that half of the cost of the demolition be certified to the county auditor's office to be placed on the property tax duplicate.
- 2) Approve Ordinance No. 26-10 authorizing that half of the cost of the demolition be certified to the county auditor's office to be placed on the property tax duplicate with changes to the amounts being assessed.
- 3) Do not approve the Ordinance and not authorize that half of the cost of the demolition be certified to the county auditor's office to be placed on the property tax duplicate.

**DISCUSSION:**

- 1) This alternative will allow for us to comply with the grant agreement.
- 2) & 3) These alternatives are not recommended as it will be in violation of the grant agreement.

**FINANCIAL IMPACT:**

- 1) We will recoup half of the demolition cost as shown in Exhibit A. This will comply with the grant agreement.
- 2) We will recoup some of the demolition cost, but not comply fully with the grant agreement.
- 3) We will not recoup the demolition cost and will be in violation of the grant agreement.

**COMMUNITY IMPACT:**

The National Stabilization program grant provided funds to demolish properties not in compliance with city codes. The demolition and assessment were necessary to protect the public's health, safety, and welfare.

**CONFORMITY TO CITY PLANS & POLICIES:**

This ordinance is needed to carryout the requirement of the National Stabilization program grant agreement as was approved by City Commission.



**RESOLUTION NO. R-92-10**

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

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

SEC. 1: Karen L. Schultz is hereby appointed to fill the unexpired term of Debra Osborne as a member of the Community Diversity Committee for a term to expire on March 1, 2011 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.

\_\_\_\_\_  
LUCINDA L. FESS MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION

**RESOLUTION NO. R-93-10**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BURGESS AND NIPLÉ, INC. FOR ALL SERVICES REQUIRED TO COMPLETE THE PHASE II ENVIRONMENTAL ASSESSMENT OF THE PIQUA HOSPITAL SITE AT A COST NOT TO EXCEED \$199,903**

WHEREAS, on April 6, 2010, this Commission passed Resolution No. R-44-10 authorizing the City of Piqua to submit an application for funding to the Clean Ohio Assistance Fund for the completion of a Phase II Environmental Assessment for the Piqua Hospital Site; and

WHEREAS, the State Controlling Board on July 26, 2010 approved the City's grant request through the Clean Ohio Assistance Fund for a Phase II Environmental Assessment for the Piqua Hospital Site; and

WHEREAS, after solicitation of Request for Qualifications, Burgess and Niple, Inc. has been determined to be the most qualified provider of these services; and

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

SEC. 1: The City Manager is hereby authorized to enter into all necessary agreements with Burgess and Niple, Inc. for the completion of the Phase II Environmental Assessment in accordance with the Clean Ohio Assistance Fund application approved by the Ohio Department of Development;

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 \$199,903;

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

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION



## ***CITY COMMISSION MEETING REPORT***

*For the Regular Meeting of August 17, 2010*

*For the Special Meeting of*

*For the Study Session of*

TO: Fred Enderle, City Manager

FROM: William Lutz, Development Program Manager

SUBJECT: Request for Resolution – Adoption of Resolution Entering into a Contract with Burgess and Niple, Inc. for completion of a Phase II Environmental Assessment for the Piqua Hospital Site.

### ***PURPOSE:***

The purpose of this resolution is to allow the City Manager to enter into a contract with a qualified contractor to complete the Phase II Environmental Assessment to be performed at the Piqua Hospital Site, funded through a grant provided by the Clean Ohio Assistance Fund.

### ***RECOMMENDATION:***

City Staff recommends the City Commission enter into the contract for the Phase II Environmental Assessment with the firm of Burgess and Niple, Inc.

### ***BACKGROUND:***

In 2009, Weston Environmental Solutions was tasked by the United States Environmental Protection Agency to perform emergency environmental remediation activities at the Piqua Hospital Site. The owner of the property had hired a company that was demolishing the structure in violation of applicable permits and regulations and in a manner that was potentially detrimental to the health of residents.

After Weston Environmental Solutions completed the work to remedy the most hazardous safety and health issues at the site, Weston and the City began the process of collaborating on finding funding opportunities to remediate the site of all environmental hazards. Weston Environmental Solutions, under their own costs, performed a Phase I Environmental Assessment of the site and helped the City of Piqua with the preparation of an application to receive funding from the Clean Ohio Assistance Fund.

On July 26, 2010, the State Controlling Board approved a Clean Ohio Assistance Fund Request of \$199,903 to the City of Piqua to perform a Phase II Environmental Assessment at the Piqua Hospital Site. Immediately, city staff began the process of competitively procuring the services needed for the Phase II Environmental Assessment.

***ALTERNATIVES:***

1. Approve Resolution R-93-10 authorizing execution of a contract with Burgess and Niple, Inc.
2. Do not approve the Resolution and provide further direction

***DISCUSSION:***

Through a competitive procurement process, the City of Piqua received Statement of Qualifications from four interested firms; Burgess and Niple, Inc., Stone Environmental/Mote and Associates, Weston Solutions and URS. A committee of City Staff members were convened to review the applications on a set of agreed upon criteria to determine which of the firms was most responsive to the needs of the project. Through the competitive procurement process, Burgess and Niple, Inc. was adjudicated to be the most responsive firm to provide a statement of qualification that best fit the needs of the project. If Commission chooses not to enter into the contract with at which time the City could be put at risk in attempts to receive funding from the Clean Ohio Revitalization Fund which will help with the eventual clean-up and environmental remediation of the site.

***FINANCIAL IMPACT:***

The entire cost of the project is being born by the \$199,903 grant received by the City of Piqua through the Clean Ohio Assistance Fund earlier this year.

***COMMUNITY IMPACT:***

The impact of the Phase II Environmental Assessment is potentially far reaching for the community. It should be noted that the remediation of environmentally contaminated properties exist in a highly regulated environment in which the proper environmental studies must be completed before clean-up activities can take place. In this case, the City of Piqua, by working with Burgess and Niple, Inc. will ensure that the property procedures are followed in leading to the environmental remediation of the Piqua Hospital Site.

***CONFORMITY TO CITY PLANS & POLICIES:***

The Piqua Hospital Site, especially since 2009, has long been seen as a targeted area for redevelopment, as evidenced through the recent adoption of the City of Piqua's ReDo (Redevelopment Opportunities) Piqua Plan which has identified the site as a top-tier priority site for redevelopment in the community.

**RESOLUTION R-94-10**

**A RESOLUTION AUTHORIZING A MIAMI VALLEY REGIONAL PLAN FOR SUSTAINABLE DEVELOPMENT CONSORTIUM PARTNERSHIP AGREEMENT**

WHEREAS, the Miami Valley Regional Planning Commission (MVRPC) has invited local governments and other entities to join the Miami Valley Regional Plan For Sustainable Development consortium; and

WHEREAS, the purpose of forming the consortium is to establish a Miami Valley Regional Plan For Sustainable Development; and

WHEREAS, MVRPC intends to seek funding assistance for the project through the Sustainable Communities Regional Grant Program; and

WHEREAS, the Sustainable Communities Regional Grant Program requires a local match of financial or in-kind resources; and,

WHEREAS, the Sustainable Communities Regional Grant Program requires proof of commitment to work together documentation from all partner agencies collaborating on the project; and,

WHEREAS, the City of Piqua customarily participates in such regional planning activities to represent the interests of Piqua, Ohio; and,

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

SEC. 1: That the City Manager for the City of Piqua hereby requests authority in the name of the City of Piqua to submit the Consortium Partnership Agreement requested by MVRPC for the project described;

SEC. 2: The City Manager is hereby authorized to execute in the name of the City of Piqua the Consortium Partnership Agreement requested by MVRPC for the project described;

SEC 3: The City Manager is hereby authorized to commit the City of Piqua to provide in-kind resources to the project described in the form of staff participation equal to the time and effort that would be usual and customary for City participation such a project, as deemed necessary and appropriate by the City Manager;

SEC. 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION



**CITY COMMISSION MEETING REPORT**

*For the Regular Meeting of August 17, 2010*

TO: Fred Enderle, City Manager  
FROM: Chris Schmiesing, City Planner  
SUBJECT: Sustainable Communities Regional Planning Grant Application

**PURPOSE:**

Adopt resolution authorizing City Manager to execute Miami Valley Regional Plan For Sustainable Development Consortium Partnership Agreement.

**RECOMMENDATION:**

The Development Department has reviewed the Miami Valley Regional Planning Commission (MVRPC) Sustainable Communities Regional Planning Grant Program Briefing and Staff Proposal (attached for reference) and recommends the city of Piqua support the MVRPC grant application.

**BACKGROUND:**

The Federal government has released dollars to fund a Sustainable Communities Regional Grant Program and MVRPC has an interest in seeking funding assistance through this program to establish a Miami Valley Regional Plan For Sustainable Development. The program is generally designed to advance collaborative efforts promoting sustainable development practices related to transportation, housing, economic competitiveness, existing infrastructure, and the coordination of policies and leveraging of investments in a manner that enhances the unique characteristics and qualities of communities and neighborhoods. All MVRPC member agencies have been invited to participate in the project if they so desire.

Applicants must show the ability to provide a local match to be eligible for the program funding. The match may be in the form of financial or in-kind service contributions to the project. While MVRPC has indicated that the commitment of MVRPC staff time and other resources will satisfy the match requirement, they are asking that participating agencies identify any financial or in-kind service contributions they may be able to bring to the project. MVRPC recognizes that communities will not be able to contribute financially and that in-kind contributions will be limited to items such as staff participation in project meetings and work at the local level related to the project, e.g., facilitating a meeting with local officials, coordinating a public meeting event, etc... The intent is to illustrate the level of commitment coming from the consortium agencies, not just MVRPC.

Agencies with an interest in participating have been asked to submit a Consortium Partnership Agreement to MVRPC by August 18, 2010. The Consortium Partnership Agreements provide MVRPC with the "proof of commitment to work together" documentation necessary

to satisfy the program application submittal requirements. If the consortium is successful in obtaining funding for the project a separate formal consortium agreement that details the specific obligations of the consortium agency will be executed prior to the project commencing.

**ALTERNATIVES:**

- 1) Approve the Resolution to authorize the City Manager to execute the agreement demonstrating the city of Piqua's support for the application.
- 2) Defeat the Resolution and choose not to participate in the project.

**DISCUSSION:**

In recognition of the links between housing, transportation, and environmental issues, and the impact each area has on other, the federal government recently reexamined the goals of the funding programs administered through HUD, DOT, and EPA and worked to integrate the programs so that the goals of each agency can be more effectively satisfied. This effort resulted in the creation of six Livability Principles that advance the goals of each agency. In addition, the agencies pooled available funding resources to establish the Sustainable Communities Planning Grant Program. The aim of this program is fund planning projects that advance the Livability Principles, which include:

1. Provide more transportation choices.
2. Promote equitable, affordable housing.
3. Enhance Economic Competitiveness.
4. Support Existing Communities.
5. Coordinate Policies and Leverage Investment.
6. Value Communities and Neighborhoods.

In many ways the federal governments Livability Principles reflect the principles outlined in local and regional planning documents, such as Plan It Piqua and MVRPC's Regional Bikeway Plan, and the Complete Streets and Going Places initiatives. As such, it only makes sense that local and regional entities would seek to capitalize on the availability of this funding. For example, the city of Piqua will be submitting an application to seek funding assistance for a project that will include updating the land use code sections, an objective identified in the Plan It Piqua document. Likewise, the Miami Valley Regional Plan For Sustainable Development would directly correlate to the findings and recommendations of existing and proposed MVRPC planning and policy documents focused on improving the quality of life within the region MVRPC serves. As a member agency of MVRPC with a vested interested in the health and prosperity of the region, it is entirely appropriate for the city of Piqua to participate in any regional discussion that holds the potential to directly or indirectly impact our community. In short, the City should be at the table to makes sure local interests are heard.

**FINANCIAL IMPACT:**

The City will make **no financial commitment** in support of MVRPC's Sustainable Communities Regional Planning Grant Application. The only obligation the City assumes by executing the Consortium Partnership Agreement is the commitment of staff time to participate in the plan development and implementation process. The staff time that will be committed to this project represents no more time that what staff would otherwise typically commit to such an initiative.

**COMMUNITY IMPACT:**

Incorporating Livability Principles into a regional plan, such as the Miami Valley Regional Plan For Sustainable Development, has the potential to impact transportation, housing, land use, environment, and economic development decisions at a *local level* much the same as the allocation of federal and state transportation dollars within the region is currently influenced by regional transportation policies and processes administered through MVRPC.

**CONFORMITY TO CITY PLANS & POLICIES:**

The stated goals and objectives of the MVRPC Sustainable Communities Regional Planning Grant Program Briefing and Staff Proposal are more or less consistent with the adopted City plans and policies, including the Goal, Principles, and Objectives and Strategies outlined in the Plan It Piqua Comprehensive Plan document. However, until the planning process is completed it is very difficult to know for certain to what degree the regional preferences will align with local values and priorities.

# Sustainable Communities Regional Planning Grant Program Briefing and Staff Proposal

## SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT PROGRAM OVERVIEW

### *What is it?*

The 2010 Sustainable Communities Regional Grant Program is an opportunity to conduct metropolitan and multijurisdictional planning that integrates housing, land use, economic and workforce development, transportation, and infrastructure investment for the Miami Valley. The program is being administered by the U.S. Department of Housing and Urban Development in partnership with the U.S. Department of Transportation and the U.S. Environmental Protection Agency. **Applications for the program are due on August 23<sup>rd</sup>.**

The goals of the grant program are:

- **Fostering the development of sustainable communities** that are consistent with the Livability Principles;
- **Supporting metropolitan areas and multijurisdictional partnerships** that commit to adopting integrated plans, strategies, and management tools;
- **Facilitating strong alliances** between residents and regional interest groups that are able to maintain a long-term vision for the region over time and simultaneously support progress through incremental sustainable development practices;
- **Building greater transparency and accountability** into planning and implementation efforts;
- **Expediting implementation of the Livability Principles** through changes in local zoning and land use laws and regulations that remove barriers to sustainable development for housing, economic development, transportation, and related water, sewer, and other environmental quality issues;
- **Aligning local, state, and tribal capital improvement programs** with the Livability Principles; and
- **Assisting all regions to move towards sustainability and livability** and preparing them for implementation and the demonstration of on-the-ground results.

This grant program would be worth, for our region, **between \$500,000 and \$5,000,000**. It requires a **consortium** representing the region that includes the **traditional principal city; additional cities, counties, or units of general local government** such that the consortium represents no less than 50 percent of the population residing within the region; **the MPO**; and a **nonprofit organization, foundation, or educational institution** within the region. The program is to support two funding categories: 1) Creation of Regional Plan for Sustainable Development and 2) Detailed Execution Plans and Programs.

Once the grant is awarded, the consortium will have 120 days to begin work and **3 years to complete the work**. The grantee must liquidate all obligations incurred under the award not later than 90 days after the end of the funding period.

### ***Why is this important and needed in our region?***

There are many planning efforts throughout the region that are working to improve the quality of life for the people that live, play, and work in the Miami Valley Region. These efforts address a variety of concerns, including housing, land use, economic and workforce development, transportation, and infrastructure investment. Most of these efforts are carried out by individual organizations and are either not at all or only loosely connected to one another. In order to address the interdependent challenges of (1) economic competitiveness and revitalization; (2) social equity, inclusion, and access to opportunity; (3) energy use and climate change; and (4) public health and environmental impact, these efforts need to be better coordinated and more comprehensive. This grant would provide the resources to accomplish this and more, providing the kick-start needed to create a platform for long-term relationships between organizations all working towards the same goal: the betterment of life for the region's population.

### ***Besides obtaining the grant, are there other benefits in applying for the grant?***

All applicants that achieve a specific threshold score in their submission for the 2010 round of the grant program will qualify for **Preferred Sustainability Status**. This status signifies that the region is ready to advance planning that prioritizes sustainability and includes core outcomes of community development. **Applicants that meet this threshold will qualify for a broad spectrum of benefits, including access to capacity building resources and securing potential points in a number of funding opportunities managed by federal agencies such as HUD, DOT, and EPA.**

### ***What are the Livability Principles?***

- **Provide More Transportation Choices.** Develop safe, reliable, and affordable transportation choices to decrease household transportation costs, reduce energy consumption and dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.
- **Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- **Enhance Economic Competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services, and other basic needs by workers, as well as expanded business access to markets.
- **Support Existing Communities.** Target federal funding toward existing communities – through strategies like transit-oriented, mixed-use development, and land recycling – to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.
- **Coordinate Policies and Leverage Investment.** Align federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- **Value Communities and Neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods – rural, urban, or suburban.

### ***What are the mandatory outcomes?***

The purpose of the grant program is to generate regional plans that produce the following outcomes:

- **Creation of regional** transportation, housing, water, and air quality **plans** that are deeply aligned and tied to local comprehensive land use and capital investment plans.
- **Aligned federal planning and investment resources** that mirror the local and regional strategies for achieving sustainable communities.
- **Increased participation and decision-making** in developing and implementing a long range vision for the region by populations traditionally marginalized in public planning processes.
- **Reduced social and economic disparities** for the low-income, minority communities, and other disadvantaged populations within the target region.
- **Decrease in per capita VMT** and transportation-related emissions for the region.
- **Decrease in overall combined housing and transportation costs** per household.
- **Increase in** the share of residential and commercial construction on underutilized **infill development** sites that encourage revitalization, while minimizing displacement in neighborhoods with significant disadvantaged populations.
- **Increased proportion** of low and very low-income households **within a 30 minute transit commute of major employment centers.**

### ***What are Eligible Activities under this grant program?***

- Establish coordinated intergovernmental planning and secure agreements
- Develop a comprehensive Regional Plan for Sustainable Development incorporating the following elements and activities:
  - identifying affordable housing, transportation investment, water infrastructure, economic development, land use planning, environmental conservation, energy system, open space, and other infrastructure priorities for the region;
  - establishing performance goals and measures;
  - providing detailed plans, policies, and implementation strategies to be implemented by all participating jurisdictions over time to meet planning goals; and
  - engaging residents and stakeholders substantively and meaningfully in the development of the shared vision and its implementation.
- Align infrastructure investment to ensure equitable land use planning
- Strengthen management and decision-making capacities
- Studies and research on the legal authority to enable, finance and implement the regional plan

### ***What are the cost sharing or matching requirements?***

Matching funds are not required; however applicants must provide 20 percent of the requested funding amount in leveraged resources in the form of cash and/or verified in-kind contributions or a combination of these sources. Cash contributions may come from any combination of local, state, and/or federal funds, and/or private and philanthropic contributions dedicated to the express purpose of the proposal. In-kind contributions may be in the form of staff time, donated materials, services, or other allowable uses that contribute directly to the completion of the funding request.

If the applicant does not include the minimum 20% leveraged resources with its appropriate supporting documentation, that application will be considered ineligible. Also, successful applicants must have the required amount of leveraged resources (20%) at the time of signing the cooperative agreement. Applicants will receive credit for leveraging resources greater than 20% of the requested amount.

### ***What is needed for the partnership agreement?***

- A partnership agreement, memorandum of understanding, or other proof of commitment to work together **must be submitted with the application and must be executed by all consortium members**. The agreement will require the members to cooperatively carry out the Program in the approved application and must authorize one member (lead applicant) to act in the representative capacity with HUD on behalf of all members of the consortium.
- The **partnership agreement** must state that a formal consortium agreement will be executed no later than 120 days after the effective start date of the grant agreement.
- The **consortium agreement** must describe each consortium member's specific activities under the Program, including timetable for completion.
- The lead applicant will enter into **memorandums of understanding** with any partners receiving funding from the grant, to ensure delivery of the required activities.
- If the consortium is selected for funding, shall execute the **cooperative agreement** with HUD and assume fiscal responsibility for the grant on behalf of the consortium.

### **STAFF PROPOSAL**

Staff is proposing the development of a Miami Valley Regional Plan for Sustainable Development. In order to win the grant, and complete the project, staff believes that the most important element of the approach would be to **create collaborative partnerships** with various organizations throughout the region, including MVRPC, that are involved with efforts that relate to the different required elements of the plan.

There are many regional and local planning activities that have been recently completed or are currently underway in the Miami Valley region. This means that the region doesn't have to start from scratch to develop a comprehensive long-range regional plan. For example, MVRPC has completed a comprehensive local-regional bikeway plan, a coordinated public transit-human services transportation

plan, a 2030 long range transportation plan, and the existing condition assessment phase of the Going Places initiative and is currently conducting other planning activities such as regional long range and short range transportation planning, regional land use planning, the area wide water quality management plan update, and the regional complete streets policy. It is important to recognize that, through collaborative partnerships and better coordination between these and other individual efforts, the region can bring these existing efforts together into a cohesive, comprehensive, and integrated regional long-term vision that would advance the region.

MVRPC, as a well-established association of government and non-government, is well-positioned; has expertise and experience in areas such as regional transportation, land use, and environmental planning; and has the administrative and technological capabilities to be the lead agency to pursue this grant opportunity.

### ***What would MVRPC staff's responsibilities be?***

Upon the approval of the Board of Directors, MVRPC staff would be responsible for submitting the application for the grant. Staff would be tasked with coordinating efforts to establish a consortium and then coordinating with potential consortium members to complete and submit the application package by August 23<sup>rd</sup>.

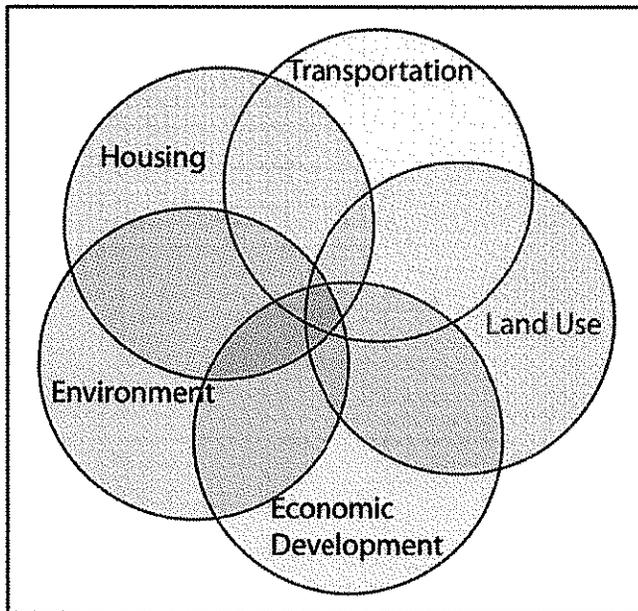
Once (if) the proposal is selected for funding, MVRPC would be responsible for executing the **cooperative agreement** with HUD and would assume fiscal responsibility for the grant on behalf of the consortium and for securing **consortium agreements with consortium members**. MVRPC would be responsible for distributing the funds to the organizations within the consortium responsible for completing different portions of the plan and securing **memorandums of understanding** with any partners receiving funding from the grant.

Staff would act as a coordinator for the plan in its entirety. MVRPC staff would monitor the progress on each of the plan's elements and ensure that the work is being done on schedule and on budget. MVRPC staff would be involved in the completion of several sections of the plan. For example, the transportation and land use plans would be completed by MVRPC staff. MVRPC staff would be actively involved in the completion of the water infrastructure plan, the environmental plan, and the climate change impacts assessments. MVRPC staff would provide support to the organizations completing other portions of the plan including, but not limited to, mapping support and assistance with data collection and analysis.

In order to accomplish these tasks, a careful evaluation of existing staff capacity and the needs assessment to identify any gaps in MVRPC staff's knowledge base may be needed. Also, the option of hiring in consultants or contractors could be considered.

### ***How would the consortium be structured?***

The consortium, overall, would include various organizations (local governments, private sectors, nonprofit organizations, foundations, and/or educational institutions) covering at minimum 5 subject areas shown below. Special attention would need to be paid to ensure the inclusion organizations and/or individuals representing underrepresented populations.



Initially, MVRPC staff will be responsible for soliciting organizations for the consortium. Once that is done, the decisions to include other organizations will be made on a case-by-case basis by the consortium. Once the final membership is established, a partnership agreement, memorandum of understanding, or other proof of commitment to work together must be completed and signed by all members.

The final consortium governance structure will need to be decided upon by the consortium membership, however, the staff's proposal would be as follows:

The consortium member organizations would each select a representative to form a

Consortium Committee. This committee would be the main decision-making body for the project. Each representative would have a vote in the committee; however meetings of this committee would be open to anyone who wishes to attend. The members of this committee would be responsible for representing their organizations to the committee and representing the project to their organizations. They would be the main line of communication between the project participants and the consortium member organizations.

The Consortium Committee members would select a chairperson and two vice chairpersons. The chairperson would be responsible for conducting the meetings and making sure that each member has a say in the decisions that are made about the plan. The Consortium Committee would meet at least twice per year for the duration of the project in order to review progress and make decisions on any issues that may arise. The Consortium Committee would be responsible for reviewing and commenting on the progress of the plan. In the end, the consortium would have to formally approve the plan before submitting it to the leadership of the member organizations for approval/endorsement. Once the plan has been endorsed by all (or most) of the member organizations, it would be considered complete.

### ***What would the study boundary be?***

Staff recommends that the MPO planning boundary be used as the study area for this project

### ***What might the timeline for the project look like?***

This is something that would be discussed within the consortium, but MVRPC's proposal would be as follows:

Month 1 through Month 4: Establishment of the Consortium

- Consortium membership finalized
- Consortium Committee representatives selected
- Task force members selected

Month 5 through Month 12: Conduct the regional visioning process

- Conduct the visioning process
- Develop performance measures based on the results of the visioning process

Month 13 through Month 25: Draft plan development

- Complete drafts of each plan section

Month 26 through Month 31: Refine and finalize plan

- Review of plan by Consortium Committee

Month 32 through Month 36: Adopt Regional Plan for Sustainable Development

- Final approval of plan by Consortium Committee
- Consortium Committee members take the plan to the consortium member organizations they represent and gather endorsements

# **MIAMI VALLEY REGIONAL PLAN FOR SUSTAINABLE DEVELOPMENT** **CONSORTIUM PARTNERSHIP AGREEMENT**

TO PROVIDE FOR COOPERATION BETWEEN AND AMONG THE PUBLIC, NON-PROFIT, AND PRIVATE SECTOR PARTNERS WITHIN THE MIAMI VALLEY REGION OF SOUTHWESTERN OHIO IN THE DEVELOPMENT OF THE MIAMI VALLEY REGIONAL PLAN FOR SUSTAINABLE DEVELOPMENT.

## **Purpose**

The purpose of this agreement, which is to be submitted with the 2010 Sustainable Communities Planning Grant Program application, is to secure a commitment from public, non-profit, and private sector partners within the Miami Valley Region of Southwestern Ohio to form a consortium, whose purpose would be to develop the Miami Valley Regional Plan for Sustainable Development (henceforth known as "the Plan").

This agreement represents a firm commitment on the part of its signatories to: support the development of the Plan; appoint a representative to the Consortium Committee governing the development of the Plan; contribute either financial or in-kind resources for the development of the Plan; and authorize MVRPC to act as the lead agency for the application and administration of the grant on behalf of the Consortium, to assume administrative responsibilities for ensuring that the consortium's program is carried out in compliance with all U.S. Department of Housing and Urban Development (HUD) requirements, and to submit the application for the 2010 Sustainable Communities Planning Grant Program.

## **Term**

This agreement shall be binding from the time it is signed up to 120 days after HUD awards the grant. If the Miami Valley Region is successful in obtaining the grant, a formal consortium agreement must be executed no later than 120 days after the effective start date of the grant agreement.

## **Contributions**

The undersigned agrees to contribute either financial or in-kind resources to the development of the Plan. The amount or type of resources must be specified on the attached form.

The undersigned also agrees to appoint a representative to the Consortium Committee, a voting body which will be responsible for developing the Plan, who will be responsible for communicating the desires of his or her government, organization or institution to the Consortium Committee and vice versa.

## **Agreement**

BE IT RESOLVED THAT \_\_\_\_\_ (name of organization) agrees to enter into this partnership agreement and abide by the terms set forth above.

Approved by: \_\_\_\_\_

Name/Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Contribution Worksheet

Contribution in support of the development of the Miami Valley Regional Plan for Sustainable Development can be in the form of cash and/or verified in-kind contributions or a combination of these sources.

Please detail the type and estimated amount of contributions your organization would be able to contribute.

### Financial Contributions

Amount: \$ \_\_\_\_\_

### In-Kind Contributions

#### Physical Items:

| Type   | Est. Dollar Value |
|--|-------------------|
| <input type="checkbox"/> Office supplies                               | \$ _____          |
| <input type="checkbox"/> Computer equipment & supplies                 | \$ _____          |
| <input type="checkbox"/> Materials for projects                        | \$ _____          |
| <input type="checkbox"/> Flyers & other marketing materials            | \$ _____          |
| <input type="checkbox"/> Office & meeting space                        | \$ _____          |
| <input type="checkbox"/> Use of computers, phones, fax , copy machines | \$ _____          |
| <input type="checkbox"/> Use of a vehicle                              | \$ _____          |
| <input type="checkbox"/> Use of construction equipment                 | \$ _____          |
| <input type="checkbox"/> Use of other project related items            | \$ _____          |

#### Professional Time:

| Type   | Est. Dollar Value | Est. Hours |
|--|-------------------|------------|
| <input type="checkbox"/> Supervise members   | \$ _____          | _____      |
| <input type="checkbox"/> Train or engage in member development   | \$ _____          | _____      |
| <input type="checkbox"/> Provide technical assistance on a project   | \$ _____          | _____      |
| <input type="checkbox"/> Evaluate a project  | \$ _____          | _____      |
| <input type="checkbox"/> Oversee project quality   | \$ _____          | _____      |
| <input type="checkbox"/> Provide pro bono work as a member of a nonprofit organization on a permanent or temporary basis | \$ _____          | _____      |

**RESOLUTION NO. R-95-10**

**A RESOLUTION ADOPTING THE ELECTRIC FUND  
CAPITALIZATION POLICY**

WHEREAS, the City of Piqua is a participant in a number of capital-intensive power generation projects currently under development by American Municipal Power, Inc. (AMP); and

WHEREAS, AMP requires its members to be financially sound and credit worthy to participate in such projects; and

WHEREAS, AMP measures the financial soundness and creditworthiness of its members through its annual Credit Scoring Program; and

WHEREAS, adoption of the Power System's Electric Fund Capitalization Policy will improve the City of Piqua's annual AMP Credit Score and ultimately help ensure lower borrowing and power costs for Piqua's electric customers.

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 Electric Fund Capitalization Policy (attached hereto as "Exhibit A") is hereby adopted.

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

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION

## **ELECTRIC FUND CAPITALIZATION POLICY**

### Principal Objectives

- To Maintain the City’s chart of accounts in a consistent manner with the industry standard as defined by the Code of Federal Regulations chapter 18, Part 101 of the uniform system of accounts prescribed for public utilities and electrical power production licenses subject to the provisions of the federal power act
- To define each property unit.
- To define construction and retirement issues as related to capital property units.
- To provide a basis and a guide for uniform and complete reporting.
- To serve as a basis for maintaining the continuing property record through the use of work orders.

### Definition of Property Units

A property unit is defined as equipment, separately identified, and subject to removal as indicated by the FERC list of “retirement units.”

A property unit may be, for example, one specific item such as air-compressor or a land right.

A property unit may also be a group of items so associated that they can be considered to form one total unit such as: (Examples)

- Building                      Composed of foundation, floors, walls, roof, door, window, plumbing, heating system, etc.
- A Power Line                Overhead Towers, Overhead Conductors and Devices, Underground Conduit, Underground conductors and Devices, Transformers

### ***List of Property Units***

A general description of each property unit is provided in the federal code of regulations chapter 18 Part 101. The units are arranged according to account sequence for fixed assets as contained in the Chart of Accounts. These descriptions are intended to be a representative listing and may not be all inclusive.

### ***Construction and Retirement Items***

The FERC retirement unit listing sets forth types of activities affecting the unit which must be reported and accounted for on specific work orders.

- In every case the installation or removal of the complete or major portion of a property unit, as described, is chargeable to a capital (construction or replacement) or retirement work order. If a complete unit is replaced a retirement unit must be shown or indicated on the work order.
- A “replacement” when used in these instructions means replacement in size and kind.
- To “remove” as used in these instructions means to remove from utility service by abandoning, dismantling, removing, losing, selling, destroying, etc.
- Structures are to be defined as a building or component of a building and not poles or devices to support Conductors.

### ***Capital Equipment Definition***

Capital equipment should meet the following criteria; A) The property unit must have an estimate useful life of more than one (1) year and not be a consumable supply. B) The item must be capable of being identified as a complete property unit as contained in the Code of Federal Regulations Chapter 18 Part 101. C) The property unit should cost more than the amount as prescribed by the finance director (presently \$5,000). The original cost of equipment includes the net purchase price, inspection, transportation, materials and supplies and expenses incurred in loading and unloading and labor employed. Units of a lesser amount than that prescribed by the finance director are considered minor in nature and should be coded as an operation and maintenance expense.

### ***Determination of Capitalization***

Any expense / capitalization determination where the question or proper coding is concerned will be jointly discussed and resolved by the Finance and operating department. Treatment of the item charged must be consistent with proper accounting principles.



**CITY COMMISSION MEETING REPORT**

*For the Regular Meeting of August 17, 2010*

TO: Fred Enderle, City Manager  
FROM: Ed Krieger, Power System Director  
SUBJECT: Electric Fund Capitalization Policy

**PURPOSE:**

Approve Resolution R-95-10 formally adopting the Power System's Electric Fund Capitalization Policy. Commission adoption of our existing policy will improve Piqua's American Municipal Power, Inc. (AMP) annual Credit Score and help ensure lower power costs for Piqua customers.

**RECOMMENDATION:**

Approval of Resolution R-95-10 formally adopting the Power System's Electric Fund Capitalization Policy.

**BACKGROUND:**

The City of Piqua is a participant in a number of capital-intensive power generation projects currently under development by AMP, including the Prairie State coal-fired plant, as well as the Cannelton, Smithland, Willow Island, Meldahl and Greenup hydroelectric plants. AMP requires its members to be financially sound and credit worthy to participate in these projects. AMP measures the financial soundness and creditworthiness of its members through its annual Credit Scoring Program.

This program has been relied upon by rating agencies, bond insurers, and the investment banking community to determine the financial health of members and through this the AMP projects. AMP projects can receive higher bond ratings if project participants are financially sound and creditworthy. This results in lower borrowing costs and subsequently lower power costs for project participants.

## **ALTERNATIVES:**

- 1) Approve Resolution R-95-10 formally adopting the Power System's Electric Fund Capitalization Policy.
- 2) Do not approve the Resolution, which reduces AMP's annual credit score of Piqua by ten points.

## **DISCUSSION:**

Piqua's Electric Fund Capitalization Policy, current accounting and financial practices have been in place since 1987. The adoption by Commission of the Electric Fund Capitalization Policy does not in any way change these policies. It will only allow us to receive credit on Piqua's annual AMP credit score for procedures we have followed since 1987.

An alternative would be to not formally adopt the Electric Fund Capitalization Policy, which in turn would lower Piqua's annual AMP credit score by ten points. The long-term implications of this action could result in higher borrowing costs for AMP projects and subsequently higher power costs for Piqua customers.

## **FINANCIAL IMPACT:**

There is no cost associated with Commission adoption of the Electric Fund Capitalization Policy.

## **COMMUNITY IMPACT:**

The approval of Resolution R-95-10 helps ensure lower AMP borrowing costs and thus ultimately lower power costs for Piqua's electric customers.

## **CONFORMITY TO CITY PLANS & POLICIES:**

The Energy Board unanimously recommended that Commission formally adopt the Power System's Electric Fund Capitalization Policy at their regularly scheduled meeting on March 23, 2010.

**RESOLUTION NO. R-96-10**

**A RESOLUTION APPOINTING A MEMBER TO THE  
WESTERN OHIO TV CONSORTIUM (WOTVC) BOARD**

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

WHEREAS, on November 2, 2009 Resolution No. R-101-09 was adopted by Piqua City Commission supporting the creation of the Western Ohio TV Consortium (WOTVC) and authorizing the City Manager to enter into a Memorandum of Understanding; and

WHEREAS, WOTVC will be governed by a Board of Directors which will consist of 11 primary directors, three from the City and two from each of the other entities within the consortium; and

WHEREAS the Code of Regulation specifies that of the City's representatives, the City Manager shall appoint two members and the third member is to be appointed by the Piqua City Commission

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: Lloyd Shoemaker is hereby appointed for a one-year term on the WOTVC Board with a term to expire on December 31, 2011.

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

\_\_\_\_\_  
LUCINDA L. FESS, MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION

***For Regular Meeting of City Commission  
August 17, 2010***

**To: Fred Enderle, City Manager**

**From: Stacy M. Wall, Law Director**

**Date: August 11, 2010**

**Re: WOTVC**

***PURPOSE:***

To appoint a citizen to represent the City on the Western Ohio TV Consortium ("WOTVC") Board.

***RECOMMENDATION:***

To approve the Resolution and appoint Lloyd Shoemaker as the citizen representative to the WOTVC Board.

***BACKGROUND:***

The APTA board is being dissolved and replaced with the Western Ohio TV Consortium ("WOTVC"). The change has been driven by the change in franchise laws by the State of Ohio and the termination of the City's franchise agreement with Time Warner Cable. Furthermore, there is a significant need to replace the outdated video equipment that is currently being used by APTA. To maximize resources and to enlarge the scope of public access television, WOTVC was created with the consortium of partners consisting of the City of Piqua, Edison Community College, Upper Valley Joint Vocational School, Piqua City School District and the Piqua Public Library.

WOTVC will be governed by a Board of Directors and operated and managed by an Executive Director, whom will report to the board. The Board will consist of 11 primary directors: three from the City and two from each of the other entities. There will also be two at large members appointed by the board. All of the entities have entered into Memorandums of Understanding and have approved a Code of Regulations. The Articles of Incorporation have been sent to the State of Ohio for filing.

The Code of Regulations specifies that of the City's representatives, the City Manager shall appoint two members, recommending that the IT Director be one of the members. The third member is to be appointed by the Commission. Currently, Lloyd Shoemaker, Kris Lee and Joe Teach are members of APTA. All were asked if they were interested in being a member of the WOTVC Board and all replied in the affirmative. All have done a great job serving on the APTA Board: Joe Teach serving since 2004 and Kris Lee since 2006 and Lloyd Shoemaker since 2009. It is recommended that Lloyd Shoemaker be appointed as he was only recently appointed to the APTA Board by City Commission. The other members could always express interest to the Board about being a possible at large member.

The Board is planning on meeting within three weeks and thus an appointment is necessary for the Board to be able to begin the operations of the WOTVC.

***ALTERNATIVES:***

1. Appoint another member of the APTA Board; or
2. Appoint another citizen that is not currently on the APTA Board.

***DISCUSSION:***

It is recommended that the resolution be adopted to allow the WOTVC to continue to move forward in a timely manner.

***FINANCIAL IMPACT:***

None

***CONFORMITY TO CITY PLANS & POLICIES:***

The proposed resolution is consistent with the Code of Regulations for the WOTVC.

**RESOLUTION NO. R-97-10**

**A RESOLUTION APPOINTING A MEMBER  
TO THE BOARD OF ZONING APPEALS**

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: Daniel Patrizio is hereby appointed to fill the unexpired term of Rebecca Harrison as a member of the Board of Zoning Appeals for a term to expire on March 1, 2013 or until his successor is confirmed and qualified;

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

\_\_\_\_\_  
LUCINDA L. FESS MAYOR

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

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION