

**REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 4, 2012
7:30 P.M. – COMMISSION CHAMBER – 2nd FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATION

- **PIQUA HIGH SCHOOL ALUMNI BAND DAY
RECEIVING- MR. STU SHEAR / MR. PAUL HOLFINGER**

REGULAR CITY COMMISSION MEETING

CONSENT AGENDA

1. **APPROVAL OF MINUTES**
Approval of the minutes from the August 21, 2012 Regular City Commission Meeting

NEW BUSINESS

2. **ORD. NO. 13-12 (3rd Reading)**
An Ordinance to vacate a portion of public right of way known as Fountain Boulevard and Lake Street
3. **ORD. NO. 14-12 (2nd Reading)**
An Ordinance to levy Special Assessments to pay for the cost of nuisance abatement assessments and declaring an emergency
4. **ORD. NO. 17-12 (1st Reading)**
An Ordinance amending Sections 154.005, 154.025, 154.026 and 154.027 of the City of Piqua Code of Ordinance to define commercial recreation, indoor, and commercial entertainment, indoor use types and list the use types as special uses in the general business, light industrial, and heavy industrial zoning districts
5. **RES. NO. R-118-12**
A Resolution approving the renewal application for placement of farmland in an Agricultural District filed by Louise I. Croles for parcel #N44-076845, N44-077116, N44-077120, N44-099300 in the City of Piqua
6. **RES. NO. R-119-12**
A Resolution awarding a contract to Barrett Paving Materials, Inc. for the 2012 Street Resurfacing program
7. **RES. NO. R-120-12**
A Resolution awarding a contract to Double Jay Construction, Inc. for the Wayne Street Streetscape project

8. RES. NO. R-121-12
A Resolution authorizing a purchase order to Chemco Systems, L.P. for the purchase of a Lime Slaker
9. RES. NO. R-122-12
A Resolution awarding a contract to HD Supply for the emergency purchase of the material package to rebuild the transmission line damaged by the June 29, 2012 wind storm
10. RES. NO. R-123-12
A Resolution awarding a contract to Brownstown Electric Supply Company for the emergency purchase of wire to rebuild the transmission line damaged by the June 29, 2012 wind storm
11. RES. NO. R-124-12
A Resolution acquiring the services of Vaughn Industries to rebuild the transmission line damaged by the June 29, 2012 wind storm

PUBLIC COMMENT

(This is an opportunity for citizens to address the City Commission regarding issues or to provide information. Comments are requested to be limited to five (5) minutes and specific questions should be addressed to the City Manager's office.)

CITY MANAGER'S REPORT

- a. Canal Place Update- Mr. Chris Schmiesing

COMMISSIONERS COMMENT

ADJOURNMENT

**MINUTES
PIQUA CITY COMMISSION
Tuesday August 21, 2012
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.

PIQUA HEALTH BOARD MEETING

MOVE TO EXECUTIVE SESSION

- a. To consider pending or imminent litigation

Moved by Commissioner Martin, seconded by Commissioner Vogt, to move into Executive Session to consider pending or imminent litigation. Voice vote, Aye: Terry, Fess, Wilson, Vogt, and Martin. Nay: None. Motion carried unanimously.

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

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn as the Piqua Health Board. Voice vote, Aye: Vogt, Martin, Terry, Fess, and Wilson. Nay, None. Motion carried unanimously.

ADJOURNMENT

PUBLIC HEARING – AUGUST 21, 2012

Renewal of an application for placement of farmland in an agricultural district filed by Louise I Cromes for Parcels # N44-076845, N44-077116, N44-099300 in the City of Piqua

City Manager Huff stated this is the Public Hearing for the placement of farmland in an agricultural district filed by Louise I. Cromes for the parcels listed in the City of Piqua. A Resolution will be on the September 4, 2012 City Commission agenda for final approval of the placement of the farm land in the City of Piqua.

Public Comment

No one came forward to speak for or against the placement of the farmland in the City of Piqua at this time.

Moved by Commissioner Terry, seconded by Commissioner Wilson to close the Public Hearing. Voice vote, Aye: Fess, Wilson, Martin, Vogt, and Terry. Nay: None. Motion carried unanimously.

REGULAR CITY COMMISSION MEETING

Moved by Commissioner Martin, seconded by Commissioner Wilson to convene as the Piqua City Commission. Voice vote, Aye: Wilson, Vogt, Martin, Terry, and Fess. Nay: None. Motion carried unanimously.

Consent Agenda

Approval of the minutes from the August 7, 2012 Regular Piqua City Commission Meeting.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to approve the Minutes from the August 7, 2012 City Commission Meeting. Voice vote, Aye: Wilson, Vogt, Martin, Terry, and Fess. Nay: None. Motion carried unanimously.

New Business

Ordinance No. 12-12

An Ordinance amending Sections 53.01 and 53.07 of the Piqua Code, relating to Water Rates and New Service

Finance Director Cindy Holtzapple stated this is the second reading for the Water Rates and gave a brief overview of the proposed amendments to increase water rates over the next four plus years. The proposed increases are in two different categories – water usage fees and tap in fees. The proposed increases for water rates over the next five years are as follows: September 2012- 20%, January 2013 – 20%, January 2014 – 6%, January 2015 – 6%, and January 2016 – 6%.

Several questions were raised on the reason for the high increase and how water customers will be charged over the next five years.

Public Comment

Joe Francis, W. Parkway Drive, came forward asking several questions regarding the issuance of the bonds for the Water Department, and trying to increase new water customer users in the future. Mr. Francis stated he hopes the water rates were not set in stone yet and asked if any work sessions were scheduled for review of this project. City Manager Huff stated several work sessions are scheduled in the future as they are looking at all ways to keep costs down for the customers.

Moved by Commissioner Wilson, seconded by Commissioner Terry, that the rule requiring Ordinance No. 12-12 be read fully and distinctly on three separate days be suspended. Roll call, Aye: Fess, Martin, Wilson, Terry, and Vogt. Nay: None. Motion carried unanimously.

Moved by Commissioner Wilson, seconded by Commissioner Terry, that Ordinance No. 12-12 be adopted. Roll call, Aye: Terry, Wilson, Martin, Fess, and Vogt. Nay: None. Motion carried unanimously. Mayor Fess then declared Ordinance No. 12-12 adopted.

Ordinance No. 13-12 (2nd Reading)

An Ordinance to vacate a portion of public right of way known as Fountain Boulevard and Lake Street

City Planner Chris Schmiesing stated the petitioner Dan Rank of 1202 Fountain Boulevard would like to vacate a portion of the public right of way known as Fountain Boulevard and Lake Street that is effectively an extension of the front lawn of his property and the neighboring property located at 1105 Lake Street. The City Commission considered the request to vacate and declared their intent to consider the item. It was then forwarded to the Planning Commission for their approval, and is back before the City Commission for approval.

Public Comment

No one came forward to speak for or against Ordinance No. 13-12.

Ordinance No. 13-12 was given a second reading.

ORD. NO. 14-12 (1st Reading)

An Ordinance to levy Special Assessments to pay for the cost of nuisance abatement assessments and declaring an emergency

Health and Sanitation Director Amy Welker gave a brief explanation on the various charges and the reason for some of the higher charges. Ms. Welker explained the city abates nuisance conditions on properties including mowing high grass, removing trash, trimming trees, and demolishing structures according to city code. The cost of the abatement is charged to the property owner, and if the property owner fails to pay the abatement cost then the costs are certified to the County Auditor to be placed on the property taxes. Repeat offenders are charged higher rates depending on the number of repeat offenses to try and deter the number of repeat offenders, stated Ms. Welker.

There was discussion on several things including if the city's rate was comparable to other communities, the reason for the repeat offenders being charged a higher rate, how someone would find out if there are any outstanding assessments on a property before purchasing it, and if the city would receive the money back from the County when the property taxes are paid. Ms. Welker explained.

Commissioner Martin inquired if it would be possible to post on the City website a place where potential buyers of properties could go to and type in an address to see if there are any outstanding assessments or property maintenance issues on the property before they make an offer to purchase it. Ms. Welker stated it may be possible to set up such a site and stated she would check into it.

Public Comment

No one came forward to speak for or against Ordinance No. 14-12.

Ordinance No. 14-12 was given a first reading.

ORD. NO. 15-12 (1st Reading)

An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2012

Finance Director Cynthia Holtzapple stated every year about this time a request is made for supplemental appropriation. During the fiscal year, unexpected expenses do occur and this is the supplemental appropriation that allows the City to more accurately reflect these changes in the financial statements. Ms. Holtzapple gave a brief overview of the revised appropriations and the reason for the changes in the various funds at this time.

Public Comment

No one came forward to speak for or against Ordinance No. 15-12.

Moved by Commissioner Martin, seconded by Commissioner Vogt, that the rule requiring Ordinance No. 15-12 be read fully and distinctly on three separate days be suspended. Roll call, Aye: Vogt, Fess, Wilson, Terry, and Martin. Nay: None. Motion carried unanimously.

Moved by Commissioner Terry, seconded by Commissioner Wilson, that Ordinance No. 15-12 be adopted. Roll call, Aye: Martin, Fess, Terry, Wilson, and Vogt. Nay: None. Motion carried unanimously. Mayor Fess then declared Ordinance No. 15-12 adopted.

ORD. NO. 16-12 (1st Reading)

An Ordinance to vacate a portion of public alley right of way Adjacent to Inlots 3084-3088

City Planner Chris Schmiesing explained the petitioner desires to vacate a portion of an unimproved public alley right of way adjacent to Inlots 3084-3088. This is a grass strip of land that serves no purpose and the applicant would like have it vacated. This was approved by the Planning Commission at their August 14, meeting, and is now before the City Commission for final approval, stated Mr. Schmiesing.

Commissioner Terry asked what becomes of the property that is vacated, would it be divided among the property owners adjacent to it? Mr. Schmiesing explained how the ownership of the unimproved right of way would be distributed; further stating all adjacent property owners notified and are in support of the vacation.

Public Comment

No one came forward to speak for or against Ordinance No. 16-12.

Moved by Commissioner Wilson, seconded by Commissioner Terry, that the rule requiring Ordinance No. 16-12 be read fully and distinctly on three separate days be suspended. Roll call, Aye: Terry, Fess, Wilson, Vogt, and Martin. Nay: None. Motion carried unanimously.

Moved by Commissioner Martin, seconded by Commissioner Terry, that Ordinance No. 16-12 be adopted. Roll call, Martin, Terry, Fess, Wilson, and Vogt. Nay: None. Motion carried unanimously. Mayor Fess then declared Ordinance No. 16-12 adopted.

RES. NO. R-109-12

A Resolution requesting authorization to enter into an agreement with the Kansas Highway Patrol Fleet Fund for the purchase of two Ford CVPI police patrol vehicles

Police Chief Bruce Jamison explained this is the continuation of a program to add five additional police cruisers to the police department fleet, and these are the last two to be purchased. Recently, two Ford CVPI's became available from the Kansas State Highway Patrol and they still have over 50,000 miles left on the warranty. The purchase of these used vehicles will result in lower maintenance costs for the city. Chief Jamison stated \$87,000 was budgeted for the purchase and change-over and this expenditure would be for up to \$31,000.

There were several questions asked concerning the type of vehicles being purchased and cost of changing the logo & etc. out on them. Chief Jamison further explained.

Public Comment

No one came forward to speak for or against Resolution No. R-117-12.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to approve Resolution No. R-117-12. Roll call, Aye: Fess, Martin, Terry, Wilson, and Vogt. Nay: None. Motion carried unanimously. Mayor Fess then declared Resolution R-117-12 adopted.

OTHER

Monthly Reports

Monthly reports were accepted.

Public Comment

This is an opportunity for citizens to address the City Commission regarding issues or to provide information. Comments are requested to be limited to five (5) minutes and specific questions should be addressed to the City Manager's office.

Ruth Koon, Park Avenue came forward stating she would like to offer some positive news concerning the recent performance of the Music Warehouse. Ms. Koon thanked Director Tom Westfall, stating he has been directing Music Warehouse for over fifteen years and does an outstanding job for the community. This year there were over 108 children participating in the program from grade school through college students, and was all free and open to the community. Mrs. Koon further stated Robert Hance for whom the band shelter was named after would be very proud to have Music Warehouse perform presented there. Music Warehouse is a wonderful asset to the community, and we are very lucky to have such talented performers, said Mrs. Koon.

Brad Boehringer, Mound Street, came forward and congratulated Nate Burkholder, summer intern with the City of Piqua for hosting the Piqua Play Day on August 18, 2012 in Fountain Park. All the participants' young and old had a really good time. This was the community again coming together and Mr. Boehringer commended Mr. Burkholder for taking the time and putting together a very good program for the youth of community.

City Manager's Report

Rt. 36 Beautification Update – Chris Schmiesing

Mr. Schmiesing stated this project originated from the Comprehensive Plan to enhance the Gateways into the community. The US 36 Beautification Project consists of landscape enhancements along the 36 Corridor between Looney Road and the Railroad Bridge with construction to begin in 2013. Anticipated project costs are \$480,000, and the city will be receiving approximately \$290,000 in Grants. This will be a multiple phase program with the first phase beginning in 2013. Pedestrian walkways will be installed along with enhanced pavement markings and brick pavers. New mast arm traffic signals will be installed along with new light poles and lights. Photos were shown of the projected mast arm signals and street lights. Gateway signage is also planned to compliment the new enhancements at the intersection of Rt. 36 and I-75. An overall design sketch was shown with the 10ft. wide pedestrian walkway into the Miami Valley Centre Mall, along with the plantings, brick pavers, and signage.

There was discussion of the use of the brick pavers versus the use of simulated brick or stamped concrete. Mr. Schmiesing stated they have had some discussion about the pavers and will let the consultant explain the reason for the use of the brick pavers at the Commission Work Session that is scheduled in the near future. A question was raised concerning trying to pull out of the area by the Board of Education/Piqua Lumber with the volume of traffic in the area, and asked if it would be possible to install a traffic signal in that area. Mr. Schmiesing explained.

Commissioner Comments

Commissioner Wilson inquired about the gas line repair work being done at the corner of Ash and Wayne streets, and the use of the black asphalt being used to repair the sidewalks. It was stated that when all of the repairs are completed in the city, they will come in and replace all of the black asphalt repairs with cement.

Commissioner Terry stated the Piqua Community has lost a very important part of their family in the passing of Paul Stiefel recently. Mr. Stiefel was very active in the community and will be missed by all. Please keep the Stiefel family in your thoughts and prayers, stated Commissioner Terry.

Commissioner Vogt reminded citizens to keep working on keeping the weeds and grass around the telephone poles, curbs and gutters cut down as they still seem to be growing even without the rain.

Mayor Fess stated Paul Stiefel will be missed by the community and also mentioned two other citizens that have passed away recently. John Vosler was a member of the Piqua Civic Band, and Betty Hemmert, a wonderful musician who worked with the Musicals at Lehman and Piqua High

School and who taught music to many local students over the years. All will be missed, stated Mayor Fess.

ADJOURN TO EXECUTIVE SESSION

- a. To consider pending or imminent litigation

Moved by Commissioner Vogt, seconded by Commissioner Martin, to move into Executive Session at 8:45 P.M. Roll call, Aye: Vogt, Martin, Fess, Terry, and Wilson. Nay: None.

ADJOURN EXECUTIVE SESSION

Moved by Commissioner Terry, seconded by Commissioner Martin, to adjourn from Executive Session at 9:15 P.M. Voice vote, Aye: Martin, Wilson, Terry, Vogt, and Fess. Nay: None. Motion carried unanimously.

Moved by Commissioner Terry, seconded by Commissioner Martin, to adjourn from the Regular Piqua City Commission Meeting at 9:15 P.M. Voice vote, Aye: Martin, Wilson, Fess, Vogt, and Terry. Nay: None. Motion carried unanimously.

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL
CLERK OF COMMISSION

ORDINANCE NO. 13-12

AN ORDINANCE TO VACATE A PORTION OF PUBLIC RIGHT OF WAY KNOWN AS FOUNTAIN BOULEVARD AND LAKE STREET

WHEREAS, pursuant to Piqua Charter Section 98, the City Commission adopted Resolution No. R-93-12 declaring its intent to vacate a portion of public right of way known as Fountain Boulevard and Lake Street; and

WHEREAS, a notice of the declaration of intent to vacate the subject right of way was served to the abutting property owners and published in the local newspaper; and

WHEREAS, the notice of the declaration of intent stated the time and place at which objections could be presented before the Planning Commission; and

WHEREAS, the Planning Commission met at in open sessions and took public comment regarding the proposed public right of way vacation; and

WHEREAS, the Planning Commission after hearing the item and considering the public comments and information provided, recommended approving the vacation of a portion public right of way known as Fountain Boulevard and Lake Street, as shown on the exhibit and the vacation plat drawing attached hereto; and

WHEREAS, pursuant to Piqua Charter Section 98, vacation of public right of way must be adopted by Ordinance by this Commission.

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

SEC. 1: This Commission hereby takes the action necessary to authorize and approve the vacation of a portion public right of way known as Fountain Boulevard and Lake Street, as shown on the exhibit and the vacation plat drawing attached hereto.

SEC. 2: The City Manager shall cause the affected portion of right of way to be vacated and all appropriate and necessary legal instruments supporting such action to be properly recorded.

SEC. 3: This Ordinance shall take precedent over all prior Ordinances or Resolutions pertaining to the affected portion of the subject public right of way.

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

1st Reading 8-7-12

2nd Reading 8-21-12

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL

CLERK OF COMMISSION



City Commission Agenda Staff Report

Item #2

MEETING DATE	8/7/2012- 1 st Reading, 8/21/2012 2 nd Reading, 9/4/2012 3 rd Reading			
REPORT TITLE (Should match resolution/ordinance title)	An Ordinance to vacate a portion of public right of way known as Fountain Boulevard and Lake Street			
SUBMITTED BY	Name & Title: Chris Schmiesing, City Planner			
	Department: Development Department			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input checked="" type="checkbox"/> 3 rd Reading	<input type="checkbox"/> Public Hearing
	Ordinance #: 13-12		Resolution #	
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Law Director	
	<input checked="" type="checkbox"/> City Engineer		<input checked="" type="checkbox"/> City Planner	
	<input type="checkbox"/>		<input checked="" type="checkbox"/> Planning Commission	
BACKGROUND (Includes description, background, and justification)	The petitioner desires to vacate that portion of Fountain Boulevard and Lake Street that is effectively an extension of the front lawn at his property and the neighboring property.			
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	0		
	Expenditure \$:	0		
	Narrative:	The area to be vacated is unimproved and does not appear to be necessary to the intended use of the affected public right of way. The Planning Commission has considered this matter in a public hearing and recommends approval of the request to vacate the affected right of way.		
OPTIONS (Include Deny /Approval Option)	1.	Approve the ordinance		
	2.	Reject the ordinance		
	3.			
	4.			
PROJECT TIMELINE	June 5, 2012 – City Commission: declare intent to vacate July 24, 2012 - Planning Commission: public hearing August 7, 2012 – City Commission: Act on Planning Commission recommendation			
STAFF RECOMMENDATION	Approve the ordinance to vacate the affected right of way.			

RESOLUTION No. PC 14-12

WHEREAS, Dan Rank, owner of the adjacent parcels located in the City of Piqua, being in a district zoned R-1 (One-Family Residential District), has submitted a request to vacate portions of Fountain Boulevard and Lake Street public right of way; and,

WHEREAS, the City of Piqua City Commission has declared their intent to consider the vacation of the subject right of way and referred the item to the Planning Commission for study and a recommendation; and,

WHEREAS, section 98 of the Piqua Charter provides the procedure for considering a right of way vacation request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the portion of public right of way proposed for vacation:

- Is unimproved and does not provide essential access to surrounding properties
- Is unoccupied by public utilities or other uses commonly located within public right of way
- Is not identified on any transportation plan indicating the right of is or will be necessary
- Is not essential to any existing or future development or use of the surrounding properties

NOW THEREFORE BE IT RESOLVED, board member Mr. Bubp hereby moves to approve the request, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Mr. Taylor, and the voting record on this motion is herby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CITY OF PIQUA, OHIO

APPLICATION FOR VACATION OF PUBLIC RIGHT-OF-WAY

- 1. Applicant's Name Dan Rank Phone # 707-0999
- Applicant's Address 1202 Fountain Bl Piqua
- 2. Owner's Name Daniel D. Rank Phone # 707-0999
- 3. Type of legal interest held by applicant Fee Simple
- 4. Location of Public Right-Of-Way Vacation request Fountain Bl @ Lake St.

5. Describe the reason for the requested Vacation of Public Right-Of-Way

Extend natural property line to street.

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

NAME	ADDRESS	SIGNATURE
<u>Joe Anthony</u>	<u>1105 Lake St.</u>	<u>W. Joe Anthony</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature of Applicant [Signature] Date 5/9/12

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

\$100.00 Fee Paid 100.00

Date Fee Paid 5-17-12

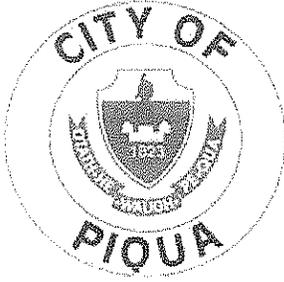
Receipt No. 201187

Res. No. PC 14-12

RECEIVED

MAY 17 2012

CITY OF PIQUA DEVELOPMENT OFFICE



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org

June 22, 2012

LEGAL NOTICE

Pursuant to Section 98 of the City of Piqua Charter, notice of the City of Piqua City Commissions' declaration of intent to vacate a portion of platted public right of way known as Fountain Boulevard and Lake Street, and notice of the City of Piqua Planning Commission meeting date, time, and location, at which a public hearing will be conducted concerning this matter, said meeting to be held on Tuesday, July 24, 2012 at 6:00 P.M. in the Commission Chambers located on the 2nd floor of the Municipal Government Complex, 201 West Water Street, Piqua, Ohio, is hereby provided.

Contact: Chris Schmiesing
City Planner
(937) 778-2049

PUBLISH: Saturday July 7, 2012

RESOLUTION NO. R-93-12

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

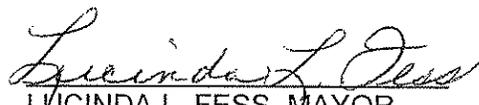
WHEREAS, pursuant to Piqua Charter Section 98, this Commission must adopt a resolution expressing its intention to vacate platted right-of-way located prior to such action being considered; and,

WHEREAS, a petition requesting the vacation of portions of platted public right of way known as Fountain Boulevard and Lake Street, as shown in Exhibit "A" attached hereto, has been filed with the Clerk of 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: This Commission hereby intends to vacate a portion of platted public right of way known as Fountain Boulevard and Lake Street, as shown on Exhibit "A" attached hereto. The City Manager or his duly authorized representative is hereby directed to cause notice of this Resolution to be served by certified mail upon all persons whose property abuts said tract. Said notice shall state the time and place at which objections can be heard by the Planning Commission.

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


LUCINDA L. FESS, MAYOR

PASSED: June 5, 2012

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

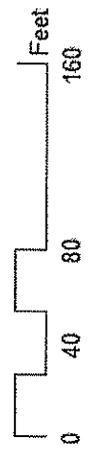
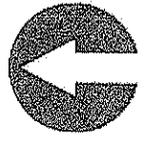


City Commission Agenda Staff Report

Item #5

MEETING DATE	5/23/2012		
REPORT TITLE (Should match resolution/ordinance title)	A Resolution of Intent to Vacate Right-of-Way		
SUBMITTED BY	Name & Title: Chris Schmiesing, City Planner		
	Department: Development Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
ORDINANCE/RESOLUTION	<input checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> 3 rd Reading <input type="checkbox"/> Public Hearing
	Ordinance #:		Resolution #: R-93-12
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager	<input checked="" type="checkbox"/> Law Director	
	<input checked="" type="checkbox"/> City Engineer	<input checked="" type="checkbox"/> City Planner	
BACKGROUND (Includes description, background, and justification)	The petitioner desires to vacate that portion of Fountain Boulevard and Lake Street that is effectively an extension of the front lawn at his property and the neighboring property.		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	0	
	Expenditure \$:	0	
	Narrative:	The area to be vacated is unimproved and does not appear to be necessary to the intended use of the affected public right-of-way.	
OPTIONS (Include Deny /Approval Option)	1.	Approve the resolution	
	2.	Reject the resolution	
	3.		
	4.		
PROJECT TIMELINE	June 5, 2012 – City Commission: declare intent to vacate July 24, 2012 - Planning Commission: public hearing August 7, 2012 – City Commission: Act on Planning Commission recommendation		
STAFF RECOMMENDATION	Approve the resolution to allow the request to be studied by the Planning Commission		

Exhibit 'A'



FOUNTAIN BOULEVARD AND LAKE STREET

PROPOSED RIGHT OF WAY VACATION

ORDINANCE NO. 14-12

**AN ORDINANCE TO LEVY SPECIAL ASSESSMENTS
TO PAY FOR THE COST OF NUISANCE ABATEMENT
ASSESSMENT AND DECLARING AN EMERGENCY**

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 offices of the Clerk of this Commission, the Director of Health, and 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 Health. All assessments and installments thereof remaining 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 is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health or safety of City, and for the further reason that this ordinance is required to be effective immediately in order to submit assessment to the County Auditor's office by September 10, 2012; wherefore; this ordinance shall be in full force and effect immediately upon it's passage.

1st Reading 8-21-2012

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

2012 NUISANCE ABATEMENT ASSESSMENTS
EXHIBIT "A"

Owner		Invoice #	Location	Parcel ID	Type	Total Amount	Due Dec 2012	Due June 2013
ASH NCM LLC		251	629 W Ash St	N44014790	Grass	\$ 135.00	\$ 67.50	\$ 67.50
ASH NCM LLC		438	629 W Ash St	N44014790	Grass	\$ 532.26	\$ 266.13	\$ 266.13
Atkins	Mary C	129-11	358 Ellerman Street	N44031320	Grass	\$ 535.00	\$ 267.50	\$ 267.50
B First Properties Limited		184	718 Broadway	N44005730	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Barhorst	Michael A	156-11	523 Brice Avenue	N44029600	Grass	\$ 170.00	\$ 85.00	\$ 85.00
Barhorst	Michael A	175-11	523 Brice Avenue	N44029600	Trash	\$ 135.00	\$ 67.50	\$ 67.50
Barhorst	Michael A	200	523 Brice Ave	N44029600	Grass	\$ 587.50	\$ 293.75	\$ 293.75
Barhorst	Michael A	591	523 Brice Ave	N44029600	Grass	\$ 763.00	\$ 381.50	\$ 381.50
Barhorst	Michael A	408	523 Brice Ave	N44029600	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Barhorst	Michael A	565	523 Brice Ave	N44029600	Grass	\$ 526.26	\$ 263.13	\$ 263.13
Barton	Robert & Lou Ann	116-11	620 Linden Avenue	N44038170	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Basye	Robert L	318	823 Broadway	N44005420	Grass	\$ 58.10	\$ 29.05	\$ 29.05
Basye	Robert L	557	823 Broadway	N44005420	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Bell	Shirley A	139-11	305 McKinley Avenue	N44059000	Grass	\$ 175.00	\$ 87.50	\$ 87.50
Bennett	Cindy	153-11	434 E. Greene Street	N44051150	Grass	\$ 78.76	\$ 39.38	\$ 39.38
Bennett	Patrick D	247	410 Cleveland St	N44043220	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Blue	Ralph E	471	228 Manning	N44035740	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Boggs	Michael L	168-11	208 Renche Street	N44072978	Grass	\$ 156.26	\$ 78.13	\$ 78.13
Boggs	Michael L	111	208 Renche St	N44072978	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Boggs	Michael L	310	208 Renche St	N44072978	Grass	\$ 570.00	\$ 285.00	\$ 285.00
Boggs	Michael L	563	208 Renche St	N44072978	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Bolin	Robert	139	906 W Ash St	N44024330	Grass	\$ 122.50	\$ 61.25	\$ 61.25
Bolin	Robert	397	906 W Ash St	N44024330	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Brewer	Raymond	148-11	415 Glenwood Avenue	N44061560	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Brewer	Raymond N	134	415 Glenwood	N44061560	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Brewer	Raymond N	284	415 Glenwood	N44061560	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Buckeye Properties		164-11	205 E. North Street	N44002790	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Carnes	Mark	202	739 South St	N44058700	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Carnes	Mark	354	739 South St	N44058700	Grass	\$ 52.50	\$ 26.25	\$ 26.25
Carnes Investments LLC		161-11	1005 Park Avenue	N44024710	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Carnes Investments LLC		174-11	1003-1005 Park Avenue	N44024710	Trash	\$ 280.00	\$ 140.00	\$ 140.00
Caylor	Susan E	259	620 W High St	N44014660	Grass	\$ 78.76	\$ 39.38	\$ 39.38
Chase Home Finance		221	1808 Park Ave	N44073348	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Clayton	Joshua	137-11	705 Boone Street	N44012190	Grass	\$ 105.00	\$ 52.50	\$ 52.50

2012 NUISANCE ABATEMENT ASSESSMENTS
EXHIBIT "A"

Owner		Invoice #	Location	Parcel ID	Type	Total Amount	Due Dec 2012	Due June 2013
Cox	Anthony	64	1013 Hancock St	N44038330	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Cox	Anthony	362	1013 Hancock St	N44038330	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Crowell	Delmar L	157-11	707 McKinley Avenue	N44038450	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Crowell	Delmar L	414	707 Mckinley	N44038450	Grass	\$ 197.00	\$ 98.50	\$ 98.50
Curtner	Alan K	400	510 Riverside Dr	N44018480	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Davis	Barry M & Crystal M	132-11	1343 Stratford Drive	N44067380	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Davis	Benjamin & Sarah	131	519 Wilson Ave	N44033140	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Davis	Benjamin & Sarah	309	519 Wilson Ave	N44033140	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Deutsche Bank National		147-11	324 E. Main Street	N44099180	Grass	\$ 262.50	\$ 131.25	\$ 131.25
Ditmer	Gary	122-11	507 Gray Street	N44035460	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Ditmer	Gary	160-11	507 Gray Street	N44035460	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Ditmer	Gary	63	507 Gray St	N44035460	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Ditmer	Gary	271	507 Gray St	N44035460	Grass	\$ 526.26	\$ 263.13	\$ 263.13
Ditmer	Gary	472	507 Gray St	N44035460	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Dodd	Charles E & Jenny	130-11	318 Cleveland Street	N44043180	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Dodd	Charles E & Jenny	129	318 Cleveland St	N44043180	Grass	\$ 187.50	\$ 93.75	\$ 93.75
Dodd	Charles E & Jenny	337	318 Cleveland St	N44043180	Grass	\$ 152.50	\$ 76.25	\$ 76.25
Emerson	Lois	128	701 S Downing St	N44013060	Grass	\$ 170.00	\$ 85.00	\$ 85.00
Emerson	Lois	263	701 S Downing St	N44013060	Grass	\$ 122.50	\$ 61.25	\$ 61.25
Fannie	Mae	283	1409 Broadway	N44095480	Grass	\$ 175.00	\$ 87.50	\$ 87.50
Flagstar Bank FSB		407	523 Weber St	N44021700	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Flaughner	Sharon E	175	529 S Downing St	N44007490	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Flaughner	Sharon E	419	529 S Downing St	N44007490	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Gober	Nathan R	119-11	529 W. Water Street	N44008735	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Gober	Nathan R	85	529 W Water St	N44008735	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Gober	Nathan R	257	529 W Water St	N44008735	Grass	\$ 517.50	\$ 258.75	\$ 258.75
Gober	Nathan R	573	529 W Water St	N44008735	Grass	\$ 517.50	\$ 258.75	\$ 258.75
Good	Timothy Joseph	90	204 4Th	N44043760	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Griffith	Sheryl A	224	1000 S Roosevelt	N44041420	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Griffith	Sheryl A	451	1000 S Roosevelt	N44041420	Grass	\$ 152.50	\$ 76.25	\$ 76.25
Griffith	Sheryl A	460	242 E Main St	N44042590	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Hall	Frederick L	128-11	1312 South Street	N44033500	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Hall	Frederick L	75	1312 South St	N44033500	Grass	\$ 301.26	\$ 150.63	\$ 150.63
Hall	Frederick L	429	1312 South St	N44033500	Grass	\$ 552.50	\$ 276.25	\$ 276.25

2012 NUISANCE ABATEMENT ASSESSMENTS
EXHIBIT "A"

Owner		Invoice #	Location	Parcel ID	Type	Total Amount	Due Dec 2012	Due June 2013
Hall	Frederick L	596	1312 South St	N44033500	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Hampton	John C	155-11	422 E. Ash Street	N44009660	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Haney	Lesley J	94	1111 Marwood	N44073315	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Haney	Lesley J	248	1111 Marwood	N44073315	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Haney	Lesley J	621	1111 Marwood	N44073315	Grass	\$ 152.50	\$ 76.25	\$ 76.25
Helmandollar	Jodi L	539	1001 Nicklin Ave	N44053330	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Helton	Hattie M	252	428 S Main St	N44004740	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Helton	Hattie M	449	428 S Main St	N44004740	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Henderson	George C	112-11	1112 Covington Avenue	N44053760	Tree	\$ 1,450.00	\$ 725.00	\$ 725.00
Hicks	Jackoline	160	625 Miami	N44031090	Grass	\$ 78.76	\$ 39.38	\$ 39.38
Hicks	Jackoline	420	625 Miami	N44031090	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Hope Chapel		74	624 Broadway	N44250450	Grass	\$ 715.00	\$ 357.50	\$ 357.50
Hope Chapel		145-11	624 Broadway	N44250450	Grass	\$ 570.00	\$ 285.00	\$ 285.00
Huber	Kenneth E	215	500 Mckinley	N44035320	Grass	\$ 143.75	\$ 71.88	\$ 71.88
Huber	Kenneth E	435	500 Mckinley	N44035320	Grass	\$ 126.25	\$ 63.13	\$ 63.13
Huelskamp	Jarrold M & Andrea B	135-11	718 Fisk Street	N44032280	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Jacomet	Patrick & Marilyn	144-11	514 Spring Street	N44002910	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Jacomet	Patrick	176-11	209 E. North St	N44002800	Grass	\$ 90.00	\$ 45.00	\$ 45.00
Jacomet	Patrick	430	209 E North St	N44002800	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Jacomet	Patrick & Marilyn	556	514 Spring St	N44002910	Grass	\$ 70.00	\$ 35.00	\$ 35.00
James Rentschler Property		152-11	8620 N. County Rd 25-A	N44073740	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Jenkins	Richard C	194	424 Mckinley Ave	N44035110	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Jenkins	Richard C	447	424 Mckinley Ave	N44035110	Grass	\$ 280.00	\$ 140.00	\$ 140.00
Jones	Larry A	162-11	623 First Street	N44047430	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Kaylor	Cari	437	1518 Madison Ave	N44057500	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Kern	Sheryl A	166-11	242 E. Main St	N44042590	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Kern	Sheryl A	177-11	242 E. Main St	N44042590	Trash	\$ 50.00	\$ 25.00	\$ 25.00
Kindell	Mary	117-11	427 McKinley Avenue	N44033620	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Kindell	Mary	172-11	427 McKinley Ave	N44033620	Grass	\$ 587.50	\$ 293.75	\$ 293.75
Kindell	Mary	146	610 Boone St	N44011110	Grass	\$ 52.50	\$ 26.25	\$ 26.25
Kindell	Mary	195	427 Mckinley St	N44033620	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Kindell	Mary	385	427 Mckinley St	N44033620	Grass	\$ 523.10	\$ 261.55	\$ 261.55
Kindell	Mary	564	427 Mckinley St	N44033620	Grass	\$ 535.00	\$ 267.50	\$ 267.50

2012 NUISANCE ABATEMENT ASSESSMENTS
EXHIBIT "A"

Owner		Invoice #	Location	Parcel ID	Type	Total Amount	Due Dec 2012	Due June 2013
Kiser	Jean E	269	901 Garbry Rd	N44077690	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Lavy	Paul D	124-11	203 S. Downing Street	N44055040	Grass	\$ 140.00	\$ 70.00	\$ 70.00
LeVan	Jr Edward D	253	404 S Downing St	N44007670	Grass	\$ 87.50	\$ 43.75	\$ 43.75
LeVan	Jr Edward D	468	404 S Downing St	N44007670	Grass	\$ 78.76	\$ 39.38	\$ 39.38
Liette	Realty	147	1521 Washington Ave	N44027810	Trash	\$ 60.00	\$ 30.00	\$ 30.00
Little	Tommy G	143-11	1210 S. Roosevelt Ave	N44071160	Grass	\$ 152.50	\$ 76.25	\$ 76.25
Little	Tommy G	170-11	1210 S. Roosevelt Ave	N44071160	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Little	Tommy G	163	1210 S Roosevelt St	N44071160	Grass	\$ 605.00	\$ 302.50	\$ 302.50
Little	Tommy G	503	1210 S Roosevelt St	N44071160	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Locker	Cindy J	352	434 E Greene St	N44051150	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Loop	Kimberly R	452	803 W Ash St	N44019410	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Marshall	Frances L	666	710 Brice Ave	N44029720	Trash	\$ 125.00	\$ 62.50	\$ 62.50
Marshall	Frances L	125	710 Brice Ave	N44029720	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Martin	Forest M	141-11	706 Leonard Street	N44032030	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Martin	Forest M	167-11	706 Leonard Street	N44032030	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Martin	Forest M	152	706 Leonard Street	N44032030	Grass	\$ 570.00	\$ 285.00	\$ 285.00
Martin	Forest M	366	706 Leonard Street	N44032030	Grass	\$ 523.10	\$ 261.55	\$ 261.55
McClay	Gregory	319	613 Adams St	N44090720	Grass	\$ 152.50	\$ 76.25	\$ 76.25
McCrossin	Edward & Ramona Montgomery	121-11	419 Y Street	N44098560	Grass	\$ 205.00	\$ 102.50	\$ 102.50
McCrossin	Edward & Ramona Montgomery	149-11	419 Y Street	N44098560	Grass	\$ 135.00	\$ 67.50	\$ 67.50
McKinney	Seth	628	1706 Nicklin Ave	N44054340	Grass	\$ 70.00	\$ 35.00	\$ 35.00
McLain	David	83	1518 Fairfax Ave	N44072657	Grass	\$ 70.00	\$ 35.00	\$ 35.00
McLain	David	338	1518 Fairfax Ave	N44072657	Grass	\$ 87.50	\$ 43.75	\$ 43.75
McLain	David	516	1518 Fairfax Ave	N44072657	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Mitchell	Sean	125-11	629 W. Ash Street	N44014790	Grass	\$ 240.00	\$ 120.00	\$ 120.00
Montgomery	Ramona J	171	419 Y St	N44098560	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Montgomery	Ramona J	357	419 Y St	N44098560	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Owen	Paul L & Lori J Dorman	181-11	1814 Carol Drive	N44073358	Maint.	\$ 70.00	\$ 35.00	\$ 35.00
Patty	Caroline G	220	435 Riverside Dr	N44018230	Grass	\$ 87.50	\$ 43.75	\$ 43.75
PolSELLI	Sandra Gerling	190	Echo Lake Dr	N44055880	Grass	\$ 210.00	\$ 105.00	\$ 105.00

2012 NUISANCE ABATEMENT ASSESSMENTS
EXHIBIT "A"

Owner		Invoice #	Location	Parcel ID	Type	Total Amount	Due Dec 2012	Due June 2013
Schaeffer	Jennifer C	213	509 Orr St	N44021490	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Schaeffer	Jennifer C	533	509 Orr St	N44021490	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Secretary of Housing & Urban Development		402	209 3Rd St	N44043240	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Secretary of Housing & Urban Development		506	525 W Greene St	N44011410	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Simmons	Iva c/o Rita Brun	123-11	207 Upway Drive	N44060090	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Smith	Ashton	242	535 S Main St	N44016450	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Smith	Ashton	551	535 S Main St	N44016450	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Staley	Donald L	198	912 New Haven Rd	N44070880	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Stambaugh	Kenneth F	142	1606 Broadway	N44049020	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Swarts	Tara	146-11	1616 Broadway	N44048970	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Swarts	Tara	154	1616 Broadway	N44048970	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Thomas	Cynthia S	120-11	1214 S. Roosevelt	N44071180	Maint.	\$ 850.00	\$ 425.00	\$ 425.00
Thomas	Cynthia S	127-11	1214 S. Roosevelt	N44071180	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Thomas	Cynthia	165-11	1214 S. Roosevelt	N44071180	Grass	\$ 170.00	\$ 85.00	\$ 85.00
Thomas	Cynthia S	164	1214 S Roosevelt	N44071180	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Thomas	Cynthia S	395	1214 S Roosevelt	N44071180	Grass	\$ 552.50	\$ 276.25	\$ 276.25
Thomas	Cynthia S	702	1214 S Roosevelt	N44071180	Trash	\$ 525.00	\$ 262.50	\$ 262.50
Tidwell	Joshua F	183	1008 Boone St	N44024750	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Tidwell	Joshua F	665	1008 Boone St	N44024750	Trash	\$ 175.00	\$ 87.50	\$ 87.50
Tidwell	Joshua F	454	1008 Boone St	N44024750	Grass	\$ 152.50	\$ 76.25	\$ 76.25
Ufheil	Rebecca	249	424 Cleveland St	N44043810	Grass	\$ 192.50	\$ 96.25	\$ 96.25
Usserman	Thomas	181	409 Blaine Ave	N44032880	Grass	\$ 157.50	\$ 78.75	\$ 78.75
Wackler	Jason D	131-11	429 Young Street	N44045680	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Wackler	Jason D	158-11	429 Young Street	N44045680	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Wackler	Jason D	159-11	429 Young Street	N44045680	Maint.	\$ 149.00	\$ 74.50	\$ 74.50
Wackler	Jason D	178-11	429 Young Street	N44045680	Trash	\$ 70.00	\$ 35.00	\$ 35.00
Wackler	Jason D	287	429 Young Street	N44045680	Grass	\$ 126.26	\$ 63.13	\$ 63.13
Wackler	Jason D	482	429 Young Street	N44045680	Grass	\$ 117.50	\$ 58.75	\$ 58.75
Wall	Richard E	478	1St St	N44054710	Grass	\$ 84.76	\$ 42.38	\$ 42.38
Wead	Ann	150-11	114 Cassell Street	N44022330	Grass	\$ 535.00	\$ 267.50	\$ 267.50
Wead	Ann	300	114 Cassell Street	N44022330	Grass	\$ 152.50	\$ 76.25	\$ 76.25
Weidner	Tracy	136-11	109 Drexel Avenue	N44048950	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Whitlow	Dean E	173-11	1101 New Haven Road	N44073190	Grass	\$ 122.50	\$ 61.25	\$ 61.25

2012 NUISANCE ABATEMENT ASSESSMENTS
EXHIBIT "A"

Owner		Invoice #	Location	Parcel ID	Type	Total Amount	Due Dec 2012	Due June 2013
Williams	Fred	138-11	1411 Edge Street	N44035480	Grass	\$ 175.00	\$ 87.50	\$ 87.50
Williams	Fred	169-11	1411 Edge Street	N44035480	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Williams	Fred	180-11	1411 Edge Street	N44035480	Trash	\$ 70.00	\$ 35.00	\$ 35.00
Williams	Cynthia	418	422 Roosevelt	N44051870	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Winsler	Robert J	168	819 Broadway	N44005440	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Wintrow	Alan C	154-11	704 Cottage Avenue	N44029080	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Yahne	Vivian L	290	1202 W High St	N44058350	Grass	\$ 70.00	\$ 35.00	\$ 35.00
Young	Angela K	113	342 South St	N44020000	Grass	\$ 87.50	\$ 43.75	\$ 43.75
Young	Angela K	289	342 South St	N44020000	Grass	\$ 87.50	\$ 43.75	\$ 43.75

TOTAL \$ 39,966.66 \$ 19,983.33 \$ 19,983.33



Commission Agenda Staff Report

MEETING DATE	August 21, 2012- 1 st Reading, September 4, 2012- 2 nd Reading		
REPORT TITLE (Should match resolution/ordinance title)	An Ordinance to Levy Special Assessments to Pay for the Cost of Nuisance Abatement Assessment and Declaring an Emergency		
SUBMITTED BY	Name & Title: Amy Welker, Director of Health & Sanitation		
	Department: Health		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input type="checkbox"/> Department Director;		<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	The city abates nuisance conditions on properties including mowing high grass, removing trash, trimming trees, and demolishing structures according to city code. The cost of the abatement is charged back to the property owner. If the property owner fails to pay the abatement cost then the costs are certified to the county auditor to be placed on the property taxes. The auditor accepts these assessments once per year. This year the assessments are due to the auditor by September 10, 2012; therefore, the ordinance will need to be acted upon at the September 4, 2012 commission meeting.		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:		
	Expenditure \$:		
	Source of Funds:	Reimbursement of \$39,966.66	
	Narrative:	This ordinance will allow for the collection of \$39,966.66 which includes the cost to the city to hire contractors to complete the abatements and also administrative costs.	
OPTIONS (Include Deny /Approval Option)	1.	Pass the ordinance to assess the abatement costs.	
	2.	Do not pass the ordinance.	
	3.	Provide further direction to staff.	
	4.		
PROJECT TIMELINE	First reading at the 8-21-12 meeting. Second reading at the 9-4-12 meeting, suspend the third reading. Assessments sent to county auditor 9-10-12 (if passed)		
STAFF RECOMMENDATION	Pass the ordinance to assess the abatement costs.		
ATTACHMENTS	Exhibit A		

ORDINANCE NO.17-12

AN ORDINANCE AMENDING SECTIONS 154.005, 154.025, 154.026, and 154.027 OF THE CITY OF PIQUA CODE OF ORDINANCES TO DEFINE COMMERCIAL RECREATION, INDOOR, AND COMMERCIAL ENTERTAINMENT, INDOOR USE TYPES AND LIST THE USE TYPES AS SPECIAL USES IN THE GENERAL BUSINESS, LIGHT INDUSTRIAL, AND HEAVY INDUSTRIAL ZONING DISTRICTS

WHEREAS, the City of Piqua Charter Section 154.141 directs the Commission to take action on zoning amendment recommendations received from the Planning Commission at their next regularly scheduled meeting; and

WHEREAS, the Planning Commission has studied a proposed amendment to the zoning code amending sections 154.098 and 154.100 of the City of Piqua Code of Ordinances to modify permit, general, and display period requirements for temporary; attached and detached sign types, as set forth in Exhibit A included herewith; and

WHEREAS, the Planning Commission has conducted a public hearing and made a report of its findings; and

WHEREAS, the Planning Commission has submitted a recommendation to the City Commission;

NOW THEREFORE, BE IT ORDAINED BY the Piqua City Commission, a majority of its members concurring that:

SEC. 1. That the City of Piqua hereby amends sections 154.098 and 154.100 of the City of Piqua Code of Ordinances as set forth in Exhibit A included herewith (deleted text lined through and proposed text bold and underlined):

SEC. 2. All other sections of Chapter 154 of the City of Piqua Code of Ordinances not amended herein shall remain in effect as is.

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



Commission Agenda Staff Report

MEETING DATE	September 4, 2012			
REPORT TITLE (Match resolution/ordinance title)	AN ORDINANCE AMENDING SECTIONS 154.005, 154.025, 154.026, and 154.027 OF THE CITY OF PIQUA CODE OF ORDINANCES TO DEFINE COMMERCIAL RECREATION, INDOOR, AND COMMERCIAL ENTERTAINMENT, INDOOR USE TYPES AND LIST THE USE TYPES AS SPECIAL USES IN THE GENERAL BUSINESS, LIGHT INDUSTRIAL, AND HEAVY INDUSTRIAL ZONING DISTRICTS			
SUBMITTED BY	Chris Schmiesing, City Planner			
	Development Department			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance	
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director	
	<input type="checkbox"/> Department Director		<input checked="" type="checkbox"/> Planning Commission	
BACKGROUND (Description, background, justification)	<p>This item was presented to the Planning Commission in response to a request from a realtor, Mr. Scott Kaster, who represents a property on Country Club Road in Piqua. Mr. Kaster explained that he occasionally has clients who desire buildings with large open floor plans and high ceilings to accommodate various indoor sports training and competition activities. Typical examples of this use type include gymnastic, tumbling, and cheer clubs, or facilities catering to baseball, basketball, soccer, or football activities. Mr. Kaster explained that these uses often serve a regional customer base and prefer close proximity to major highways; and, often there are vacant industrial or commercial building spaces that are well suited to the needs of this use type.</p> <p>In reviewing this request the Planning Commission concluded that it would also be prudent to include provisions for indoor commercial entertainment type facilities (rides, games, or other attractions, leisure time or recreational activities being conducted indoors, e.g., indoor putt-putt course, go kart track, video games, etc...)</p>			
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0		
	Expenditure \$:	0		
	Source of Funds:	N/A		

	Narrative:	The occupancy of vacant buildings with use this use types activities that A commercial use of tWhile not the type of tax base that
OPTIONS (Include deny /approval option)	1.	Adopt the ordinance and approve the proposed amendment to include the defined use types as special use options in the designated zoning districts.
	2.	Defeat the ordinance and deny the proposed amendment to include the defined use types as special use options in the designated zoning districts.
PROJECT TIMELINE	August 14, 2012 – Planning Commission – Public Hearing September 4, 2012 – City Commission – 1 st Reading September 18, 2012 – City Commission – 2 nd Reading October 2, 2012 – City Commission – 3 rd Reading	
STAFF RECOMMENDATION	Approve the proposed amendment to allow the use types as stated.	
ATTACHMENTS	Ordinance, Exhibit A	

From: scott kaster <scottkaster@hotmail.com>
Sent: Tuesday, July 31, 2012 9:43 AM
To: Chris Schmiesing
Subject: 9200 Country Club Dr

Chris,

Thank you for your time yesterday in discussing the possibility of placing my clients gymnastics gym in the space on Country Club Dr. If you could please start the process of adding "Commercial Recreation Facility" to the Heavy Industrial Zoning permitted uses it would be greatly appreciated. I will keep you posted of our progress on the contractual end of this venture. Please feel free to contact me with any questions you or the zoning board may have regarding this addition.

Thank you,

Scott Kaster
RE/MAX Professionals

EXHIBIT A

§ 154.005 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply, unless the context clearly indicates or requires a different meaning.

ACCESSORY BUILDING. An open or enclosed accessory structure with a roof system supported by columns or walls.

ACCESSORY STRUCTURE. Any structure detached from the principal building on the same lot and serving a purpose incidental and subordinate to the principle building or use. See Exhibit C at the end of this section.

ACCESSORY USE. Any use of land or of a building or portion thereof serving a purpose incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

AGRICULTURE. The use of land for the purpose of raising and harvesting crops; or for raising, breeding or management of livestock, poultry or honeybees; or for dairying, truck farming, forestry, nurseries or orchards; for the noncommercial, on-farm storage or processing of agricultural products or for any other similar agricultural or horticultural use.

ALLEY. Any dedicated public way affording a secondary means of access to abutting property and not intended for general traffic circulation.

ALTERATION. Any change, addition or modification in construction or type of occupancy, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as altered or reconstructed.

ANIMAL GROOMING. An activity where the principal business is domestic pet hygiene, including washing, brushing, shearing and nail cutting.

ANIMAL HOSPITAL. Any building or structure used for treatment and care of injured or ailing animals administered by a Doctor of Veterinary Medicine licensed to practice in the state.

ARCHITECTURAL PROJECTION. A building facade feature that is not intended for occupancy and extends beyond the face of the exterior wall of a building.

AUTO SERVICE STATION. A place where gasoline or any other automobile engine fuel, stored only in underground tanks, kerosene or motor oil and lubricants or grease, for operation of motor vehicles, are retailed directly to the public on the premises, including the sale of minor accessories and the servicing of and minor repair of automobiles, not including storage of inoperable vehicles.

EXHIBIT A

AUTOMOBILE REPAIR, PAINTING AND BODY SHOPS. The repair or maintenance of automobiles or any part thereof, including engine or transmission rebuilding or overhauls, rebuilding or reconditioning of parts, body, frame or fender straightening, painting or undercoating, and the minor repair or maintenance of automobiles or any part thereof, including the changing of oil, adding fluids, replacing wiper blades, and any other activities similar in nature to those described which can be performed by the average automobile owner in his or her own driveway, and be completed on the same calendar day as the calendar date upon which the work commenced. This shall not include the storage of any junk or abandoned vehicles as defined in § 91.01 through § 91.10 of the City of Piqua Ohio Code of Ordinances.

AUTOMOBILE WASHING FACILITIES. Area of land and/or a structure with machine or hand-operated facilities used principally for cleaning, washing, polishing, or waxing of automobiles.

AUTOMOTIVE APPEARANCE AND RUST PROTECTION SERVICES. Rust protection, paint protection (except painting), fabric protection, trim sales/installation, accessory sales and installation.

AVERAGE LOT WIDTH. The width determined by dividing the total lot area by the depth of the lot from the street right-of-way line to the furthest rear lot line. If the rear lot line and right-of-way lines are not parallel, an average depth dimension shall be used.

AWNING. An architectural projection of shelter projecting from and supported by the exterior wall of a building and composed of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.

BARS, TAVERNS AND NIGHTCLUBS. Establishments primarily engaged in the retail sale of drinks, such as beer, ale, wine, liquor and other alcoholic beverages for consumption on the premises. The sale of food may also be a part of the operation.

BASEMENT. That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A *BASEMENT* shall not be counted as a story, except as provided in the definition of story.

BED AND BREAKFAST INN. A residential structure, which is owner-occupied, that has, as a secondary use of the structure, one to five guestrooms for rent. Development standards shall be as follows.

- (1) Maximum number of guests per day shall be ten.
- (2) Only breakfast shall be served, and the kitchen shall not be remodeled into a commercial kitchen.
- (3) Only one non-illuminated sign of four square feet may be erected on the property.

EXHIBIT A

(4) Parking shall be in conformance with §§ 154.080 through 154.083, Parking and Off-Street Loading Regulations.

(5) Guests shall not stay longer than 15 consecutive days.

(6) Facility shall be located in an existing structure and a structure cannot be built for this purpose.

(7) Tandem parking is permitted, but the area shall be screened from adjacent uses.

(8) The operator of the inn shall live on the premises or in adjacent premises.

BLOCK. Property abutting one side of a street and lying between the two nearest intersecting streets, crossing or terminating, or between the nearest street and railroad right-of-way, unsubdivided acreage, river or live stream, or between any of the foregoing and any other barrier to the continuity of development or corporate lines of the municipality.

BOARDING OR LODGING HOUSES. A building other than a hotel, not exceeding ten sleeping rooms, where, for compensation and by pre-arrangement for definite periods, meals, or lodging and meals, are provided.

BUILDING. A structure designed, intended, or used for shelter, enclosure, or protection of persons, animals, chattels, or property.

BUILDING SERVICES. Building supply and services facilities, including facilities for plumbing and heating equipment, sheet metal shops, glass repair shops and similar uses.

BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICES. Uses that include but are not limited to corporate offices; insurance; real estate; law; engineering; architecture; management and consulting; accounting; bookkeeping and investment; data processing services; advertising, commercial art and public relations; news syndicates; travel agencies; personnel and employment services; and detective and protective services. Development standards for professional offices in R-3 District are as follows.

(1) The building, including accessory buildings and uses, shall occupy no more than 25% of the lot area.

(2) A new building shall not exceed two stories in height.

CANOPY. A multisided overhead structure or architectural projection, including the following types:

(1) *CANOPY (ATTACHED).* A canopy with a flat or low slope roof that is supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. A marquee.

EXHIBIT A

(2) *CANOPY (DETACHED)*. A canopy with a flat or low slope roof that is supported by columns, but not enclosed by walls.

CAR WASH. See *AUTOMOBILE WASHING FACILITIES*, as defined in this section.

CARRY-OUT. A place of business where food and beverages are purchased for consumption on or off the premises. These can include photo kiosks and freestanding automatic teller machines, but do not include drive-in windows.

CEMETERIES. Land used or intended to be used for the disposition of deceased persons and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of a cemetery. Cemeteries may be allowed by special use permit subject to the following conditions.

(1) Cemeteries shall be permitted only if they are adjoining or an extension of existing cemeteries and if they have access to an arterial street.

(2) All structures shall be located no closer than 25 feet away from any property line.

CHILD DAY CARE CENTER. A place in which child day care is provided, with or without compensation, for 13 or more children at any one time; or any place that is not the permanent residence of the licensee or administrator in which child day care is provided, with or without compensation, for seven to 12 children at any one time. In counting children for the purposes of this definition, any children under six years of age who are related to a licensee, administrator, or employee and who are on the premises shall be counted. Development standards for a day care center in any approved business or industrial district shall be in compliance with the minimum standards as established by the State of Ohio. When said districts abut a residential district, the development shall be subject to the screening requirements described for the given district. Development standards in any approved residential district shall be as follows.

(1) Child day care centers for seven or more children shall have a minimum lot area of 500 square feet per child.

(2) There shall be provided a minimum of 100 square feet of fenced outdoor play area per child for the maximum number of children in the play area at any one time.

(3) Access, loading and unloading requirements shall be as follows.

(a) The Public Works Director may require an on-site drop-off area be provided sufficient to accommodate automobiles for facilities.

(b) The Public Works Director may require sites adjoin and have access from an arterial or collector street.

(4) All outdoor play areas shall be enclosed by a six-foot high wall, solid wood fence, or chain link fence planted with a continuous evergreen screening.

EXHIBIT A

(5) Use of outdoor play areas shall be limited to between the hours of 8:00 a.m. and 8:00 p.m.

(6) When the child day care center is the principal use, the exterior appearance shall be similar to that of the eight most proximate residential structures on the same street in regard to height, bulk, width, setback landscaping, and off-street parking visible from the street.

(7) Child day care centers shall not include overnight accommodations.

CLINIC. See *MEDICAL OFFICES AND CLINICS* as defined in this section.

CLUB. A building or facility owned or operated by an organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, or the like, but not operated for profit.

COMMERCIAL ENTERTAINMENT, OUTDOOR. These facilities include drive-in theaters, amusement parks, fairgrounds, golf driving ranges, miniature golf courses, race tracks, skating rinks and sports arenas.

COMMERCIAL ENTERTAINMENT, INDOOR. A building or portion of a building designed and equipped for the conduct of entertainment typically including rides, games, or other attractions, leisure time activities, or customary and usual recreational activities, operated for profit or not-for-profit, and open to the public.

COMMERCIAL RECREATION FACILITIES, INDOOR. ~~Include skating rinks and tennis, racquetball and handball courts and health clubs operated for profit as distinguished from public indoor recreation facilities and community recreation centers.~~ **A building or portion of a building designed and equipped for the conduct of sports, exercise, athletic training or other similar activities, operated for profit or not-for-profit, open only to bona fide members and guests of the organization or open to the public for a fee.**

COMMUNITY-ORIENTED RESIDENTIAL SOCIAL SERVICE FACILITY or *GROUP HOME.* A state licensed or authorized home for children or adults which is operated by the state or a political subdivision, or pursuant to a license issued by or to a contract with the state or a political subdivision. *COMMUNITY-ORIENTED RESIDENTIAL SOCIAL SERVICE FACILITIES* include agency group homes for children or adults; residential homes for children or adults; residential homes for children or adolescents 18 years of age or under, dependent or neglected, who have not been adjudged delinquent, and who for various reasons cannot reside with their natural family.

COMPREHENSIVE PLAN. The long-range growth and development plan, and any amendments and supplements thereto, for the city and its environs, as approved by the City Commission.

CONSTRUCTION TRADES AND CONTRACTOR OFFICES AND SHOPS. These activities include heavy construction, building, cement, electrical, heating and air conditioning, masonry, plumbing, painting and wallpapering, roofing, glazing, but does not include salvage materials or debris.

EXHIBIT A

CONVALESCENT HOME. See *NURSING HOME* as defined in this section.

CONVENIENCE STORE. Retail store that caters to the motoring public where the sale of food items such as hot or cold drinks, pre-packaged foods and tobacco, road maps, magazines and other publications, automotive maintenance items such as brake fluid, oil, polishes, anti-freeze and similar products and other retail items that may be readily purchased. A convenience store may also sell gasoline. This does not include drive-in or drive-through windows.

CORNER LOT. A lot abutting two or more streets at their intersection. See Exhibit B at the end of this section.

DAY CARE CENTER. See *CHILD DAY CARE CENTER* as defined in this section.

DEPTH OF LOT. An average horizontal distance between the front and rear lot lines. See Exhibit C at the end of this section.

DISTRICT. A portion of the incorporated area of the city within which certain regulations and requirements or various combinations thereof apply under the provisions of this chapter.

DORMITORIES, CONVENTS AND MONASTERIES. Buildings used as group living quarters for a student body or religious order or as an accessory use to a university, boarding school, orphanage, hospital, church or other similar institutional use.

DRIVEWAY. Private access to a premises, the use of which is limited to the persons residing, employed, or otherwise authorized to use or visit the parcel on which it is located and designed to serve.

DRIVE-IN. A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle, or within a building or structure on the same premises and devoted to the same purpose as the *DRIVE-IN* service.

DWELLING.

(1) Dwelling types shall be as follows.

(a) *MULTI-FAMILY DWELLING.* A building, or a portion thereof, designed exclusively for occupancy by three or more families independently of each other.

(b) *ONE-FAMILY ATTACHED DWELLING (ROW OR TOWNHOUSES).* One of two or more single-family residential dwellings having a common wall separating dwelling units. The building may also include an attached garage.

(c) *ONE-FAMILY DETACHED DWELLING.* A building designed exclusively for and occupied exclusively by one family.

EXHIBIT A

(d) *TWO-FAMILY DWELLING*. A building designed exclusively for occupancy by two families living independently of each other.

(2) Development standards for dwellings in the B Business District and the CBD Central Business District shall be as follows.

(a) Dwellings may be permitted on the first story of a building.

(b) A portion of the first story shall be used for a non-dwelling use permitted in the district.

(c) The non-dwelling use shall not be accessory to the residential use or be a parking lot or garage.

(d) Parking requirements shall be the same as those for multi-family dwellings, except in the CBD Central Business District all or part of the parking requirements may be provided on a separate and non-adjointing lot determined by the Planning Commission to be suitable therefor and convenient thereto. Parking requirements shall not be considered provided unless they are readily available without charge to the residents of the dwelling.

(e) Prior to the granting of a special use permit, an inspection of the dwelling unit and the structure within which it is to be located shall be made by qualified personnel to determine that the dwelling unit and structure conform to all applicable fire and safety codes.

(3) Height and area requirements shall be as follows.

(a) Minimum lot area: 2,000 square feet per unit.

(b) Minimum lot frontage: None.

(c) Minimum front yard setback: None, except abutting or across the street from a Residential District, then same as Residential District front yard setback.

(d) Minimum side yard setback: 10 feet of abutting Residential District.

(e) Minimum rear yard setback: Less of 30 feet or 20% of lot depth.

(f) Maximum height: 35 feet.

DWELLING UNIT. A building, or a portion thereof, designed for occupancy of one family for residential purposes and having living, cooking, sleeping and sanitation facilities.

ELDERLY HOUSING FACILITIES. Residential developments specially designed to house retired and elderly persons, and which may include a mixture of living options, including apartments, group quarters and nursing care facilities.

EXHIBIT A

ELEMENTARY, JUNIOR HIGH AND HIGH SCHOOLS. Public, private and/or religious schools including grades K through 12. Development standards shall be as follows.

- (1) Parking shall be in conformance with §§ 154.080 through 154.083, Parking and Off-Street Loading Regulations.
- (2) Access shall be provided by an arterial or collector street.
- (3) Side yard requirements shall be 20 feet.
- (4) An educational institution shall have a minimum lot area of 20,000 square feet.

EMPLOYEE. A person who works or performs in and/or for a sexually oriented business, regardless of whether or not said person is paid a salary, wage or other compensation by the operator of said business, or any form of remuneration, tips of any kind or gratuities from the operator or customers of said business.

ERECTED. Includes the terms built or constructed, altered, or reconstructed. *ERECTED* also includes the moving of a building or structure onto a lot or any physical operations on the premises which are required for construction. Excavation, fill drainage, and the like shall be considered an operation of erection.

ESSENTIAL SERVICES. The erection, construction, alteration, or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, telephone, telegraph, steam, fuel, or water transmission or distribution systems, collection, communication, supply, or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith, but not including buildings which are necessary for the furnishing of adequate service by the utilities or municipal departments for the general health, safety, or welfare. *ESSENTIAL SERVICES* shall be allowed in the district insofar as permitted, authorized, or regulated by law or other ordinance. Buildings required in conjunction with an *ESSENTIAL SERVICE* may be permitted in the district when approved by the Planning Commission. In granting this permission the Planning Commission shall take into consideration the location, size, use, and effect the building will have on adjacent land and buildings.

ESTABLISHED includes any of the following:

- (1) The opening or commencement of any sexually oriented business as a new business;
- (2) The conversion of an existing business, whether or not a sexually oriented business, to any of the sexually oriented businesses defined in this chapter;
- (3) The addition of any of the sexually oriented businesses defined in this chapter to any other existing sexually oriented business; or
- (4) The relocation of any such sexually oriented business.

EXHIBIT A

FACADE. See *BUILDING ELEVATION*.

FAMILY. An individual or group of two or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than one additional unrelated person who are domiciled together as a single domestic housekeeping unit in a dwelling unit; or a collective number of individuals domiciled together in one dwelling unit, whose relationship is of a continuing non-transient domestic character, and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature, or for an anticipated limited duration of a school term or terms, or other similar determinable period.

FENCE. Any structure, other than part of a building, of sufficient strength and dimension to prevent straying from within or intrusion from without.

FINANCIAL ESTABLISHMENTS. These facilities include banks, savings and loan associations, credit unions, finance companies, loan offices and safe deposit companies.

FLOODPLAIN. Those lands designated by the U.S. Department of Housing and Urban Development and Miami Conservancy District which are subject to a 1% or greater chance of flooding in any given year.

FLOOR AREA. For the purpose of computing parking, that area used for or intended for the sale of merchandise or services, or the use to serve patrons, clients, or customers. Floor area which is used or intended to be used principally for the storage of processing of merchandise, such as hallways, stairways, and elevator shafts, or for utilities or sanitary facilities shall be excluded from this computation of *FLOOR AREA*. Measurements of usable *FLOOR AREA* shall be the sum of the horizontal areas of the several floors or the building measured from the interior faces of exterior walls.

FLOOR AREA, GROSS. See *GROSS FLOOR AREA* as defined in this section.

FRATERNAL AND SOCIAL ASSOCIATION FACILITY. A meeting place for people formally organized for a common interest, usually public service, cultural, religious or entertainment, with regular meetings, rituals and formal, written membership requirements, and where food and alcohol may be served.

FRONT LOT LINE. See *LOT LINE* as defined in this section.

FRONT SETBACK LINE. A line formed by the face of the building. For the purposes of this chapter, a *FRONT SETBACK LINE* is the same as a building line. See Exhibit C at the end of this section.

FRONT YARD. See *YARD* as defined in this section.

EXHIBIT A

FUNERAL HOME. A building or part thereof used for human funeral services. The building may contain space and facilities for embalming, refrigeration, cremation, and the performance of other services used in preparation of the dead for burial; the performance of autopsies and other surgical procedures; the storage of caskets, funeral urns, and other related funeral supplies; and the storage of funeral vehicles. Where a funeral home is permitted, a funeral chapel shall also be permitted.

GARAGE, PRIVATE. An accessory building or portion of a main building with a connecting driveway providing access to or from a street or alley improvement, designed or used for the storage or minor repair or maintenance of motor driven vehicles, boats, and similar vehicles or other personal property owned by, licensed to, or used by the owner of the lot or the occupants of the building to which it is accessory.

GARAGE SALE, YARD SALE, AND PORCH SALE. A temporary accessory use of a lot or premises for the sale of new or used goods and/or secondhand materials.

GARAGE, SERVICE. Any premises used for the storage or care of motor-driven vehicles, or where any vehicles are equipped for operation, repaired, or kept for remuneration, hire, or sale.

GAS STATION. See *AUTO SERVICE STATION* as defined in this section.

GENERAL MERCHANDISE STORES. These facilities include department stores, variety stores, discount stores, grocery stores and drug stores.

GRADE or *GROUND LEVEL.* The average of the finished *GROUND LEVEL* at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, the above *GROUND LEVEL* shall be measured at the sidewalk, unless otherwise defined herein.

GROSS FLOOR AREA. The sum of the gross horizontal areas of all the several floors of a building or buildings, including interior balconies and mezzanines. All horizontal measurements are to be made between the exterior faces of walls including the walls of roofed porches having more than one wall. The *GROSS FLOOR AREA* of a building shall include the floor area of accessory buildings, on the same lot, measured the same way.

GROUP HOME. See *COMMUNITY-ORIENTED RESIDENTIAL SOCIAL SERVICE FACILITY* or *GROUP HOME* as defined in this section.

HEAVY EQUIPMENT RENTAL, SALES, SERVICE AND STORAGE. These facilities include rental, sales, service and storage of semi-tractor trailers, agricultural equipment, and construction equipment.

HEAVY INDUSTRY. A use engaged in the basic processing of and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes that produce commonly recognized offensive conditions.

EXHIBIT A

HOME FURNISHINGS, HOME IMPROVEMENTS AND MISCELLANEOUS MATERIALS AND EQUIPMENT STORES. These facilities include appliance and appliance sales and repair stores; auto accessory stores with no on-premises installation; bicycle shops; business machine shops; carpeting and floor covering stores; curtain and drapery stores; fabric stores; furniture stores; hardware stores; lawnmower and snow blower sales; music, record and musical instrument; paint, glass and wallpaper stores; sporting goods stores; stereo, radio and television stores. This category does not include lumberyards or building materials sales.

HOME OCCUPATION. A lawful activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling provided the development standards are adhered to as follows.

(1) No person other than members of the family residing on the premises shall be engaged in the occupation.

(2) The use of the dwelling unit for the *HOME OCCUPATION* shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the *HOME OCCUPATION*.

(3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation other than one sign, not exceeding one foot in area, non-illuminated and mounted flat against the wall of the principal building.

(4) There shall be no alteration or construction except that which is customarily found in a dwelling.

(5) There shall be no home occupation conducted in any accessory building.

(6) No traffic shall be generated by a home occupation in greater volumes than would normally be expected in a residential neighborhood.

(7) No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

HOSPITAL. An institution licensed by the State Department of Health and providing health services primarily for in-patient medical or surgical care of the sick or injured, and including related facilities such as laboratories, out-patient departments, training facilities, central service facilities and staff offices which are an integral part of the facility, provided the institution is operated by, or treatment is given under direct supervision of a licensed physician. Development standards shall be as follows.

EXHIBIT A

(1) Parking requirements in addition to those stated in §§ 154.080 through 154.083, Parking and Off-Street Loading Regulations, may be imposed. Traffic may be required to discharge onto an arterial or collector street.

(2) Whenever a facility abuts a Residential District, the yard requirements shall be ten feet greater than those of the abutting Residential District, plus an additional one foot for each foot of building height over 20 feet.

(3) Buildings shall not occupy over 35% of the total land area upon which they are located.

HOTEL. A building occupied as the temporary abode of individuals who are lodged with or without meals, in which there are ten or more sleeping rooms, and which shall have no provision made for cooking in any individual room or apartment. A *HOTEL* may include a restaurant or cocktail lounge, public banquet halls, ballrooms, meeting rooms, or other commercial uses.

INDEPENDENT CONTRACTOR. A person who contracts with a sexually oriented business establishment to provide services on behalf of the sexually oriented business to the patrons of such business whether or not the individual receives any remuneration, gratuity or tips of any kind, or pays the owner or operator for the right to perform or entertain in the sexually oriented business. The intention of this definition is to exclude those persons who are not employees and who are not reasonably expected to have contact with customers or patrons of the sexually oriented business, including, but not limited to, persons on the premises of a sexually oriented business performing repair or maintenance services or delivering goods to the premises of a sexually oriented business.

INDUSTRIAL CRAFT SHOPS. These facilities include carpentry, cabinet making and furniture making, refinishing and upholstering.

INTERIOR LOT. Any lot other than a corner lot. See Exhibit B at the end of this section.

JUNK YARD or *SALVAGE YARD.* An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packaged, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A *JUNK YARD* includes automobile wrecking yards and includes any area of more than 200 square feet for storage, keeping, or abandonment of junk, but does not include uses established entirely within enclosed buildings. An open area containing two or more inoperative or unlicensed vehicles shall be construed to be a *JUNK YARD*.

KENNEL. Any lot or premises used for the sale, boarding, or breeding of dogs, cats, or other household pets. *KENNEL* shall also mean the keeping on or in any lot or building of three or more dogs, cats, or other household pets which are over the age of six months.

LANDSCAPING. The design and arrangement of natural scenery, including trees, flowers, shrubs, and grass, or of non-living materials or objects, over a tract of land, taking into account the use to which the land is to be put.

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LAUNDRIES AND DRY CLEANING PLANTS. A building or premises that serves more than one laundry and/or dry cleaning outlet, including linen supply and diaper services.

LIBRARY. A public or private repository for literary and artistic materials, such as books, periodicals, newspapers, pamphlets, and prints, kept for reading or reference. Development standards shall be as follows.

(1) Parking shall be in conformance with §§ 154.080 through 154.083, Parking and Off-Street Loading Regulations.

(2) Access shall be provided by an arterial or collector street.

(3) Side yard requirements shall be 20 feet.

(4) The minimum lot area shall be 20,000 square feet.

LIGHT MANUFACTURING. A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of those products, but excluding basic industrial processing.

LOADING SPACE. An off-street space on the same lot with a building or group of buildings, used for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

LOT. A parcel of land, occupied or to be occupied by a main building or a group of buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with any open spaces as are required under provisions of this chapter. Every *LOT* shall abut upon and have permanent access to a public street.

(1) *CORNER LOT.* A lot abutting two or more streets at their intersection. See Exhibit B at the end of this section.

(2) *INTERIOR LOT.* Any lot other than a corner lot. See Exhibit B at the end of this section.

(3) *THROUGH LOT.* An interior lot having a frontage on two non-intersecting streets, as distinguished from a corner lot. See Exhibit B at the end of this section.

LOT AREA. The total horizontal area within the lot lines of the lot.

LOT COVERAGE. The part or percentage of the lot occupied by buildings, including accessory buildings.

LOT DEPTH. The average horizontal distance between the front and rear lot lines.

LOT LINE. Shall be as follows:

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(1) *FRONT LOT LINE*. In the case of an interior lot, that line separating the lot from the street. In the case of a corner lot or through lot, that line separating the lot from either street. In the case of a lot with alley frontage and no street frontage, that line separating the lot from the alley. See Exhibit C at the end of this section.

(2) *REAR LOT LINE*. That lot line opposite the front lot line. In the case of a lot pointed at the rear, the *REAR LOT LINE* shall be an imaginary line parallel to the front lot line, not less than ten feet long, lying furthest from the front lot line and wholly within the lot. In the case of a corner lot, the *REAR LOT LINE* is established based upon the orientation of the house. See Exhibit C at the end of this section.

(3) *SIDE LOT LINE*. Any lot line other than the front lot line or rear lot line. A *SIDE LOT LINE* separating a lot from a street is a side street lot line. A *SIDE LOT LINE* separating a lot from another lot or lots is an interior *SIDE LOT LINE*. See Exhibit C at the end of this section.

LOT OF RECORD. A parcel of land, the dimensions of which are shown on a document or map on file with the County Recorder or in common use by city or county officials, and which actually exists as so shown, or any part of that parcel held in a record ownership separate from that of the remainder thereof.

LOT WIDTH, AVERAGE. The width determined by dividing the total lot area by the depth of the lot from the street right-of-way line to the furthest rear lot line. If the rear lot line and right-of-way lines are not parallel, an average depth dimension shall be used.

LUMBERYARDS and *BUILDING MATERIALS SALE AND STORAGE*. Buildings or premises used for the storage and sale of lumber and building materials.

MEDICAL OFFICES AND CLINICS. Include the offices of physicians, dentists and other health practitioners and medical and dental laboratories. Establishments primarily engaged in out-patient care with permanent facilities and with medical staff to provide diagnosis and/or treatment for patients who are ambulatory and do not require in-patient care.

MEMBERSHIP SPORTS AND RECREATION USES. Country clubs and neighborhood swim clubs, but not including health spas, fraternal associations, or commercial recreation facilities as specified elsewhere. Development standards shall be as follows.

(1) The principal recreational building or use is a minimum of 200 feet from any land in residential use.

(2) The recreational use shall have a minimum lot area of one acre.

(3) The recreational use shall be used only for the enjoyment of members and their families and guests of members of the association or club under whose ownership or jurisdiction the facility is operated.

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(4) Accessory facilities such as snack bars, restaurants and bars may be permitted only if they occupy integral parts of the principal building, and there is no display of goods or advertising visible, off the premises.

(5) Loudspeakers, public address systems and electric amplifiers may be permitted in recreation areas only if their use is solely for the members of the facility and does not create a public nuisance for nearby persons or properties.

(6) Any outdoor pool area, including the area used by bathers, shall be walled or fenced with a security fence or wall at least six feet in height and maintained in good condition to prevent uncontrolled access by children.

(7) Exterior lighting shall be shaded whenever necessary to avoid casting direct light upon any adjacent property or upon any adjacent public street.

(8) Access to the recreation use shall be only from an arterial or collector street.

MEZZANINE. An intermediate floor in any story occupying not more than two-thirds of the floor area of the story.

MINI-WAREHOUSE. See *SELF-SERVICE STORAGE FACILITY* as defined in this section.

MOBILE HOME. Any detached single-family living quarters to be located on foundation supports, designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, including major appliances and furniture, with plumbing and electrical connections provided for attachment to outside systems, and designed to be transported after fabrication on its own wheels, or detachable wheels.

MOBILE HOME COURT. Any plot of ground upon which two or more trailer coaches or mobile homes occupied for dwelling or sleeping purposes may be located. Development standards shall be as follows.

(1) The mobile home court shall have a minimum site area of five acres.

(2) The average area per mobile home space within the court shall not be less than the lot area per dwelling unit in the district in which the mobile home court is located.

(3) No mobile home shall be located closer than 50 feet to any exterior lot line, except when the mobile home is adjacent to another mobile home court. A distance of 25 feet shall be maintained between mobile home and buildings, in all horizontal directions.

(4) A detailed landscaping and screening plan shall be approved by the Planning Commission.

MOBILE SERVICE AND RETAIL OPERATIONS. A self contained service or retail operation that is operated from a movable vehicle or portable structure that routinely changes location, and is operated as a temporary use, including mobile food service operations and mobile retail food

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establishments as defined by section 3717-1-01 of the Ohio Administrative Code, and also including mobile operations and entities exempted from the food license requirements by R.C. § 3717.22.

MOTEL. A building or group of buildings for the accommodation of transient guests, chiefly motorists, containing guest rooms for rent. It may include all facilities specified under the definition of hotel.

MULTI-FAMILY DWELLING. A building, or a portion thereof, designed exclusively for occupancy by three or more families independently of each other.

NEIGHBORHOOD BUSINESS. These facilities include barber and beauty shops, pharmacies, grocery stores, bakeries, specialty food stores, laundry and dry cleaning pick-up service and self-service washing and dry-cleaning facilities, florists and bait and tackle shops. Neighborhood businesses may be permitted only in the R-1, R-2, and R-3 Residential Districts upon issuance of a special use permit. Development standards shall be as follows.

- (1) No structure or use qualifying as a neighborhood business may exceed 3,000 square feet of gross floor area.
- (2) Hours of business operation shall be between the hours of 7:00 a.m. and 10:00 p.m.
- (3) The maximum number of employees during business hours may not exceed five employees.
- (4) Minimum lot area shall be 5,000 square feet.
- (5) Minimum lot frontage shall be 50 feet.
- (6) Minimum front yard setback shall be 25 feet.
- (7) Minimum side yard setback shall be 10 feet if abutting a residential district.
- (8) Minimum rear yard setback shall be the less of 30 feet or 20% of lot depth if abutting a Residential District.
- (9) Maximum height shall be 35 feet.
- (10) A plot plan shall be submitted indicating the location and type of screening to be used.
- (11) A finding shall be made that the proposed screening will do the following.
 - (a) Provide a visual barrier of no less than six feet in height to partially or completely block out the view of unattractive structures or activities.
 - (b) Provide an acoustic screen, of no less than 15 feet, of dense plantings or a solid masonry wall in combination with decorative plantings, to aid in absorbing and deflecting noise.

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(c) Provide for the containment of litter and debris.

(12) Screening may be one or more of the following or other similar materials.

(a) A solid masonry wall.

(b) A solidly constructed decorative fence.

(c) Louvered fence.

(d) Dense evergreen plantings.

(e) Deciduous trees and shrubs.

NIGHTCLUB. See *BARS, TAVERNS AND NIGHTCLUBS* as defined in this section.

NONCONFORMING USE. The use of any dwelling, building, structure, lot, land, or premises, or part thereof, which was existing and lawful immediately prior to the effective date of this chapter and which does not conform with the provisions of this chapter, as set forth in §§ 154.060 through 154.066, Nonconforming and Nonstandard Uses.

NONSTANDARD USE. Those lots occupied by buildings or structures or uses which existed immediately prior to the effective date of this chapter which fail to comply with minimum lot requirements for the area, density, width, front yard, side yard, rear yard, height, unobstructed open space, or parking for the district in which they are located, even though the use of the premises conforms to the permitted uses within the district as set forth in §§ 154.060 through 154.066, Nonconforming and Nonstandard Uses.

NUDE, NUDITY or STATE OF NUDITY. A live person exhibiting: (1) the anus, male genitals, female genitals, or the areola or nipple of the female breast; or (2) a state of dress which fails to opaquely and fully cover the anus, male or female genitals, pubic region or areola or nipple of the female breast.

NURSERIES and GARDEN SUPPLY STORES. A space, including accessory building or structure, for the growing and storage of live trees, shrubs, or plant materials offered for retail sale on the premises, including products used for gardening or landscaping.

NURSING HOME. An establishment which specializes in providing necessary health and related services to those unable to care for themselves. Development standards shall be as follows.

(1) Parking requirements in addition to those stated in §§ 154.080 through 154.083, Parking and Off-street Loading Regulations, may be imposed. Traffic may be required to discharge onto an arterial or collector street.

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(2) Whenever a facility abuts a residential district, the yard requirements shall be ten feet greater than those of the abutting residential district, plus an additional one foot for each foot of building height over 20 feet.

(3) Buildings shall not occupy over 35% of the total land area upon which they are located.

OFF-STREET PARKING. The provision of parking facilities for a specified use, to be provided on the same lot or lots as the use they are intended to serve, and not on any public street or public right-of-way.

OFFICES OF BUSINESS AND PROFESSIONAL ASSOCIATIONS. These uses include labor unions and civic, political, religious and social service organizations, but not including social and fraternal associations.

ONE-FAMILY DWELLING. A building designed exclusively for and occupied exclusively by one family.

OPEN SPACE. That part of a lot, including courts or yards, which is open and unobstructed by structures from its lowest level to the sky, accessible to all tenants upon the lot.

OUTDOOR FESTIVAL, EXHIBITION, OR GATHERING. An assembly or crowd attending a celebration, event, fair, circus, carnival, public display of items of special interest or demonstration of a particular skill or craft at an open air or tented location.

PARAPET. The extension of the building facade above the line of the structural roof.

PARKING LOT. An area providing vehicular parking spaces along with adequate drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of more than five vehicles.

PARKING SPACE. A minimum area as defined in § 154.081(O), other than on a street or alley, exclusive of drives, aisles, or entrances giving access thereto, and fully accessible for the storage of parking of one motor vehicle.

PERSONAL SERVICES. Services of a personal nature, including beauty and barber shops and massage therapy; individual laundry and dry-cleaning establishments; laundromats; photo studios and photo finishing; shoe repair; tailoring; watch, clock and jewelry repair; clothing rental; and other services performed for persons or their apparel.

PET SHOPS. Any building or structure used for the sale, other than casual sale, of domestic pets and pet supplies.

PLACES OF WORSHIP. Establishments of recognized religious organizations operated for worship or for promotion of religious activities. Development standards shall be as follows.

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(1) Parking shall be in conformance with §§ 154.080 through 154.083, Parking and Off-Street Loading Regulations.

(2) Access is provided by primary collector streets.

(3) Side yard requirements shall be 20 feet.

(4) The minimum lot area shall be one acre.

PLANNED UNIT DEVELOPMENT. Land under unified control, planned and developed as a whole according to comprehensive and detailed plans, including streets, utilities, lots, or building sites, site plans and design principles for all buildings intended to be located, constructed, used and related to each other, and for other uses and improvements on the land as related to buildings. Development may be a single operation or a definitely programmed series of development operations, including all lands and buildings, with a program for provision, operation, and maintenance of the areas, improvements, and facilities necessary for common use by the occupants of the development. Further provisions are as set forth in §§ 154.040 through 154.047, Planned Unit Development.

PLANNING COMMISSION. The Planning Commission of the city.

POOL, SWIMMING. See *SWIMMING POOL* as defined in this section.

PORTABLE STORAGE UNIT. Any enclosed unit constructed of metal or other durable material that is designed to be transported by vehicle and used to provide storage.

PREEXISTING USE. An existing use of the type listed as a special use in the zoning district that was lawfully established on the effective date of this chapter, without the prior issuance of a special use permit, as set forth in § 154.140(C).

PRINCIPAL USE. The primary or predominant use of any land or improvement on it.

PRIVATE CLUBS. Private, civic, cultural, educational, labor, professional, and trade membership organizations, fraternities, sororities, and lodges, except those the primary activity of which is a service customarily carried on as a business.

PRIVATE SCHOOLS. Private schools, including but not limited to business or commercial schools, dance or music academies, kindergarten, nursery, play and special schools, when not otherwise permitted, may be allowed by the issuance of a special use permit.

PROFESSIONAL OFFICES. See *BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICES* as defined in this section.

PUBLIC OFFICES and *PUBLIC BUILDINGS.* Establishments housing activities of local, county, regional, state or federal government agencies, but not including public service garages.

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PUBLIC PARK. A public land which has been designated for park or recreational activities including, but not limited to, a park, playground, swimming pool, reservoir, athletic field, basketball or tennis courts, open space, wilderness areas, or similar public land within the city which is under the control, operation, or management of any governmental entity.

PUBLIC RECREATION FACILITIES. Parks, playgrounds, golf courses, sports arenas, gymnasiums, swimming pools, skating rinks, tennis, racquetball and handball courts, senior citizen and youth centers, arboretums, hiking and jogging trails, ice skating rinks, nature areas, picnic areas, out lots, and wildlife sanctuaries, but not including commercial recreation and entertainment facilities listed elsewhere in this chapter.

PUBLIC SERVICE YARDS AND GARAGE. Premises used for the storage, service and repair of publicly-owned vehicle fleets.

PUBLIC UTILITIES. Publicly-owned or leased buildings, public utility buildings, telephone exchanges, and transformer stations may be allowed upon issuance of a special use permit.

REAR LOT LINE. See *LOT LINE* as defined in this section.

REAR YARD. See *YARD* as defined in this section.

RECONSTRUCTED. Any change, addition or modification in construction or type of occupancy, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as altered.

RECREATION VEHICLE. Includes travel trailers, campers, camp car, truck campers, boats, and boat trailers.

RESIDENTIAL DISTRICT OR USE. Any zoning district set forth in Chapter 154 that contains the word "residential" in its title, or any individual residential dwelling located within the city.

RESTAURANT, FAST FOOD. An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state for consumption within the restaurant building, with a motor vehicle parked on the premises, or off the premises, as a carry-out order, and whose principal method of operation includes food and/or beverages usually served in edible containers or in paper, plastic or other disposable containers.

RESTAURANT, STANDARD. An establishment whose primary business is serving food and beverages to patrons for consumption inside the building.

ROOMING HOUSE. A building other than a hotel, not exceeding ten sleeping rooms, where, for compensation and by pre-arrangement for definite periods, meals or lodging and meals, are provided for three or more persons.

SALVAGE YARD. See *JUNK YARD* or *SALVAGE YARD* as defined in this section.

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SCREENING. The placement of landscaping or fencing on a lot in a manner to reduce any negative effects resulting from the location of two or more dissimilar uses next to one another.

SEASONAL/TEMPORARY SERVICE AND RETAIL ESTABLISHMENTS. A self contained service or retail operation, other than a mobile service or retail operation, that temporarily or routinely operates at a set location from a portable structure or an area with a defined boundary delineated by a fence, tent, or other similar feature, and is operated as a temporary use, including seasonal and temporary food service operations, and seasonal and temporary retail food establishments as defined by section 3717-1-01 of the Ohio Administrative Code, and also including seasonal and temporary operations and entities exempted from the food license requirements by R.C. § 3717.22.

SELF-SERVICE STORAGE FACILITY. A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customers goods or materials, the gross floor area of each unit not to exceed 500 square feet.

SERVICE GARAGE. Any premises used for the storage or care of motor-driven vehicles, or where any vehicles are equipped for operation, repaired, or kept for remuneration, hire, or sale.

SERVICE STATION. See *AUTO SERVICE STATION* as defined in this section.

SETBACK. The minimum required distance between the property line and the structure line.

SEXUALLY ORIENTED BUSINESSES. Those businesses defined as follows:

(1) *ADULT ARCADE.* An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, or other visual representations, for viewing by five or fewer persons each, are regularly used to show films, motion pictures, video cassettes, digital video discs, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

(2) *ADULT BOOKSTORE, ADULT NOVELTY STORE or ADULT VIDEO STORE.* A commercial establishment which has as a significant or substantial (such as 50% or more) portion of its stock-in-trade or derives a significant or substantial (such as 50% or more) portion of revenues or devotes a significant or substantial (such as 50% or more) portion of its interior business or advertising to the sale or rental for any form of consideration, of any one or more of the following:

(a) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, digital video discs, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas;"

(b) Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

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An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas," and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store or adult video store so long as the definition above is met.

(3) *ADULT CABARET*. A nightclub, bar, restaurant, private club, bottle club, juice bar or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: (a) persons who appear nude or semi-nude or in a state of nudity or semi-nudity; (b) live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities;" or, (c) films, motion pictures, video cassettes, digital video discs, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas." "Private club" means an establishment where patrons may bring in their own bottle or other container of alcohol (including beer, wine or liquor) and purchase a mixture for the same or use of a glass from the club or business.

(4) *ADULT MOTEL*. A motel, hotel or similar commercial establishment which offers public accommodation, for any form of consideration, which provides patrons with closed-circuit television transmissions, films, motion pictures with closed-circuit television transmissions, films, motion pictures, video cassettes, digital video discs, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television.

(5) *ADULT MOTION PICTURE THEATER*. A commercial establishment where films, motion pictures, video cassettes, digital video discs, slides or similar photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.

(6) *ADULT THEATER*. A theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or semi-nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities" which is not customarily open to the general public during such features because it excludes minors by reason of age.

(7) *ESCORT AGENCY*. A person or business association that furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration. "Escort" means a person who, for any form of consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person or to privately appear in the state of nudity or semi-nudity for another person.

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(8) *MASSAGE PARLOR*. Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body which occurs as a part of or in connection with "specified sexual activities" is offered, or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician, surgeon, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor or osteopath, nor by trainers for any amateur, semiprofessional or professional athlete or athletic team or school athletic program, nor barber shops or beauty salons in which massages are administered only to the scalp, the face, the neck or the shoulder, nor by any other individual licensed by the state to perform massages.

(9) *SEMI-NUDE MODEL STUDIO*. Any place where a person regularly appears in a state of nudity or semi-nudity or displays "specified anatomical areas" for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. Reference above to nudity should not be construed or interpreted to permit nudity or a state of nudity in a *SEMI-NUDE MODEL STUDIO*. *SEMI-NUDE MODEL STUDIO* shall not include any school, college, or university licensed by the state.

(10) *SEXUAL ENCOUNTER ESTABLISHMENT*. A business or commercial establishment, that as on of its principal business purposes, offers for any form of consideration: (1) a place where two or more persons may congregate, associate, or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas;" or (2) activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nudity. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

SIDE LOT LINE. See *LOT LINE* as defined in this section.

SIDE YARD. See *YARD* as defined in this section.

SIGN. See § 154.096.

SIMULATED. To assume the mere appearance of something, without the reality; to imitate or pretend.

SINGLE-FAMILY DWELLING. See *ONE-FAMILY DWELLING* as defined in this section.

SPECIAL USE. A use that, owing to some special characteristics attendant to its operation or installation, is permitted in a district subject to approval by the Planning Commission, and subject to special requirements, different from those usual requirements for the district in which the special use may be located. Further set forth in § 154.140, Special Use Permits.

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SPECIALTY FOOD STORES. These include stores specializing in a specific type or class of food, including but not limited to bakeries; candy, nut and cheese shops; confectionery stores; coffee and tea shops; dairy and ice cream stores; delicatessens; fruit and vegetable stores; international food stores; liquor stores; meat and fish markets; and wine shops. These uses do not include restaurants or carry-outs or convenience food stores.

SPECIALTY RETAIL COMMERCIAL ESTABLISHMENTS and BOUTIQUES. These include antique stores; apparel stores; art galleries; art supplies; book and magazine stores; card and stationery shops; cosmetics stores; craft and hobby shops; camera and photo supply stores; florists; gift shops; interior decorating accessories; leather goods stores; jewelry stores; kitchen, bath and bedroom accessory stores; office supply stores; picture framing shops; tobacco shops and toy stores. These uses do not include stores with drive-in or drive-through facilities or general merchandise stores.

SPECIFIED ANATOMICAL AREAS. Includes any of the following:

- (1) Less than completely and opaquely covered human genitals, pubic region, anus, or areolas or nipple of female breasts; or
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES. Includes any of the following:

- (1) The fondling or other intentional touching of human genitals, pubic region, anus, or female breast;
- (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- (3) Masturbation, actual or simulated;
- (4) Human genitals in a state of sexual stimulations, arousal or tumescence; or
- (5) Excretory functions as part of or in connection with any of the following activities set forth in subsections (1) through (4).

STORY. That part of a building, except a mezzanine, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. If the floor level directly above a basement is more than six feet above grade, the basement shall be considered a story.

STORY, HALF. An uppermost story lying under a sloping roof, having an area of at least 190 square feet with a clear height of seven feet, six inches. For the purposes of this chapter, the usable floor area is only that area having at least four feet clear height between floor and ceiling

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STREET. A public thoroughfare which affords the principal means of access to abutting property.

STRUCTURE. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

STRUCTURE ELEVATION. The entire side of a structure, from ground level to the roofline, as viewed perpendicular to that side of the structure.

STRUCTURE FACE. That portion of the exterior surface of a structure on a common plane.

STRUCTURE HEIGHT. The vertical dimension measured from the average grade to the highest point of the structure, or in the case of a building, the mid-point of the roof system (see § 154.005 Exhibit A). The height of a stepped or terraced structure shall be the maximum height of any segment of the structure.

STRUCTURE LINE. The perimeter of that portion of a structure nearest a property line, but excluding open steps, terraces, cornices, and other ornamental feature projecting from the structure face of the structure.

STRUCTURE WIDTH. The dimension measured along an exterior structure elevation, or structure face, from the outermost exterior surfaces that are opposite and parallel to one another, and perpendicular to the structure face being measured.

SWIMMING POOLS, SPAS, AND HOT TUBS. Any structure, chamber, or tank containing a body of water intended for swimming, diving, or bathing.

(1) *PRIVATE RESIDENTIAL SWIMMING POOL, SPA OR HOT TUB.* A swimming pool, spa, or hot tub intended to serve a residential structure containing not more than three dwelling units and used exclusively by the residents and their nonpaying guests.

(2) *PUBLIC SWIMMING POOL, SPA, OR HOT TUB.* A swimming pool, spa, or hot tub intended to be used collectively and operated by any person whether as the owner, lessee, operator, licensee, or concessionaire, regardless of whether or not a fee is charged for use, not including any public bathing areas or private residential swimming pools.

TAVERN. See *BARS, TAVERNS AND NIGHTCLUBS* as defined in this section.

TEMPORARY USE. The use of land, a building, or a premises for a duration not exceeding 180 consecutive days and permitted by the provisions set forth in § 154.126.

TENT. Any structure used for living or sleeping purposes, or for sheltering a public gathering constructed wholly or in part from canvas, tarpaulin, or other similar materials and which shall include shelter provided for circuses, carnivals, side shows, revival meetings, camp meetings, and all similar meetings or exhibitions in temporary structures.

EXHIBIT A

THOROUGHFARE. An arterial street which is intended to serve as a large volume trafficway for both the immediate city area and the region beyond, and which may be designated as a major thoroughfare, parkway, freeway, expressway, or equivalent term in order to identify those streets comprising the basic structure of the street plan. Any street with a width, existing or proposed, of 80 feet, shall be considered a major thoroughfare.

THOROUGHFARE PLAN. That part of the comprehensive plan of the city which includes the major highway and street plan for the city, including any amendments or supplements thereto.

THROUGH LOT. An interior lot having a frontage on two non-intersecting streets, as distinguished from a corner lot. See Exhibit B at the end of this section.

TOWNHOUSE. One of a group or row of no less than three single-family dwellings having common walls and built as a single structure.

TRAILER PARK. See *MOBILE HOME COURT* as defined in this section.

TRANSPORTATION TERMINALS. Trucking and motor freight terminals, express and hauling establishments, rail terminals, landing strips and heliports.

TWO-FAMILY DWELLING. A building designed exclusively for occupancy by two families living independently of each other.

USE. The purpose for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied.

USE, CATEGORIES. The heading under which a particular principal use, special use, or nonconforming use type is listed within this chapter, said use categories including the following:

- (1) Agricultural uses.
- (2) Residential uses.
- (3) Institutional and public recreation uses.
- (4) Business and professional office uses.
- (5) Retail commercial and service uses.
- (6) Road service and commercial entertainment uses.
- (7) Light industrial uses.
- (8) Heavy industrial uses.
- (9) Transportation and utility uses.

EXHIBIT A

(10) Other uses.

USE, CHANGE OF. The conversion of an existing principal use, accessory use or special use to a use in a different use category, or when the change necessitates improvements to the structure or premises to support the intended use in accordance with the provisions set forth in Chapter 150 (Building Regulations) and Chapter 154 (Zoning).

VARIANCE. The relaxation of strict and literal enforcement of any of the provisions of this chapter to allow the reasonable use of property and land, provided the use is in the best public interest and does not jeopardize the general health, safety, and welfare of the city, as set forth in § 154.142(D)(2).

VEHICLE SALES, RENTAL AND SERVICE. The sales, service and rental of new and used cars, trucks, trailers, motorcycles, mobile homes, recreational vehicles, snowmobiles and boats. This does not include semi-tractor trailers, farm equipment and construction equipment.

VETERINARY CLINIC. See *ANIMAL HOSPITAL* as defined in this section.

WAREHOUSE. A building used principally for the storage of goods and materials.

WHEELCHAIR RAMP. A fabricated or constructed sloping surface designed and installed to provide access from one level to a higher or lower level.

YARD. An open space on the same lot with a main building, unoccupied, and unobstructed by structures from the ground upward, except as otherwise provided in this chapter. See Exhibit C at the end of this section.

(1) *FRONT YARD.* An open space extending in full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.

(2) *REAR YARD.* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. See Exhibit C at the end of this section.

(3) *SIDE YARD.* An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the nearest point of the main building. See Exhibit C at the end of this section.

(‘97 Code, § 150.103) (Ord. 42-96, passed 9-17-96; Am. Ord. 3-99, passed 2-1-99; Am. Ord. 17-99, passed 7-6-99; Am. Ord. 14-01, passed 7-23-01; Am. Ord. 7-02, passed 4-1-02; Am. Ord. 8-03, passed 6-2-03; Am. Ord. 9-05, passed 7-5-05; Am. Ord. 25-06, passed 10-17-06; Am. Ord. 05-07, passed 3-19-07; Am. Ord. 14-07, passed 10-1-07; Am. Ord. 24-07, passed 11-19-07; Am. Ord. 17-08, passed 7-21-08; Am. Ord. 31-08, passed 12-1-08; Am. Ord. 05-09, passed 5-18-09; Am. Ord. 2-10, passed 2-16-10)

EXHIBIT A

§ 154.025 B GENERAL BUSINESS DISTRICT.

(A) *Intent.* This district is intended to provide an integrated collection of structures and uses designed to supply a majority of the daily needs of city residents.

(‘97 Code, § 150.361)

(B) *Principal permitted uses.*

(1) *Institutional and public recreation uses.*

(a) Places of worship.

(b) Public recreation facilities.

(c) Private clubs.

(d) Libraries.

(2) *Business and professional office uses.*

(a) Business, professional and administrative offices.

(b) Offices of business and professional associations.

(c) Medical offices and clinics.

(3) *Retail commercial and service uses.*

(a) Specialty retail commercial establishments and boutiques.

(b) Specialty food stores.

(c) Home furnishings, home improvements and miscellaneous materials and equipment stores.

(d) General merchandise stores and supermarkets.

(e) Personal services.

(f) Restaurants, standard.

(g) Financial establishments.

EXHIBIT A

(h) Pet shops.

(4) *Road service and commercial entertainment uses.*

(a) Automobile service stations.

(b) Fraternal and social association facility.

(c) Convenience store.

(d) Automotive appearance and rust protection services.

(e) Motels and hotels.

(f) Printing, publishing, lithographing and binding establishments, provided the gross floor area does not exceed 5,000 square feet.

(g) Self-service storage facility.

(h) Fire station.

(‘97 Code, § 150.362)

(C) *Accessory permitted uses.*

(1) Accessory structures.

(2) Essential services.

(‘97 Code, § 150.363)

(D) *Special uses.* A building or premises may be used for the following purposes in the B General Business District if a special use permit for the use has been obtained in conformance with the provisions of § 154.140.

(1) *Residential uses.*

(a) Dwellings.

(b) Elderly housing facilities.

(c) Child day care center.

(2) *Retail commercial and service uses.*

(a) Nurseries and garden supply stores.

EXHIBIT A

- (b) Funeral homes.
- (c) Animal hospitals, veterinary clinics and kennels, animal grooming.
- (3) *Road service and commercial entertainment uses.*
 - (a) Automobile repair, painting and body shops.
 - (b) Automobile washing facilities.
 - (c) Bars, taverns and nightclubs.
 - (d) Commercial entertainment, outdoor.
 - (e) Vehicle sales, rental and service.
 - (f) Carry-outs, mini-markets, drive-through and drive-in stores.
 - (g) Restaurants, fast food.

(h) Commercial recreation, indoor.

(i) Commercial entertainment, indoor

- (4) *Light industrial uses.*
 - (a) Farm implement sales.
 - (b) Construction trades and contractor offices.
 - (c) Tin and sheet metal shops.
 - (d) Building services and supplies.
 - (e) Plumbing and heating shops.
 - (f) Wholesale distributors.
 - (g) Commercial radio and television studios and transmitting equipment.
 - (h) Cellular/communication towers.

(‘97 Code, § 150.364)

(5) *Planned Unit Developments.* Planned Unit Development overlay subject to the provisions of §§ 154.040 through 154.047.

EXHIBIT A

(E) *Parking regulations.* Parking in the B General Business District shall be regulated in conformance with the provisions of §§ 154.080 through 154.083.

(‘97 Code, § 150.365)

(F) *Sign regulations.* Signs within the B General Business District shall be regulated in conformance with the provisions of §§ 154.095 through 154.107.

(‘97 Code, § 150.366)

(G) *Height and area regulations.* The maximum height and minimum lot requirements within the B General Business District shall be as follows.

(1) *General requirements for all permitted uses.*

Minimum lot area	None
Minimum lot frontage	None
Minimum front yard setback	None (See division (G)(2) of this section)
Minimum side yard setback	None or 10 feet if abutting a residential district
Minimum rear yard setback	Less of 30 feet or 20% of lot depth if abutting a residential district
Maximum height	35 feet

(2) *Frontage.* When the frontage on one side of a block is divided between a B General Business District and a Residential District, or is across the street from a Residential District, the front yard requirement of that Residential District shall apply to the affected frontage of the B General Business District.

(3) *Screening.* When a side or rear yard abuts a Residential District, it shall be screened in conformance with the following provisions.

(a) A plot plan shall be submitted indicating the location and type of screening to be used.

(b) A finding shall be made that the proposed screening will do the following.

1. Provide a visual barrier of no less than six feet in height to partially or completely block out the view of unattractive structures or activities.

2. Provide an acoustic screen of no less than 15 feet in depth, of dense plantings or a solid masonry wall in combination with decorative plantings, to aid in absorbing and deflecting noise.

EXHIBIT A

3. Provide for the containment of litter and debris.

(c) Screening may be one or more of the following or other similar materials.

1. A solid masonry wall.
2. A solidly constructed decorative fence.
3. Louvered fence.
4. Dense evergreen plantings.
5. Deciduous trees and shrubs.

(4) *Accessory buildings.* Accessory buildings within the B General Business District shall be regulated in conformance with the provisions of §§ 154.121 and 154.122.

('97 Code, § 150.367) (Ord. 42-96, passed 9-17-96; Am. Ord. 5-06, passed 3-20-06; Am. Ord. 17-08, passed 7-21-08) Penalty, see § 154.999

§ 154.026 CBD CENTRAL BUSINESS DISTRICT.

(A) *Intent.* This district is intended to provide a large variety of retail stores and related activities and for office buildings and service establishments serving the entire city as well as areas outside the corporate limits. The Central Business District is intended to be the dominant multi-use district within the city and the key focus of business, social, and cultural activity within the urban area. It is intended that relationships between permitted functions will be carefully developed, and the need for access, circulation, and amenities will be given special attention.

('97 Code, § 150.371)

(B) *Principal permitted uses.*

(1) *Institutional and public recreation uses.*

- (a) Places of worship.
- (b) Public offices and buildings.
- (c) Public recreation facilities.
- (d) Private clubs.
- (e) Libraries.

EXHIBIT A

(2) *Business and professional office uses.*

- (a) Business, professional and administrative offices.
- (b) Offices of business and professional associations.
- (c) Medical offices and clinics.

(3) *Retail commercial and service uses.*

- (a) Specialty retail commercial establishments and boutiques.
- (b) Specialty food stores.
- (c) Home furnishings, home improvements and miscellaneous materials and equipment stores.
- (d) General merchandise stores and supermarkets.
- (e) Personal services.
- (f) Financial establishments.
- (g) Restaurants, standard.
- (h) Pet shops.

(4) *Road service and commercial entertainment uses.*

- (a) Fraternal and social association facility.
- (b) Motels and hotels.
- (c) Commercial recreation facilities, indoor.
- (d) Printing, publishing, lithographing and binding establishments, provided the gross floor area does not exceed 5,000 square feet.

(5) *Other uses.* Other uses, which in the opinion of the Planning Commission are similar to the above uses indicated as being permitted. The Planning Commission may also consider essentially custom manufacturing activities which in their opinion shall have the following characteristics.

- (a) Benefit from a central location and are appropriate in the CBD Central Business District.
- (b) Do not create any significant objectionable influences.

EXHIBIT A

(c) Involve products characterized by a high ratio of value to bulk, so that truck traffic is kept to a minimum.

(‘97 Code, § 150.372)

(C) *Accessory permitted uses.*

(1) Accessory structures.

(2) Essential services.

(‘97 Code, § 150.373)

(D) *Special uses.* A building or premises may be used for the following purposes in the CBD Central Business District if a special use permit for the use has been obtained in conformance with the provisions of § 154.140.

(1) *Parking lots.*

(2) *Residential uses.*

(a) Dwellings.

(b) Residential planned unit developments.

(c) Elderly housing facilities.

(3) *Retail commercial and service uses.*

(a) Commercial planned unit developments.

(b) Animal grooming.

(4) *Road service and commercial entertainment uses.*

(a) Carry-outs, mini-markets and drive through and drive-in stores.

(b) Restaurants, fast food.

(c) Bars, taverns, and nightclubs.

(d) Automobile service stations.

(e) Vehicle sales, rental and service, provided service access be available from a side street or alley.

EXHIBIT A

(f) Convenience stores,

('97 Code, § 150.374)

(5) *Planned Unit Developments*. Planned Unit Development overlay subject to the provisions of §§ 154.040 through 154.047.

(E) *Parking regulations*. Except for those permitted residential uses, parking requirements for the CBD Central Business District are waived.

('97 Code, § 150.375)

(F) *Sign regulations*. Signs within the CBD Central Business District shall be regulated in conformance with the provisions of §§ 154.095 through 154.107.

('97 Code, § 150.376)

(G) *Height and area regulations*. The maximum height and minimum lot requirements within the CBD Central Business District shall be as set forth below.

(1) *General requirements for all permitted uses*.

Minimum lot area	None
Minimum lot frontage	None
Minimum front yard setback	None (see division (G)(2) of this section)
Minimum side yard setback	None or 10 feet if abutting a residential district
Minimum rear yard setback	Less of 30 feet or 20% of lot depth if abutting a residential district
Maximum height	35 feet

(2) *Frontage*. When the frontage on one side of a block is divided between the CBD Central Business District and a Residential District, the front yard requirement of that Residential District shall apply to the affected frontage of the CBD Central Business District.

(3) *Screening*. Where the rear lot line of a lot in the CBD Central Business District abuts a Residential District and there is no intervening alley, in addition to the required rear yard there shall be placed appropriate screening not less than six feet in height along the rear lot line of the lot abutting a Residential District.

(4) *Accessory buildings*. Accessory buildings within the CBD Central Business District shall be regulated in conformance with the provisions of §§ 154.121 and 154.122.

EXHIBIT A

(‘97 Code, § 150.377) (Ord. 42-96, passed 9-17-96; Am. Ord. 5-06, passed 3-20-06; Am. Ord. 17-08, passed 7-21-08; Ord. 1-12, passed 1-3-12) Penalty, see § 154.999

§ 154.027 I-1 LIGHT INDUSTRIAL DISTRICT.

(A) *Intent.* The purpose of this district is to provide for industrial uses with limited objectionable external effects in areas that are suitable for industrial development by reason of location, topography, soil conditions, and the availability of adequate utilities and transportation systems. The intent is to permit most manufacturing, wholesaling, and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to prohibit congestion and protect adjacent residential and business activities.

(‘97 Code, § 150.381)

(B) *Principal permitted uses.*

(1) *Light industrial uses.*

(a) Light manufacturing.

(b) Construction trades and contractor offices.

(c) Industrial craft shops.

(d) Lumberyards and building materials sale and storage.

(e) Laundries and dry cleaning plants.

(f) Printing, publishing, lithographing and binding plants.

(g) Warehouses and self-service storage facilities.

(h) Wholesaling and storage facilities.

(2) *Transportation and utilities uses.*

(a) Heavy equipment rental, sales, service and storage.

(b) Transportation terminals.

(c) Public service yards and garages.

EXHIBIT A

(d) Public utilities.

(3) *Retail commercial and service uses.*

(a) Nurseries and garden supply stores.

(b) Animal hospitals, veterinary clinics and kennels, animal grooming.

(c) Sexually oriented businesses

(4) *Road service uses.*

(a) Automobile service stations.

(b) Automobile repair, painting and body shops.

(c) Vehicle sales, rental and service.

(5) *Other uses.* Uses similar to the above uses and any other manufacturing or industrial enterprise, operation, or process whether making, assembling, repairing, buffing, finishing, plating, polishing, tempering, packing, shipping, or storing; provided that any resulting cinders, dust, flashing, fumes, gas, noise, odor, refuse matter, smoke, vapor, or vibration is no greater or more detrimental to the neighborhood than the specified uses, that no extra fire hazard is created, and the permitted use as determined by the Planning Commission is similar in character to one of the specific uses in this section.

('97 Code, § 150.382)

(C) *Accessory permitted uses.*

(1) Essential services.

(2) Accessory structures.

('97 Code, § 150.383)

(D) *Special uses.* A building or premises may be used for the following purposes in the I-1 Light Industrial District if a special use permit for the use has been obtained in conformance with the provisions of § 154.140.

(1) *Planned Unit Developments.* Planned Unit Development overlay subject to the provisions of §§ 154.040 through 154.047.

(2) Business, professional and administrative offices.

(3) Cellular/communication towers

EXHIBIT A

(4) Child day care centers.

(5) Commercial recreation, indoor.

(6) Commercial entertainment, indoor.

(‘97 Code, § 150.384)

(E) *Parking regulations.* Parking within the I-1 Light Industrial District shall be regulated in conformance with the provisions of §§ 154.080 through 154.083.

(‘97 Code, § 150.385)

(F) *Sign regulations.* Signs within the I-1 Light Industrial District shall be regulated in conformance with the provisions of §§ 154.095 through 154.107.

(‘97 Code, § 150.386)

(G) *Height and area regulations.* The maximum height and minimum lot requirements within the I-1 Light Industrial District shall be as follows.

(1) General requirements within this District shall be as follows.

Minimum lot area	None
Minimum lot frontage	None
Minimum front yard setback	25 feet
Minimum side yard setback	15 feet
Minimum rear yard setback	15 feet or 30 feet if abutting an alley.
Maximum height	40 feet

(2) Where an I-1 Industrial District abuts, or is across the street from, a residential district, the following minimum requirements shall apply.

(a) The minimum front yard shall be 50 feet. If loading facilities are located in the front yard, the required front yard shall be 80 feet.

(b) The minimum side yard shall be 50 feet. For every two feet by which the building height exceeds 40 feet, the required side yard shall be increased by one foot.

(c) The minimum rear yard shall be 50 feet.

(3) If a side yard is greater than 15 feet, the additional area may be utilized for parking subject to the screening requirements in division (G)(4) below.

EXHIBIT A

(4) When a side or rear yard abuts a residential district, it shall be screened in conformance with the following provisions.

(a) A plot plan shall be submitted indicating the location and type of screening to be used.

(b) A finding shall be made that the proposed screening will do the following.

1. Provide a visual barrier of no less than six feet in height to partially or completely block out the view of unattractive structures or activities.

2. Provide an acoustic screen, of no less than 15 feet in depth, of dense plantings or a solid masonry wall in combination with decorative plantings, to aid in absorbing and deflecting noise.

3. Provide for the containment of litter and debris.

(c) Screening may be one or more of the following or other similar materials.

1. A solid masonry wall.

2. A solidly constructed decorative fence.

3. Louvered fence.

4. Dense evergreen plantings.

5. Deciduous trees and shrubs.

(‘97 Code, § 150.387) (Ord. 42-96, passed 9-17-96; Am. Ord. 8-03, passed 6-2-03; Am. Ord. 5-06, passed 3-20-06) Penalty, see § 154.999

§ 154.028 I-2 HEAVY INDUSTRIAL DISTRICT.

(A) *Intent.* The purpose of this district is to provide for industrial and other uses that by virtue of their characteristics should be isolated from residential uses. These uses perform essential functions for the city, including employment, and should be provided for in areas that are best suited for industrial development by reasons of location, topography, soil conditions, and the availability of adequate utilities and transportation systems.

(‘97 Code, § 150.391)

(B) *Principal permitted uses.*

(1) *Light industrial uses.*

EXHIBIT A

- (a) Light manufacturing.
 - (b) Construction trades and contractor offices.
 - (c) Industrial craft shops.
 - (d) Lumberyards and building materials sale and storage.
 - (e) Laundries and dry cleaning plants.
 - (f) Printing, publishing, lithographing and binding plants.
 - (g) Warehouses and self-service storage facilities.
 - (h) Wholesaling and storage facilities.
 - (2) *Retail commercial and service uses.*
 - (a) Nurseries and garden supply stores.
 - (b) Animal hospitals, veterinary clinics and kennels, animal grooming.
 - (3) *Road service uses.*
 - (a) Automobile service stations.
 - (b) Automobile repair, painting and body shops.
 - (c) Vehicle sales, rental and service.
 - (4) *Heavy industrial, transportation and utilities uses.*
 - (a) Heavy industry.
 - (b) Heavy equipment rental, sales, service and storage.
 - (c) Transportation terminals.
 - (d) Public service yards and garages.
 - (e) Public utilities.
- (‘97 Code, § 150.392)
- (C) *Accessory permitted uses.*

EXHIBIT A

(1) Essential services

(2) Accessory structures.

('97 Code, § 150.393)

(D) *Special uses.* A building or premises may be used for the following purposes in the I-2 Heavy Industrial District if a special use permit for the use has been obtained in conformance with the provisions of § 154.140.

(1) *Planned Unit Developments.* Planned Unit Development overlay subject to the provisions of §§ 154.040 through 154.047.

(2) Acetylene or oxygen manufacture.

(3) Acid manufacture including all corrosive acids and materials.

(4) Ammonia, chlorine, or bleaching powder manufacture.

(5) Animal black, lamp black, or graphite manufacture.

(6) Automotive wrecking, junk, or salvage yard, if in a completely enclosed building, or the premises on which the use is conducted is entirely enclosed within a solid fence or masonry wall not less than six feet in height.

(7) Celluloid or proxylene products, manufacture or storage.

(8) Cement, lime, gypsum, or plaster manufacture.

(9) Coke ovens.

(10) Crematoriums.

(11) Creosote manufacture or treatment.

(12) Distillation of coal, petroleum, refuse, grain, wood, or bones.

(13) Explosives manufacture.

(14) Fat rendering.

(15) Fertilizer, compost manufacture, or storage.

(16) Fish curing, smoking or packing.

(17) Fish oil manufacture or refining.

EXHIBIT A

- (18) Forging plants and drop hammers.
- (19) Garbage, offal, dead animals, refuse, rancid fats incineration, reduction, or storage.
- (20) Gelatin manufacture.
- (21) Glue manufacture.
- (22) Landfill or incinerator.
- (23) Livestock feeding yards or market.
- (24) Petroleum or inflammable liquids production, refining.
- (25) Rock crushing.
- (26) Slaughtering of animals.
- (27) Smelting.
- (28) Bulk storage of petroleum products.
- (29) Business, professional and administrative offices.
- (30) Cellular/Communication Towers.

(31) Commercial recreation, indoor.

(32) Commercial entertainment, indoor.

(‘97 Code, § 150.394)

(E) *Parking regulations.* Parking within the I-2 Heavy Industrial District shall be regulated in conformance with the provisions of §§ 154.080 through 154.083.

(‘97 Code, § 150.395)

(F) *Sign regulations.* Signs within the I-2 Heavy Industrial District shall be regulated in conformance with the provisions of §§ 154.095 through 154.107.

(‘97 Code, § 150.396)

(G) *Height and area regulations.* The maximum height and minimum lot requirements within the I-2 Heavy Industrial District shall be as follows.

(1) General requirements within this district shall be as follows.

EXHIBIT A

Minimum lot area	None
Minimum lot frontage	None
Minimum front yard setback	25 feet
Minimum side yard setback	15 feet
Minimum rear yard setback	15 feet or 30 feet if abutting an alley.
Maximum height	40 feet

(2) Where an I-2 Industrial District abuts, or is across the street from, a residential district, the following minimum requirements shall apply.

(a) The minimum front yard shall be 50 feet. If loading facilities are located in the front yard, the required front yard shall be 80 feet.

(b) The minimum side yard shall be 50 feet. For every two feet by which the building height exceeds 40 feet, the required side yard shall be increased by one foot.

(c) The minimum rear yard shall be 50 feet.

(3) If a side yard is greater than 15 feet, the additional area may be utilized for parking subject to the screening requirements in division (G)(4) below.

(4) When a side or rear yard abuts a Residential District, it shall be screened in conformance with the following provisions.

(a) A plot plan shall be submitted indicating the location and type of screening to be used.

(b) A finding shall be made that the proposed screening will do the following.

1. Provide a visual barrier of no less than six feet in height to partially or completely block out the view of unattractive structures or activities.

2. Provide an acoustic screen, of no less than 15 feet in depth, of dense plantings or a solid masonry wall in combination with decorative plantings, to aid in absorbing and deflecting noise.

3. Provide for the containment of litter and debris.

(c) Screening may be one or more of the following or other similar materials.

1. A solid masonry wall.

2. A solidly constructed decorative fence.

3. Louvered fence.

EXHIBIT A

4. Dense evergreen plantings.

5. Deciduous trees and shrubs.

(H) *Sexually oriented business development regulations.*

(1) No sexually oriented business shall be established within 500 feet of any area zoned as a residential district or within 500 feet of any residential use.

(2) No sexually oriented business shall be established within a radius of 500 feet of any child day care center, elementary school, junior high school, high school, or library, whether public or private, governmental, religious or commercial, which child day care center, elementary school, junior high school, high school, or library is attended by persons under 18 years of age.

(3) No sexually oriented business shall be established within a 500 feet of any public park.

(4) No sexually oriented business shall be established within 500 feet of any place of worship.

(5) No sexually oriented business shall be located within 500 feet of the right-of-way of any divided, limited access highway including but not limited to applicable portions of Interstate 75.

(6) Advertisements, displays or other promotional materials posted or displayed at a sexually oriented business shall not be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from any other public area.

(7) All building openings, entries, doorways, windows, and the like, at any sexually oriented business shall be located, covered, or screened in such a manner as to prevent any view into the interior of any such sexually oriented business from the exterior of the structure or any public area.

(8) No screens, loudspeakers or sound equipment shall be used by a sexually oriented business that can be seen or discerned by the public from any public area.

(9) Whether the location of a sexually oriented business satisfies the criteria of this section shall be determined by measuring the straight-line distance, without regard for intervening structures, from the closest exterior structural wall or section of wall enclosing the sexually oriented business to the nearest property line of the other use in question.

('97 Code, § 150.397) (Ord. 42-96, passed 9-17-96; Am. Ord. 8-03, passed 6-2-03; Am. Ord. 5-06, passed 3-20-06) Penalty, see § 154.999

RESOLUTION NO. R- 118-12

**A RESOLUTION APPROVING THE RENEWAL
APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT FILED BY
LOUISE I. CROMES FOR PARCEL #N44-076845,
N44-077116, N44-077120, N44-099300 IN THE CITY
OF PIQUA**

WHEREAS, Louise I. Cromes has submitted a renewal application to designate parcel #'s N44-076845, N44-077116, N44-077120, N44-099300 (attached hereto as Exhibit "A") as an agricultural use; and

WHEREAS, a Public Hearing for renewal of the Application for Placement of Farmland in an Agricultural District filed by Louise I. Cromes was held on August 21, 2012;

WHEREAS, parcel #'s N44-076845, N44-077116, N44-077120, N44-099300 is devoted exclusively for agricultural use; and

WHEREAS, the placement of this property in an agricultural use district will not adversely impact the City of Piqua's development needs;

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 renewal application to place parcel #'s N44-076845, N44-077116, N44-077120, N44-099300 in an agricultural use district as provided by Ohio Revised Code Section 929.02 is hereby approved;

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

RENEWAL OF FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)

TO CONTINUE in the Agricultural District, the owner **MUST FILE** a RENEWAL form **PRIOR TO** the **FIRST MONDAY IN APRIL** every fifth year with the MIAMI COUNTY Auditor

APPLICANT: CROMES LOUISE I
965 W STATLER RD
PIQUA OH 45356 USA

Application No: 111
Original Year: 12/2007
Renewal Year: 2012

Description of Land as shown on Property Tax Statement: _____

Location of Property: W. Statler Rd. ~ 965 W. Statler Rd. ~ First St. ~ Piqua
45356

1. Do you want to renew the real estate list below in the AG District program? YES NO
2. Does any of the land lie within a municipal corporation limit? YES NO
3. Is the parcel(s) shown below presently being taxed at their Current Agricultural Use Valuation (CAUV) under section 5713.31, O.R.C.? YES NO #286
4. Is the parcel(s) shown below exclusively devoted to agricultural purposes? YES NO
5. If the total acreage farmed in this unit is less than 10 acres, show gross income produced from agricultural purposes for the last three years:

1. _____ 2. _____ 3. _____

TAX DIST	PARCEL NUMBER	ACRES
N44	N44-076845 <i>pt. Agr lot: 7823</i>	89.43
N44	N44-077116 <i>Agr lot 7936</i>	28.52
N44	N44-077120 <i>Agr lot: 7937</i>	37.70
N44	N44-099300 <i>Out lot: 280</i>	1.75
TOTAL ACRES		157.39

FINAL NOTICE

I declare that this report has been examined by me and to the best of my knowledge and belief is true and correct. I authorize the County Auditor to inspect the property described above to verify the accuracy of the application.

Louise I. Cromes June 20/2012 (335-3596)
SIGNATURE OF OWNER DATE PHONE NUMBER

DO NOT COMPLETE FOR OFFICIAL USE ONLY

Action of County Auditor

Application Approved _____ Rejected _____*

Date Filed with County Auditor 6-21-'12

Date Filed (if required) with Clerk of Municipal Corporation 6-22-'12

County Auditor's Signature _____ Date _____

Date Decision Mailed to Applicant _____ Certified Mail No. _____

Action of Legislative Body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ * Rejected _____*

Date Application Filed with Clerk _____ Date of Public Hearing _____

Date of Legislative Action _____ Clerk's Signature _____ Date _____

Date Decision Mailed to Applicant _____ Certified Mail No. _____

*IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

RESOLUTION NO. R-119-12

**A RESOLUTION AWARDING A CONTRACT TO
BARRETT PAVING MATERIALS, INC. FOR
THE 2012 STREET RESURFACING PROGRAM**

WHEREAS, on January 3, 2012, this Commission passed Resolution No. R-2-12 authorizing the City Purchasing Analyst to advertise for bids, according to law, for the 2012 Street Resurfacing Program; and

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

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

SEC. 1: A contract is hereby approved with Barrett Paving Materials, Inc. as the lowest, responsible bidder for the 2012 Street Resurfacing Program and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications.

SEC. 2: The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$520,000.00.

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

LUCY FESS, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



Commission Agenda Staff Report

MEETING DATE	September 4, 2012		
REPORT TITLE (Should match resolution/ordinance title)	A Resolution awarding a contract to Barrett Paving Materials, Inc. for the 2012 Street Resurfacing Program.		
SUBMITTED BY	Name & Title: Bob Graeser, Project Manager		
	Department: Engineering		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	<p>On August 21, 2012, two bids were received for the 2012 Street Resurfacing Program (see attached Exhibit "A"). The streets in this year's paving program include Candlewood Blvd. from New Haven to Amherst, Amherst from Plymouth west to the dead end, Fairfax from McKinley to Marlboro and Looney Rd. from E. Ash St. to Garbry Rd.</p> <p>The resurfacing project will consist of profile milling and overlaying of the roadway with a new asphalt surface. The project will also include the installation of new ADA compliant handicap ramps, the replacement of catch basins, and also the placement of all new pavement markings within the project limits.</p>		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	\$380,00 (101 Fund) and \$220,000 (103 Fund)	
	Expenditure \$:	\$520,000 (includes contingency)	
	Source of Funds:	Street Dept. (101 Fund) and Street Income Tax (103 Fund)	
	Narrative:	This resolution includes a 10% contingency for items of work which may be required which are not included in the original plans and specifications. The engineer's estimate was \$510,000.	
OPTIONS (Include Deny /Approval Option)	1.	Approve the resolution and complete our 2012 Street Resurfacing Program.	
	2.	Do not approve the resolution and do not complete any street resurfacing this year.	
	3.		
	4.		
PROJECT TIMELINE	All of the work is anticipated to be complete by October 29, 2012.		

STAFF RECOMMENDATION	Approve the resolution to allow the completion of the 2012 Street Resurfacing Program.
ATTACHMENTS	Bid Tabulation (Exhibit "A")

EXHIBIT "A"

City of Piqua

2011 Street Resurfacing

Date Opened: August 21, 2012

BID TABULATION

ODOT SPECIFICATION RE		QUANTITIES		BARRETT PAVING MATERIALS INC. 3751 COMMERCE DRIVE MIDDLETOWN, OH 45005				WALLS BROS. ASPHALT CO., INC. 3690 HOLLANSBURG-SAMPSON ROAD GREENVILLE, OH 45331				
Spec. No.	DESCRIPTION	NUMBER	UNITS	MTRL	LABOR	UNIT PRICE	TOTAL PRICE	MTRL	LABOR	UNIT PRICE	TOTAL PRICE	
202	WALK / DRIVEWAY REMOVED	3,840.0	S.F.	\$0.00	\$1.00	\$1.00	\$3,840.00	\$0.00	\$1.00	\$1.00	\$3,840.00	
202	CURB REMOVED	512.0	L.F.	\$1.00	\$4.00	\$5.00	\$2,560.00	\$0.00	\$4.00	\$4.00	\$2,048.00	
253	PAVEMENT REPAIR ROADWAY, 24" WIDE by 6" DEPTH, AS DIRECTED CONTINGENCY	1,300.0	SY	\$35.25	\$23.50	\$58.75	\$76,375.00	\$17.09	\$17.10	\$34.19	\$44,447.00	
254	FULL DEPTH MILLING - 1 1/2"	32,891.8	SY	\$0.10	\$0.93	\$1.03	\$33,878.55	\$0.38	\$1.00	\$1.38	\$45,390.68	
407	BITUMINOUS TACK COAT @0.1 GAL / SY	3,289.2	GAL	\$1.95	\$0.05	\$2.00	\$6,578.40	\$3.00	\$0.24	\$3.24	\$10,657.01	
448	1/2" ASPHALT CONCRETE, SCRATCH COURSE TYPE 1, PG 64-22	438.6	CY	\$84.00	\$55.00	\$139.00	\$60,965.40	\$120.00	\$28.75	\$148.75	\$65,241.75	
448	1 1/4" ASPHALT CONCRETE, SURFACE COURSE TYPE 1, PG 64-22	745.7	CY	\$84.00	\$55.00	\$139.00	\$103,652.30	\$120.00	\$28.75	\$148.75	\$110,922.88	
448	1 1/2" ASPHALT CONCRETE, SURFACE COURSE TYPE 1, PG 64-22	420.8	CY	\$84.00	\$55.00	\$139.00	\$58,491.20	\$120.00	\$28.75	\$148.75	\$62,594.00	
604	CATCHBASIN REPLACED - CITY OF PIQUA TYPE # 1	30.0	EA	\$1,175.00	\$700.00	\$1,875.00	\$56,250.00	\$900.00	\$1,347.67	\$2,247.67	\$67,430.10	
604	SANITARY MANHOLE ADJUSTED TO GRADE	23.0	EA	\$125.00	\$225.00	\$350.00	\$8,050.00	\$300.00	\$50.00	\$350.00	\$8,050.00	
604	WATER VALVE ADJUSTED TO GRADE	32.0	EA	\$15.00	\$35.00	\$50.00	\$1,600.00	\$25.00	\$100.00	\$125.00	\$4,000.00	
608	CONCRETE WALK, 6" AS PER PLAN	3,840.0	S.F.	\$3.15	\$2.10	\$5.25	\$20,160.00	\$1.00	\$6.00	\$7.00	\$26,880.00	
608	CAST IRON CURB RAMP W/ TRUNCATED DOMES	32.0	EACH	\$175.00	\$100.00	\$275.00	\$8,800.00	\$150.00	\$200.00	\$350.00	\$11,200.00	
609	CURB & GUTTER, CITY OF PIQUA TYPE 1	512.0	L.F.	\$11.00	\$4.50	\$15.50	\$7,936.00	\$2.00	\$25.00	\$27.00	\$13,824.00	
609	CURB, TYPE 6	0.0	L.F.									
614	TRAFFIC CONTROL	1.0	LUMP	\$2,000.00	\$9,000.00	\$11,000.00	\$11,000.00	\$1,000.00	\$10,700.24	\$11,700.24	\$11,700.24	
632	DETECTOR LOOP	2.0	EA	\$500.00	\$1,395.00	\$1,895.00	\$3,790.00	\$0.00	\$1,687.92	\$1,687.92	\$3,375.84	
644	4" DOUBLE YELLOW CENTER LINE	0.358	MI	\$1,822.80	\$4,553.21	\$6,376.01	\$2,282.61	\$0.00	\$6,109.94	\$6,109.94	\$2,187.36	
644	24" STOP BAR	130.0	LF	\$1.80	\$4.20	\$6.00	\$780.00	\$0.00	\$6.00	\$6.00	\$780.00	
644	6" CROSSWALK LINE	230.0	LF	\$1.00	\$2.00	\$3.00	\$690.00	\$0.00	\$3.00	\$3.00	\$690.00	
644	4" CHANNELIZING LINE	3,070.0	LF	\$0.15	\$0.35	\$0.50	\$1,535.00	\$0.00	\$0.50	\$0.50	\$1,535.00	
				TOTAL				\$469,214.47	TOTAL			
									\$496,793.86			

RESOLUTION NO. R-120-12

**A RESOLUTION AWARDING A CONTRACT TO
DOUBLE JAY CONSTRUCTION, INC. FOR THE
WAYNE STREET STREETScape PROJECT**

WHEREAS, on January 3, 2012, this Commission passed Resolution No. R-2-12 authorizing the City Purchasing Analyst to advertise for bids, according to law, for the Wayne Street Streetscape Project; and

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

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

SEC. 1: A contract is hereby approved with Double Jay Construction, Inc. as the lowest, responsible bidder for the Wayne Street Streetscape Project and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications.

SEC. 2: The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$365,000.

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



Commission Agenda Staff Report

MEETING DATE	September 4, 2012		
REPORT TITLE (Should match resolution/ordinance title)	A Resolution awarding a contract to Double Jay Construction, Inc. for the Wayne Street Streetscape Project.		
SUBMITTED BY	Name & Title: Bob Graeser, Project Manager		
	Department: Engineering		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	<p>On August 28, 2012, five bids were received for the Wayne Street Streetscape Project (see attached Exhibit "A").</p> <p>This project will consist of the removal and replacement of sidewalk, curbing, street signs, and light poles and the installation of brick pavers, benches, trash receptacles and other streetscape amenities on the east side of Wayne Street between Water Street and Ash Street. Improvements to the radius at all four corners at the intersection of Wayne Street and High Street are also included as a part of this project.</p>		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	\$347,500	
	Expenditure \$:	\$ 365,000 (includes contingency)	
	Source of Funds:	Income Tax (103 Fund) , Power Fund, and Community Development Block Grant (CDBG) Funding	
	Narrative:	<p>The City received \$57,400 in CDBG funding for improvements to the Wayne St./High St./Market St. intersection.</p> <p>This resolution includes a 10% contingency for items of work which may be required which are not included in the original plans and specifications. If the contingency is needed, the 103 Fund has the capacity to cover the additional amount. The engineer's estimate was \$340,000.</p>	
OPTIONS (Include Deny /Approval Option)	1.	Approve the resolution and complete the construction of the Wayne Street Streetscape Project.	

	2.	Do not approve the resolution and do not complete the Wayne Street Streetscape Project.
PROJECT TIMELINE	It is anticipated that all work will be completed by November 30, 2012.	
STAFF RECOMMENDATION	Approve the resolution to allow for the completion of the Wayne Street Streetscape Project.	
ATTACHMENTS	Bid Tabulation (Exhibit "A")	

WAYNE STREET STREETScape PROJECT
City of Piquette
BIG Tabulation - August, 28 2012

EXHIBIT "A"

Item No.	Spec. No.	Description	QUANTITIES	DOUBLE JAY CONSTRUCTION INC.				R.B. JERGENS CONTRACTORS, INC.				ARCON BUILDERS				BRUMBAUGH CONSTRUCTION				L.J. DEWEES COMPANY INC.			
				UNIT MATERIALS	UNIT LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	UNIT LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	UNIT LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	UNIT LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	UNIT LABOR	UNIT COST	TOTAL COST
1	202	WALK REMOVED AS PER PLAN	8455	SF	\$0.00	\$1.30	\$10,991.50	\$0.00	\$2.20	\$18,601.00	\$0.00	\$2.00	\$16,910.00	\$0.35	\$1.00	\$1.35	\$11,414.25	\$0.50	\$1.25	\$1.75	\$14,796.25		
2	202	CURB REMOVED AS PER PLAN	958	LF	\$0.00	\$4.10	\$3,927.80	\$0.00	\$5.45	\$5,221.10	\$0.00	\$1.00	\$9,550.00	\$0.60	\$2.00	\$2.60	\$2,490.80	\$1.00	\$4.50	\$5.50	\$5,269.00		
3	202	PIPE REMOVED (6" DIA. AND UNDER)	68	LF	\$0.00	\$12.00	\$816.00	\$0.00	\$7.30	\$498.40	\$0.00	\$25.00	\$1,700.00	\$2.00	\$14.00	\$16.00	\$1,088.00	\$3.00	\$10.00	\$13.00	\$884.00		
4	202	PAVEMENT REMOVED AS PER PLAN	590	SY	\$0.00	\$10.00	\$5,900.00	\$0.00	\$6.00	\$3,540.00	\$0.00	\$12.00	\$7,080.00	\$0.50	\$8.00	\$8.50	\$5,015.00	\$1.00	\$13.00	\$14.00	\$8,260.00		
5	202	CATCHBASIN REMOVED AS PER PLAN	6	EA	\$0.00	\$400.00	\$2,400.00	\$0.00	\$225.40	\$1,352.40	\$25.00	\$300.00	\$1,350.00	\$30.00	\$250.00	\$280.00	\$1,680.00	\$50.00	\$200.00	\$250.00	\$1,500.00		
6	204	SUBGRADE COMPACTION	1381	SY	\$0.00	\$1.10	\$2,014.10	\$0.00	\$2.80	\$5,126.80	\$0.00	\$2.50	\$4,577.50	\$0.00	\$0.95	\$0.95	\$1,739.45	\$0.25	\$1.50	\$1.75	\$3,204.25		
7	444	ASPHALT CONCRETE SURFACE COURSE, 2" THICK (DRIVEWAY AND PAVEMENT AT CURB)	21	CY	\$140.00	\$200.00	\$7,140.00	\$150.00	\$105.04	\$5,667.16	\$205.00	\$175.00	\$7,980.00	\$165.00	\$200.00	\$365.00	\$7,665.00	\$150.00	\$180.00	\$300.00	\$6,300.00		
8	611	REINFORCED CONCRETE PAVEMENT, AS PER PLAN (FOR DRIVEWAYS)	140	SY	\$380.00	\$70.00	\$10,900.00	\$44.37	\$29.56	\$79.95	\$10,353.00	\$34.00	\$22.00	\$7,840.00	\$20.00	\$42.00	\$62.00	\$8,680.00	\$30.00	\$60.00	\$90.00	\$8,400.00	
9	623	NON-REINFORCED CONCRETE PAVEMENT, AS PER PLAN (AT CURB)	232	SY	\$30.50	\$7.00	\$8,700.00	\$27.78	\$46.30	\$10,741.60	\$32.00	\$14.00	\$10,672.00	\$15.00	\$28.00	\$43.00	\$9,976.00	\$25.00	\$20.00	\$45.00	\$10,440.00		
10	304	AGGREGATE BASE 3" THICK UNDER CONCRETE WALK (AND DRIVEWAYS)	53	CY	\$20.00	\$30.00	\$2,760.00	\$2.01	\$1.34	\$3.35	\$177.55	\$3.00	\$24.00	\$40.00	\$2.00	\$20.00	\$40.00	\$2,120.00	\$2.00	\$25.00	\$45.00	\$2,395.00	
11	SPL	BRICK PAVEMENT 3/4" BITUMINOUS SETTING BED, PLACED OVER 1" OR 2" CONCRETE BASE, AS PER PLAN	3293	SF	\$9.15	\$8.20	\$57,133.55	\$8.76	\$5.84	\$14.60	\$48,077.80	\$11.00	\$10.00	\$69,183.00	\$6.00	\$10.00	\$16.00	\$52,688.00	\$7.00	\$9.50	\$16.50	\$54,334.50	
12	604	MANHOLE ADJUSTED TO GRADE	2	EA	\$55.00	\$340.00	\$790.00	\$206.61	\$137.74	\$344.35	\$888.70	\$100.00	\$200.00	\$600.00	\$40.00	\$220.00	\$260.00	\$520.00	\$25.00	\$250.00	\$275.00	\$550.00	
13	608	CONCRETE WALK, AS PER PLAN	6396	SF	\$1.85	\$3.50	\$24,276.00	\$2.86	\$1.90	\$4.75	\$32,946.00	\$1.50	\$1.95	\$3,345.00	\$3.00	\$4.00	\$7.00	\$46,552.00	\$3.00	\$5.00	\$8.00	\$55,488.00	
14	608	CURB RAMP, AS PER PLAN	12	EA	\$335.00	\$450.00	\$785.00	\$291.89	\$194.62	\$486.55	\$5,836.60	\$300.00	\$150.00	\$5,400.00	\$300.00	\$450.00	\$750.00	\$9,000.00	\$250.00	\$500.00	\$750.00	\$6,000.00	
15	SPL	DECORATIVE FINISH RECEPTABLES, AS PER PLAN	2	EA	\$1,030.00	\$210.00	\$2,460.00	\$655.48	\$793.32	\$925.80	\$1,861.60	\$1,050.00	\$2,700.00	\$1,000.00	\$2,000.00	\$1,200.00	\$2,400.00	\$2,400.00	\$910.00	\$300.00	\$1,210.00	\$2,420.00	
16	SPL	DECORATIVE SITTING BENCH, AS PER PLAN	3	EA	\$1,220.00	\$295.00	\$1,515.00	\$3,545.00	\$793.17	\$2,321.95	\$3,866.85	\$1,100.00	\$250.00	\$4,050.00	\$1,000.00	\$200.00	\$1,200.00	\$5,600.00	\$1,150.00	\$300.00	\$1,450.00	\$4,350.00	
17	603	12" CONDUIT, TYPE B (RCP 706.20)	76	LF	\$28.00	\$61.00	\$89.00	\$67.64	\$24.04	\$60.10	\$80.00	\$80.00	\$130.00	\$9,880.00	\$42.50	\$72.50	\$72.50	\$5,510.00	\$25.00	\$80.00	\$105.00	\$7,980.00	
18	604	CATCHBASIN, CB 2-3	1	EA	\$850.00	\$575.00	\$1,425.00	\$1,027.38	\$884.92	\$1,712.30	\$1,712.30	\$975.00	\$1,675.00	\$1,675.00	\$500.00	\$750.00	\$1,250.00	\$1,250.00	\$600.00	\$800.00	\$1,400.00	\$1,400.00	
19	604	CATCHBASIN, CB 6	6	EA	\$1,210.00	\$910.00	\$2,120.00	\$1,184.79	\$789.86	\$1,974.65	\$1,184.79	\$700.00	\$1,100.00	\$1,100.00	\$600.00	\$840.00	\$1,440.00	\$8,640.00	\$600.00	\$600.00	\$1,400.00	\$8,400.00	
20	604	MANHOLE, M-3	1	EA	\$1,109.00	\$815.00	\$1,924.00	\$1,924.00	\$752.66	\$1,881.65	\$975.00	\$700.00	\$1,675.00	\$800.00	\$1,200.00	\$2,000.00	\$2,000.00	\$2,000.00	\$700.00	\$1,100.00	\$1,800.00	\$1,800.00	
21	609	CURB, TYPE 6	1035	LF	\$4.00	\$10.50	\$14,500.00	\$7.29	\$4.86	\$12.15	\$12,575.25	\$3.50	\$14.00	\$19,112.50	\$8.00	\$13.00	\$21.00	\$21,735.00	\$5.00	\$19.00	\$24.00	\$24,840.00	
22	614	MAINTAINING TRAFFIC, AS PER PLAN	1	LS	\$0.00	\$12,000.00	\$12,000.00	\$18,000.00	\$12,000.00	\$30,000.00	\$3,000.00	\$2,000.00	\$3,000.00	\$10,000.00	\$22,021.65	\$32,021.65	\$52,021.65	\$4,700.00	\$8,649.70	\$13,349.70	\$13,349.70		
23	623	CONSTRUCTION LAYOUT STAKES	1	LS	\$0.00	\$4,800.00	\$4,800.00	\$2,072.16	\$1,381.44	\$3,453.60	\$3,453.60	\$1,000.00	\$4,000.00	\$4,000.00	\$5,300.00	\$5,300.00	\$5,300.00	\$5,300.00	\$4,300.00	\$4,500.00	\$4,500.00	\$4,500.00	
24	625	LIGHT POLE, LUMINAIRE AND FOUNDATION REMOVED, AS PER PLAN	6	EA	\$0.00	\$525.00	\$3,150.00	\$413.56	\$275.70	\$689.25	\$4,135.56	\$0.00	\$600.00	\$5,400.00	\$20.00	\$665.00	\$685.00	\$4,110.00	\$100.00	\$625.00	\$725.00	\$4,350.00	
25	625	LIGHT POLE FOUNDATION, AS PER PLAN	9	EA	\$260.00	\$395.00	\$655.00	\$5,895.00	\$419.91	\$279.94	\$699.85	\$300.00	\$500.00	\$800.00	\$325.00	\$370.00	\$695.00	\$6,255.00	\$300.00	\$425.00	\$725.00	\$6,525.00	
26	625	CONDUIT (1" PVC) TYPE DB	342	LF	\$1.00	\$2.15	\$3,150.00	\$1.59	\$1.06	\$2.65	\$906.30	\$2.00	\$1.00	\$1,026.00	\$1.00	\$1.60	\$2.60	\$889.20	\$1.00	\$1.75	\$2.75	\$940.50	
27	625	CONDUIT (2" PVC) TYPE EB	610	LF	\$1.50	\$2.00	\$3,300.00	\$2.16	\$1.44	\$3.60	\$2,196.00	\$2.00	\$2.00	\$2,400.00	\$1.00	\$2.60	\$3.60	\$2,186.00	\$1.60	\$2.80	\$4.40	\$2,684.00	
28	625	TRUSS (INCL. TYPE 1 LOW STRENGTH MORTAR BACKFILL)	952	LF	\$3.85	\$6.00	\$9,980.00	\$8,377.20	\$7.88	\$5.26	\$13.15	\$12,518.80	\$5.00	\$8.00	\$13,328.00	\$4.00	\$10.00	\$14.00	\$13,328.00	\$4.00	\$9.40	\$13.40	\$12,756.80
29	625	PULL BOX	3	EA	\$400.00	\$410.00	\$910.00	\$2,430.00	\$389.00	\$246.00	\$635.00	\$400.00	\$300.00	\$700.00	\$350.00	\$280.00	\$630.00	\$1,830.00	\$320.00	\$320.00	\$640.00	\$1,920.00	
30	625	RECEPTICAL BOX	13	EA	\$160.00	\$188.00	\$2,464.00	\$4,264.00	\$190.86	\$127.24	\$318.10	\$4,135.30	\$180.00	\$170.00	\$350.00	\$150.00	\$315.00	\$4,095.00	\$160.00	\$170.00	\$330.00	\$4,290.00	
31	630	REMOVAL OF GROUND MOUNTED SIGN AND DISPOSAL PER PLAN	15	EA	\$0.00	\$61.00	\$915.00	\$15.60	\$26.50	\$397.50	\$0.00	\$100.00	\$1,500.00	\$0.00	\$20.00	\$20.00	\$300.00	\$300.00	\$7.00	\$20.00	\$27.00	\$405.00	
32	630	GROUND MOUNTED SIGN SUPPORT FOUNDATION, AS PER PLAN	12	EA	\$168.00	\$200.00	\$3,680.00	\$4,416.00	\$413.56	\$275.70	\$689.25	\$6,271.00	\$200.00	\$300.00	\$500.00	\$600.00	\$685.00	\$6,220.00	\$250.00	\$450.00	\$700.00	\$840.00	
33	630	GROUND MOUNTED SUPPORT, SIGN POST, AS PER PLAN	12	EA	\$600.00	\$640.00	\$1,240.00	\$14,880.00	\$674.40	\$448.60	\$1,124.00	\$800.00	\$980.00	\$1,180.00	\$1,920.00	\$1,115.00	\$13,380.00	\$800.00	\$250.00	\$1,150.00	\$13,800.00		
34	630	SIGN, FLAT SHEET	53	SF	\$12.00	\$5.50	\$927.50	\$927.50	\$9.54	\$6.36	\$15.90	\$842.70	\$10.00	\$8.00	\$84.00	\$4.00	\$12.00	\$16.00	\$848.00	\$10.00	\$6.00	\$16.00	\$848.00
35	SPL	CLAMP ON SIGN FRAME, AS PER PLAN	15	EA	\$500.00	\$138.00	\$638.00	\$9,570.00	\$348.74	\$231.16	\$77.90	\$6,868.50	\$500.00	\$100.00	\$600.00	\$250.00	\$75.00	\$6,625.00	\$400.00	\$200.00	\$600.00	\$9,000.00	
36	638	METER RESET, AS PER PLAN	3	EA	\$200.00	\$600.00	\$800.00	\$2,400.00	\$303.33	\$202.22	\$505.55	\$300.00	\$500.00	\$800.00	\$150.00	\$600.00	\$750.00	\$2,250.00	\$200.00	\$400.00	\$600.00	\$1,950.00	
37	642	CENTER LINE, TYPE 1	0.11	MI	\$1,000.00	\$10,115.00	\$11,115.00	\$1,222.65	\$5,078.14	\$12,897.85	\$6,000.00	\$5,000.00	\$13,000.00	\$6,000.00	\$6,600.00	\$12,600.00	\$1,386.00	\$6,250.00	\$6,250.00	\$12,500.00	\$1,375.00		

WAYNE STREET STREETScape PROJECT

City of Piqua

BiM Tabulation - August, 28 2012

EXHIBIT "A"

Item No	Spec. No.	DESCRIPTION	QUANTITIES	DOUBLE JAY CONSTRUCTION INC. 25 HARRISBURG DR ENGLEWOOD, OH				R.B. JERGENS CONTRACTORS, INC. 11418 N. DIXIE DR VANDALIA, OH				ARCON BUILDERS 7824 AH ST. RT. 49 ARCANUM, OH				BRUMBAUGH CONSTRUCTION 3320 ST. RT. 49 ARCANUM, OH				L.J. DEWEESE COMPANY INC. 3616 TIPP COWLESVILLE RD TIPP CITY, OH						
				UNIT COST		TOTAL COST		UNIT COST		TOTAL COST		UNIT COST		TOTAL COST		UNIT COST		TOTAL COST		UNIT COST		TOTAL COST				
				UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST			
38	643	STOP LINE, TYPE 1	50	LF	\$4.85	\$5.95	\$292.50	\$3.00	\$5.00	\$2.00	\$5.00	\$250.00	\$4.00	\$2.00	\$6.00	\$300.00	\$2.00	\$2.95	\$4.95	\$247.50	\$2.00	\$3.00	\$5.00	\$250.00		
39	643	PARKING SPACE MARKING, TYPE 1	231	LF	\$1.00	\$3.00	\$693.00	\$1.71	\$1.14	\$2.85	\$658.35	\$2.00	\$1.25	\$3.25	\$750.75	\$1.00	\$1.85	\$2.85	\$658.35	\$1.50	\$1.50	\$3.00	\$693.00			
40	642	CROSSWALK, TYPE 1	329	LF	\$1.90	\$2.90	\$954.10	\$2.82	\$4.70	\$1.88	\$1,546.30	\$3.00	\$2.25	\$5.25	\$1,727.25	\$2.00	\$2.70	\$4.70	\$1,546.30	\$3.00	\$2.00	\$5.00	\$1,645.00			
41	642	LANE ARROW, TYPE 1	1	EA	\$10.00	\$95.00	\$95.00	\$63.63	\$42.42	\$106.05	\$106.05	\$80.00	\$40.00	\$120.00	\$120.00	\$50.00	\$55.00	\$105.00	\$105.00	\$60.00	\$50.00	\$110.00	\$110.00			
42	SPL	TREE FRAME AND GRATE, "8", AS PER PLAN	6	EA	\$1,500.00	\$1,980.00	\$11,880.00	\$1,179.00	\$786.00	\$1,965.00	\$11,790.00	\$1,125.00	\$200.00	\$1,325.00	\$7,950.00	\$900.00	\$1,800.00	\$10,800.00	\$1,400.00	\$1,400.00	\$2,800.00	\$2,150.00	\$12,950.00			
43	659	TOPSOIL	35	CY	\$30.00	\$42.00	\$1,470.00	\$22.89	\$12.26	\$35.15	\$1,355.25	\$24.00	\$16.00	\$40.00	\$1,400.00	\$10.00	\$16.00	\$26.00	\$910.00	\$20.00	\$20.00	\$40.00	\$400.00	\$1,400.00		
44	661	DIODOROUS TREE, 2.5" CALIPER, CLEVELAND SELECT PEAR	13	EA	\$200.00	\$34.00	\$4,420.00	\$225.87	\$150.56	\$376.43	\$4,893.85	\$250.00	\$141.00	\$391.00	\$5,083.00	\$130.00	\$280.00	\$3,900.00	\$510.00	\$280.00	\$790.00	\$400.00	\$750.00	\$5,200.00		
45	661	SHRUBS, PER PLAN	96	EA	\$30.00	\$46.00	\$4,416.00	\$34.88	\$23.32	\$58.20	\$5,596.80	\$40.00	\$22.00	\$62.00	\$5,962.00	\$21.00	\$22.00	\$43.00	\$4,128.00	\$28.00	\$10.00	\$38.00	\$18.00	\$36.00	\$3,648.00	
46	661	PERENNIALS AND GROUNDCOVER, AS PER PLAN	134	EA	\$15.00	\$7.25	\$2,225.00	\$12.72	\$8.48	\$21.20	\$3,688.80	\$15.00	\$8.00	\$23.00	\$4,082.00	\$10.00	\$11.25	\$21.25	\$3,697.50	\$14.00	\$4.00	\$18.00	\$4.00	\$18.00	\$3,132.00	
47	661	ORNAMENTAL GRASSES, AS PER PLAN	24	EA	\$18.00	\$3.00	\$504.00	\$12.72	\$8.48	\$21.20	\$508.80	\$15.00	\$8.00	\$23.00	\$552.00	\$4.00	\$4.00	\$8.00	\$1,920.00	\$4.00	\$4.00	\$8.00	\$4.00	\$18.00	\$432.00	
48	662	LANDSCAPE WATERING	3000	GA	\$0.25	\$0.35	\$1,050.00	\$0.18	\$0.12	\$0.30	\$900.00	\$0.30	\$0.05	\$0.35	\$1,050.00	\$0.20	\$0.40	\$0.60	\$1,800.00	\$0.10	\$0.40	\$0.50	\$0.50	\$1,500.00		
49	SPL	REMOVING WINDOW WELL ACCESS HATCH REMOVAL, AS PER PLAN	3	EA	\$730.00	\$1,730.00	\$5,190.00	\$1,710.00	\$2,850.00	\$6,550.00	\$900.00	\$400.00	\$1,300.00	\$3,900.00	\$650.00	\$1,000.00	\$1,650.00	\$4,950.00	\$2,900.00	\$2,100.00	\$5,000.00	\$2,100.00	\$5,000.00	\$15,000.00		
							TOTAL BASE BID				\$327,024.66				TOTAL BASE BID				\$329,861.20				TOTAL BASE BID			\$362,055.00

Item No	Spec. No.	ALTERNATE BID ITEMS	DOUBLE JAY CONSTRUCTION INC.				R.B. JERGENS CONTRACTORS, INC.				ARCON BUILDERS				BRUMBAUGH CONSTRUCTION				L.J. DEWEESE COMPANY INC.							
			UNIT COST		TOTAL COST		UNIT COST		TOTAL COST		UNIT COST		TOTAL COST		UNIT COST		TOTAL COST		UNIT COST		TOTAL COST					
			UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST	UNIT MATERIALS	LABOR	UNIT COST	TOTAL COST				
50	SPL	"SHARK TOOTH" YIELD LINE, WHITE, AS PER PLAN	25	LF	\$7.00	\$5.00	\$300.00	\$2.67	\$1.76	\$4.43	\$111.25	\$3.00	\$2.00	\$6.00	\$125.00	\$4.00	\$4.60	\$8.60	\$215.00	\$2.00	\$3.00	\$5.00	\$125.00			
51	694	CATCH BASIN, CB 6 (WATERS STREET) AS PER PLAN	1	EA	\$1,100.00	\$1,225.00	\$2,415.00	\$1,168.20	\$798.66	\$1,967.15	\$1,987.15	\$1,150.00	\$700.00	\$1,850.00	\$1,850.00	\$1,000.00	\$1,500.00	\$2,500.00	\$2,500.00	\$650.00	\$750.00	\$1,400.00	\$1,400.00			
52	698	CURB RAMP, AS PER PLAN (110 W. HIGH STREET)	1	EA	\$510.00	\$1,710.00	\$1,710.00	\$319.35	\$212.90	\$532.25	\$532.25	\$300.00	\$200.00	\$500.00	\$500.00	\$200.00	\$600.00	\$800.00	\$800.00	\$350.00	\$700.00	\$700.00	\$700.00			
53	630	GROUND MOUNTED SIGN SUPPORT FOUNDATION, AS PER PLAN	3	EA	\$203.00	\$535.00	\$2,214.00	\$1,345.50	\$897.00	\$2,242.50	\$6,727.50	\$100.00	\$200.00	\$300.00	\$900.00	\$300.00	\$470.00	\$770.00	\$2,310.00	\$250.00	\$450.00	\$700.00	\$2,100.00			
54	630	GROUND MOUNTED SUPPORT, SIGN POST, AS PER PLAN	3	EA	\$770.00	\$500.00	\$3,810.00	\$413.55	\$275.70	\$689.25	\$2,067.75	\$100.00	\$200.00	\$300.00	\$900.00	\$300.00	\$700.00	\$1,200.00	\$3,600.00	\$900.00	\$250.00	\$1,150.00	\$3,450.00			
55	630	SIGN, FLAT SHEET	12	EA	\$11.00	\$7.00	\$18.00	\$9.54	\$6.36	\$15.90	\$190.80	\$10.00	\$8.00	\$18.00	\$216.00	\$18.00	\$10.00	\$28.00	\$240.00	\$10.00	\$6.00	\$16.00	\$6.00	\$18.00		
56	SPL	CLAMP-ON SIGN FRAME, AS PER PLAN	3	EA	\$390.00	\$260.00	\$1,950.00	\$346.74	\$231.16	\$577.90	\$1,753.70	\$400.00	\$225.00	\$625.00	\$1,875.00	\$200.00	\$400.00	\$600.00	\$1,800.00	\$300.00	\$300.00	\$600.00	\$1,800.00			
57	SPL	PLANTER STRIP BIO-RETENTION, AS PER PLAN	4	EA	\$2,000.00	\$1,370.00	\$3,370.00	\$1,945.12	\$1,030.08	\$2,975.20	\$10,300.80	\$500.00	\$400.00	\$900.00	\$3,600.00	\$500.00	\$1,500.00	\$2,000.00	\$8,000.00	\$700.00	\$1,600.00	\$2,300.00	\$3,200.00			
							TOTAL WITH ALL ALTERNATE ITEMS				\$50,686.86				TOTAL WITH ALL ALTERNATE ITEMS				\$368,405.00				TOTAL WITH ALL ALTERNATE ITEMS			\$581,022.00

ALL TOTAL COST BASED ON UNIT COST SUBMITTED.

RESOLUTION NO. R-121-12

**A RESOLUTION AUTHORIZING A PURCHASE ORDER
TO CHEMCO SYSTEMS, L.P. FOR THE PURCHASE OF
A LIME SLAKER**

WHEREAS, the Water Treatment Plant requires the purchase of a new lime slaker for the water treatment process; 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: A purchase order is hereby authorized to CHEMCO Systems, L.P. for the purchase of a new lime slaker in an amount not to exceed \$112,500.00:

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

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

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



Commission Agenda Staff Report

MEETING DATE	September 4, 2012		
REPORT TITLE (Should match resolution/ordinance title)	A RESOLUTION AUTHORIZING A PURCHASE ORDER TO CHEMCO SYSTEMS, L.P. FOR THE PURCHASE OF A LIME SLAKER		
SUBMITTED BY	Name & Title: Don Freisthler, Water Plant Superintendent		
	Department: Water Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input checked="" type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	<p>This will replace a 1985 lime slaker that is unreliable when needed. The normal life expectancy on this type of equipment is 20-25 years.</p> <p>The newly proposed lime slaker is a 1000 per hour unit that would eventually be used in the new Water Treatment Plant.</p> <p>Lime is used for softening the water and during the softening process, the initial bacteria kill occurs. The new lime slaker is a must because without it, our water supply cannot be treated properly at our plant.</p>		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	\$110,000.00	
	Expenditure \$:	\$112,500.00 not to exceed	
	Source of Funds:	Water Dept. account code 403 000 190 3250	
	Narrative:	On several occasions, we have had our 1998 Slaker break down and the old 1985 Slaker would not come on line for hours. We even had to call in an outside technician from Akron and chase down a part on a Sunday to be able to produce water.	
OPTIONS (Include Deny /Approval Option)	1.	Buy a New Unit as requested on this Resolution R-121-12. We would reserve it's use as much as possible, keeping the unit as new as possible, to then be moved to new Water Treatment Plant.	
	2.	Buy a New Unit as requested on this Resolution R-121-12. We would place it on line immediately thus giving our staff an opportunity to see how well this machine operates.	
	3.	Do Not Replace. This puts the City at risk to not be able to produce water for our community.	
PROJECT TIMELINE	The new lime slaker has a 10-12 week lead order time so it would not be installed until after the first of the year.		

STAFF RECOMMENDATION	Place order for Chemco Lime Slaker with installation scheduled for January 2103. Note: There is a question as to whether Siemens Industry, Inc. will continue with this line of lime slakers.
ATTACHMENTS	<ol style="list-style-type: none">1. CDM/Smith evaluation of three different types of slakers.2. Quote from CHEMCO Systems, L.P.3. Quote from Siemens Industry, Inc.



Memorandum

To: Don Freisthler

From: CDM Smith

Date: April 30, 2012

Subject: Lime Slaker Alternatives Comparison

Lime slakers are used to prepare a lime slurry which can then be used to control the pH of water or soften the water during the water treatment process. The slaking process utilizes pebbles or pulverized forms of calcium oxide (lime). The calcium oxide is mixed with water to form calcium hydroxide slurry. The slurry is added to water during the treatment process in order to adjust the pH of the finished water. In many cases, lime is also used to soften the water by removing hardness causing metals such as calcium and magnesium in the water. The pH adjustment process reduces the occurrence of corrosion within the distribution system caused by the finished water.

The goals and objectives of this technical memorandum are:

- Identify up to three types of lime slakers suitable for installation at the existing plant and for relocation in the future to the new plant
- Identify two manufacturers for consideration

Several types of slaking systems are available, each presenting its own advantages and disadvantages. This technical memorandum describes the 3 types of slakers shortlisted by CDM Smith for further consideration by the City and compares the advantages and disadvantages of each that will aid the City in making an informed decision.

Slaker Types

Detention Slakers

Detention slakers are easy to operate but, require continuous adjustment to maintain good slurry quality. Adjustments are necessary to account for the variability of the inputs including: lime feed rate and reactivity, and water temperature.

Lime is added to detention slakers utilizing either the ratio method, or the temperature control method. Under the ratio method, water and lime are added to the mixing chamber at a ratio of one part lime to four or five parts water, by weight. The temperature control method utilizes a constant feed rate of the lime to a variable quantity of water; with water added to maintain a constant slurry temperature. In such systems, a temperature sensor monitors the slurry and automatically adjusts the water flow rate.

Both techniques for the apportionment of lime to water will result in variations in the consistency of the slurry. The ratio method requires the operator to take regular, periodic temperature readings in order to adjust for variations in the temperature of the source water. The temperature-controlled method will result in variability in slurry density due to differences in the reactivity of the quicklime - if constant density is required a density control loop is required. Hence, detention slakers do not perform well in processes that require stringent control of slurry quality. A typical arrangement is shown in Figure 1. Detention slakers are available in sizes ranging from 150 lb/hr to 15 tons/hr and with external vibratory grit separation screens as discussed below.

Grit Removal

Detention slakers utilize one of two types of grit removal separators: an integral screw separator, or an external vibratory screen separator.

The integral screw separator relies upon a slow turning screw within an inclined channel to remove grit. Heavy material settles out of the mixture within the channel. The screw forces this material out of the channel and into a grit bin. Material can be collected from the bin and disposed of.

In order for the integral screw separator to work, the slurry must be sufficiently thin to allow for grit particles to settle out; this limits the solids content to between 15% and 18% by weight. A slurry concentration of up to 20% can be achieved with the use of an external vibratory screen separator. This type of separator can remove grit larger than a number 15 mesh; finer screens will result in frequent blinding and increased maintenance time.

CDM Smith obtained technical information and a budgetary proposal from Chemco Systems who makes detention slakers, with several installations in Ohio. Site visits conducted by the City and CDM Smith also included Chemco installations. Based on a preliminary review of

the existing WTP's record drawings and dimensional drawings for a 1,000 lbs/day slaker from Chemco, and field measurements taken at the existing WTP, it appears that there is sufficient space in the existing chemical building at the WTP to install a Chemco detention slaker.

However, getting the new equipment into the existing building and removing the City's old paste slaker could pose a potential challenge. It is also important to note that the electrical requirements for the detention slaker and instrumentation and controls requirement and/or integration with plant PLC system have not been evaluated.

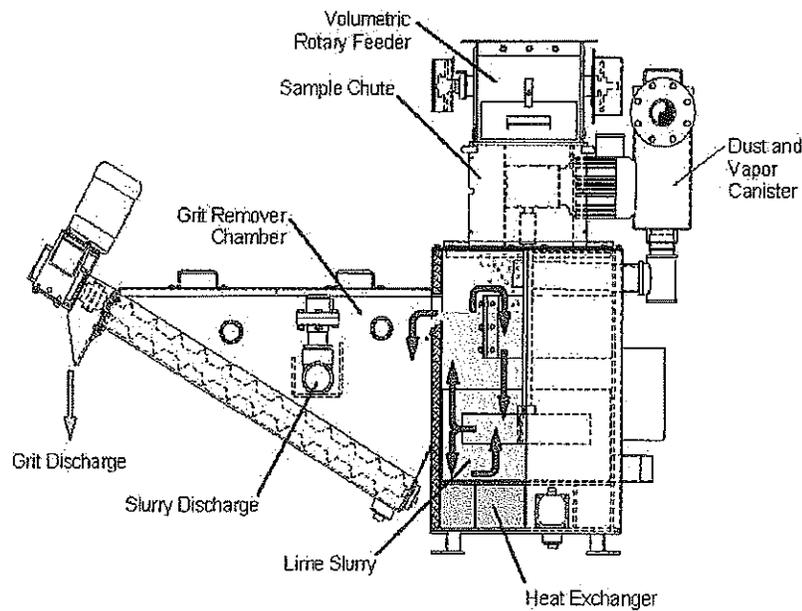


Figure 1: Typical detention-type slaker.

Paste Slakers

The City of Piqua WTP currently has two paste slakers. With paste-type slakers, lime and water are mixed in a tub by rotating paddles to form a paste. The paste is then forced into a dilution chamber where it is diluted to form slurry. A typical paste slaker is shown in **Figure 2**.

Paste slakers utilize torque sensors to maintain a consistent paste. The torque sensors compare the torque on the paddle shafts to preconfigured values to determine the viscosity of the paste in the mixing chamber. Torque readings that are above or below the pre-set values indicate slurries that are too thick or too thin, respectively. The slaker controls then increases or decreases the quantity of water to adjust the viscosity of the paste, accordingly.

Due to the viscosity of the paste, a pebble of lime that falls into the slurry may not adequately mix with water. This can create a hot spot which may cause fine particles to amass. Thus, operator attention is necessary to ensure that the slaker is functioning properly.

Grit size and the presence of inert materials can adversely affect the paste slaker. These materials can become lodged between the paddles and the wall of the mixing chamber within the slaker. This results in increased torque on the paddle shafts, which the slaker interprets as excessive paste viscosity. The slaker attempts to compensate by adding water, thereby further thinning the paste; as the paste thins, additional grit may settle out. This problem can be avoided by specifying an upper limit on grit size that is smaller than the clearance between the edge of the paddle and the wall of the mixing chamber.

Paste slakers typically operate with a ratio of 2.5 parts of water to 1 part lime. The paste is then diluted to allow settling of heavier particles. The settled particles are removed from the grit chamber using a grit elevator drag chain. The resulting slurry has a solids concentration of 15% to 18%. Paste slakers are available in sizes ranging from 1,000 lb/hr to 8,000 lb/hr.

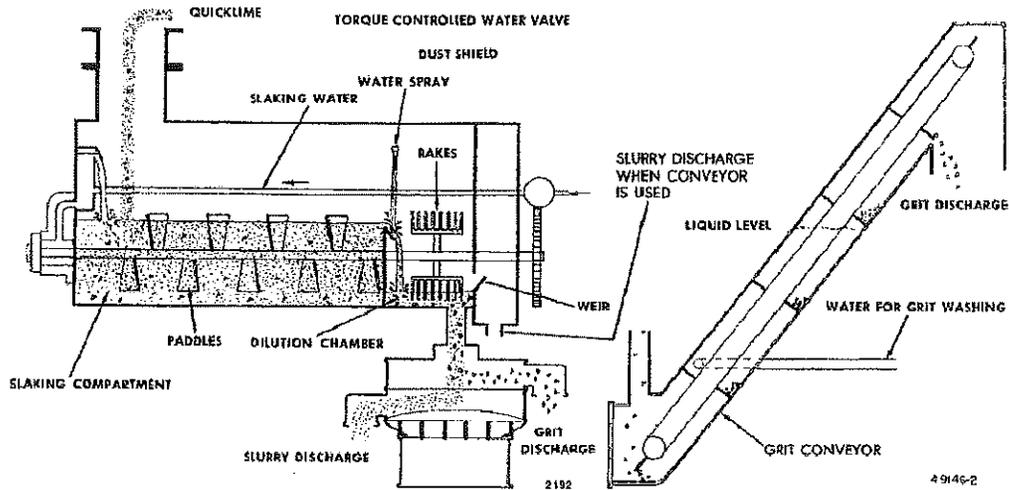


Figure 2: Typical paste slaker.

Since this technology is outdated and may become obsolete in a few years, CDM Smith did not contact paste slaker manufacturers for technical information and budgetary proposal.

Batch Slaker

A typical batch slaker consists of a cylindrical chamber and a high-energy mixer. The chamber is filled with water on either a weight or volume basis. After the water is added, lime is fed into the tank on either a weight or volume basis. The mixer then begins operation and is continued until the desired steady-state temperature is reached. If the temperature is exceeded, additional water is fed into the tank to lower the temperature, and mixing continues. Likewise, if the temperature is too low, additional lime is fed into the tank to raise the temperature, and mixing continues. A schematic of a batch slaker is shown in Figure 3. Once steady-state is achieved, mixing is stopped and the batch of slurry is emptied into a slurry aging tank. The system adjusts the quantities of lime and water for the next batch, based on the requirements of the completed batch.

Typically, an operating system monitors the temperature of the batch and waits until the maximum temperature has been achieved before the batch is discharged into a slurry aging tank. A continuous lime slurry delivery loop accurately doses a predetermined amount of lime utilizing a combination of a pinch valve and a flow meter.

Batch slakers typically use pulverized quick lime, eliminating the need for grit removal. However, pebble lime can be used in a batch slaker; in which case a vibratory screen must be employed to remove grit.

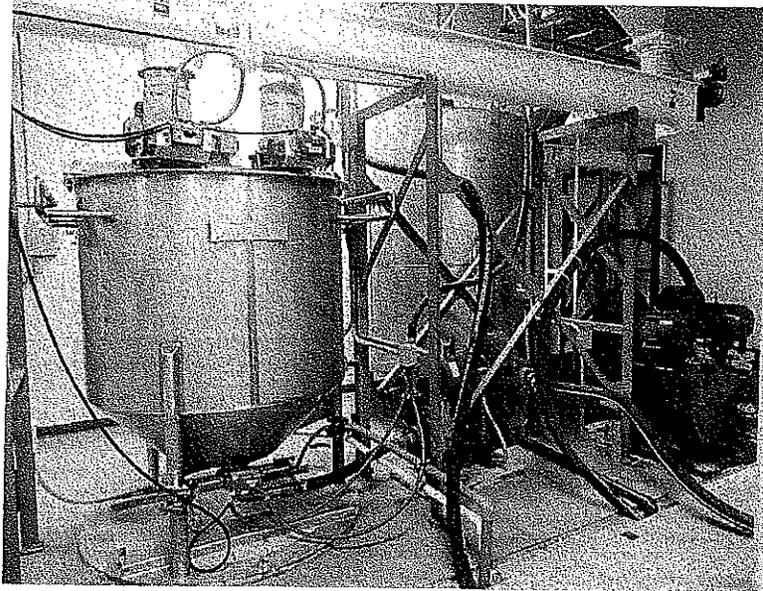


Figure 3: Batch slaker

CDM Smith obtained technical information and a budgetary proposal from RDP Technologies, Inc one of the leading manufacturers of batch slaking systems. Currently, they do not have any installations in Ohio. Site visits conducted by the City and CDM Smith included an RDP batch slaking system installation in Marion, Indiana. A typical batch slaking system has a bigger footprint compared to a detention slaking system due to the additional tank for the slurry batch. Ideally, the slaker and the batch tank are often installed in separate floors for gravity feed from the slaker to the slurry tank.

Based on a preliminary review of the existing WTP's record drawings, dimensional drawings for a 1,000 lbs/day slaker from RDP, and field measurements taken at the existing WTP, it appears that space available for installation of a batch system could pose a constraint because both the slaker and the slurry tank need to be installed on the same floor with intermediate pumping. While the details can be worked out with the manufacturer prior to installation, it is possible to install the equipment with some minor changes to a typical configuration; however, it could still pose a challenge. It is also important to note that the electrical requirements for the batch slaker and instrumentation and controls requirement and/or integration with plant PLC system have not been evaluated.

System Comparisons

Based on the above discussions, the pros and cons of the different types of slakers are summarized below:

Slaker Type	Advantages	Disadvantages	Relative Cost
Slurry	<ul style="list-style-type: none"> • Simple design • Slow rotation speed • External cooling jacket (safety) • Preheats water - does not require heat exchanger • Grit removal done with shaker screen upstream from feed 	<ul style="list-style-type: none"> • Not focused on water treatment • Access into unit difficult • Some components not stainless steel as a standard 	<ul style="list-style-type: none"> • Low when compared to batch slakers
Paste	<ul style="list-style-type: none"> • High slaking temperatures • Mature technology • Most commonly used technology • Grit removed upstream of feed 	<ul style="list-style-type: none"> • Technology has not advanced in years and several leading manufacturers such as W&T have discontinued several models and spare parts • Torque (not temperature) based slaking • Can be high maintenance • Not easy to access for cleaning/maintenance • Tendency to make brittle cakes during emergency shutdown 	<ul style="list-style-type: none"> • Cost not obtained from manufacturers
Batch	<ul style="list-style-type: none"> • High slaking temperature (complete reaction) • Have slurry available if slaker down • Consistent lime slurry properties • Easy internal access for maintenance • Less maintenance of slaker needed • Controls lime slides with screw conveyor (closed system) • Can use grit shaker prior to feed • Uses all types of lime 	<ul style="list-style-type: none"> • System completely automated with partial manual override • Slurry loop system can cause maintenance problems • Grit removal in loop feed may cause erosion • Need high feed rate from hopper • Space issues • Requires metering of slurry flow • Works best with pebble lime 	<ul style="list-style-type: none"> • High compared to slurry or detention slakers due to additional components such as slurry loop, intermediate pumping, controls etc.



CHEMCO Systems, L.P.
 1500 Industrial Drive
 Monongahela, PA 15063

• Tele.: (724) 258-7333 • Fax.: (724) 258-7350
 • E-mail: sales@chemcosystems.net

August 22, 2012

Mr. Don Freisthler
 City of Piqua
 9300 N. State Route 66
 Piqua, OH 45356

RE: City of Piqua, OH
 Lime Slaker Replacement
 CHEMCO Proposal No. 11114-Rev 4, Equipment

CHEMCO proposes to supply one slurry slaker with rotary feeder and control panel, which will consist of the items listed on the enclosed equipment description.

Base Price\$110,000.00

Equipment Description and Terms and Conditions sheets are enclosed for your review and reference.

CHEMCO is recognized as the world leader in the design and supply of bulk chemical storage and feed systems. CHEMCO has been in the business of manufacturing quality bulk chemical storage and feed systems for the municipal and industrial market since 1980. CHEMCO is the largest manufacturer of lime systems in the United States and we are a financially strong company with annual sales between \$20,000,000 and \$30,000,000. Our 100,000 square foot manufacturing and design facility provides us with the unique position to offer you a quality custom-built system overseen by our highly qualified personnel throughout all phases of design and fabrication. Also, prior to any system leaving our shop the project engineer witnesses a hydrostatic test and performs an operational test of all equipment and controls, thus ensuring system installation and start-up go smoothly.

Please call if you have any questions or require any additional information.

Sincerely,

CHEMCO SYSTEMS, L.P.

Jeff Tennant

Jeffrey A. Tennant

cc: Dan Sullivan, Sullivan Environmental Technologies

Visit our web site at www.chemcosystems.net

TERMS & CONDITIONS	
DELIVERY:	Shipped by December 31, 2012 based on a Purchase Order received by September 7, 2012.
F.O.B.:	Jobsite – freight prepaid and included.
TERMS:	30% with drawing submittal, 70% Net 30 days after shipment. 1-1/2% per month on unpaid balances.
TAXES:	This quotation does not include sales, use, or transportation taxes. The purchaser is responsible for all taxes.
VALIDITY:	This quotation is for prompt acceptance by the buyer. Prices are firm for thirty (30) days from the date of this quotation and are thereafter subject to change without notice.
NOTE:	Shipments delayed by the Purchaser for more than one year from purchase order date are subject to billing at the prevailing rate, unless specifically addressed elsewhere in this proposal.
	<p>Due to limited storage space CHEMCO is unable to store the equipment beyond the scheduled shipping date. CHEMCO will invoice for the equipment based on the original schedule even though the equipment is not shipped, as long as the equipment is ready for shipping. If the Customer's construction site is not prepared to receive the equipment on the schedule ship date, then the Customer must designate an alternate site. CHEMCO will then ship the equipment to the designated alternate site.</p> <ul style="list-style-type: none"> • If the Customer does not designate an alternate site at least one week prior to the scheduled ship date, then CHEMCO will choose a storage facility and inform the Customer of the selection and the associated costs. The Customer will be billed for the following charges: • Labor & materials for long-term horizontal storage, • Freight from CHEMCO to a Subcontractor's storage facility, • Subcontractor's storage fee, • Crane rental to load and unload the equipment, • CHEMCO shipper's labor to arrange for storage, • Labor to clean the equipment & to put it in "as new" condition when the Customer is ready for delivery.

TERMS & CONDITIONS	
	These charges will be billed to the Customer "at cost".
START-UP/SUPERVISION:	CHEMCO start-up will be limited to installation checkout and operator instruction. This service will be performed after the equipment is installed, utilities are connected and the chemicals are on hand. This service will be limited to a maximum of three (3) 8-hour days and one (1) trip included in the price. If requested, additional start-up service will be provided at the per diem rate of \$1,250 plus living and travel expense.
WARRANTY:	CHEMCO will warrant the system for twelve (12) months from initial operation, not to exceed eighteen (18) months from shipment. This will be limited to the supply of parts and materials only. Defective parts must be returned to CHEMCO for inspection and evaluation. Labor costs for parts replacement, if installed by CHEMCO personnel, will be billed at our prevailing per diem rate. Parts, which fail due to abnormal operating conditions, which were not known at the time of bid or system design, are not covered under this warranty.

EQUIPMENT DESCRIPTION		
ITEM	QUANTITY	DESCRIPTION
01	1	Valve to feeder transition assembly <ul style="list-style-type: none"> • Two 304 stainless steel fabricated transitions • One flexible connection <ul style="list-style-type: none"> ▪ Pure gum rubber construction ▪ 1 ply nylon reinforcement • Two stainless steel band clamps • Field installation by the Owner
02	1	CHEMCO rotary vane feeder <ul style="list-style-type: none"> • 1,000 pounds per hour feed rate • Type 304 stainless steel fabricated housing • Carbon steel fabricated rotor with flexible blades • Outboard bearings • Vibrator • Bias plate • Sample chute • 1/4 HP 230/460 volt, 3 phase, 60 hertz, TENV, inverter duty motor • Variable speed VFD controller located in the slaker control panel • Factory installed and wired on the slaker
03	1	CHEMCO Model DS1000 slurry retention type slaker <ul style="list-style-type: none"> • 1,000 pounds per hour capacity • Type 304 stainless steel exterior construction • 1/4" carbon steel wear plates • Waterproof insulation • Integral heat exchanger with electric auxiliary heaters • RTD temperature sensor • Temperature indicator • 1-1/2 HP, 460 volt, 3 phase, 60 hertz mixer with T1 impeller • Mixer torque sensor • Slaker water inlet • Feeder inlet • Cooling water inlet • Drain • Dust and vapor remover • Overflow weir • Elevated screw type grit removal device <ul style="list-style-type: none"> • 1/3 HP, 460 volt, 3 phase, 60 hertz motor • Lime slurry inlet weir • Dilution water inlet

EQUIPMENT DESCRIPTION		
ITEM	QUANTITY	DESCRIPTION
		<ul style="list-style-type: none"> • Grit removal screw • Grit wash water • Overflow weir • Field installation by the Purchaser
04	1	<p>Inlet water line assembly</p> <ul style="list-style-type: none"> • One manually operated isolation ball valve • One bronze pressure reducing valve with integral strainer • One pressure switch • One pressure gauge • Lot of Schedule 80 PVC pipe • Factory installed and piped on the rotameter panel
05	1	<p>Rotameter panel to measure and control the slaking, dilution, and torque/temperature water entering the slaker</p> <ul style="list-style-type: none"> • Two rotameters with polysulfone body and connectors, Viton O-ring seals, and 316 stainless steel internals • Three normally closed brass solenoid valves • One manually operated brass globe valve • Lot of Schedule 80 PVC pipe • Type 304 stainless steel back plate • Field installation by the Purchaser
06	1	<p>Slaker dust and vapor arrestor booster fan</p> <ul style="list-style-type: none"> • 1/3 HP, 460 volt, 3 phase, 60 hertz, TEFC motor • Field installation, piping, and wiring by the Purchaser
07	1	<p>Lime slaker control panel</p> <ul style="list-style-type: none"> • NEMA 4X Type 304 stainless steel enclosure • IEC motor starter/protector • Transformer • Main disconnect • Fuses • Allen-Bradley CompactLogix programmable logic controller • Operator interface terminal • Alarm siren • Push button • Terminal blocks • Field installation and wiring by the Purchaser

EQUIPMENT DESCRIPTION		
ITEM	QUANTITY	DESCRIPTION
SERVICES AND ITEMS NOT INCLUDED IN CHEMCO'S PROPOSAL:		
<ul style="list-style-type: none">• Unloading• Erection• Installation• Design or supply of anchor bolts• Design or supply of concrete foundations• Hook-up of utilities• Supply of interconnecting piping between components• Supply of interconnecting wiring between components• Supply of chemicals• Supply of any other materials or services unless specifically mentioned above		

FIRM PROPOSAL
DRY CHEMICAL FEED SYSTEM

Project Name: **Piqua WTP**
 Project Location: **Piqua, OH**
 Proposal No.: **11 DF 198 LK 3**
 Proposal Date: **21-Mar-2012**

Applications Engineer: **Leo Kazanowski**
 Sales Manager: **Bowman, Ron**
 Manufacturer's Rep: **BissNuss, Inc. - Loveland, OH - 5413**
 Contact: **Craig Chapman**

BID INFORMATION

Bid Date: **None**

Bid Time: **None**

Requirements: **Siemens offers this proposal in good faith, to meet the requirements contained in the bid documents listed below, which, in Siemens' opinion, apply to the required equipment, except as indicated by the Clarifications and Exceptions noted herein. Please note that, meeting requirements contained in documents, that are not listed in this proposal may require this proposal to be revised, accordingly.**

Specification Section(s): **Verbal Request**

Plan Drawing(s) : **None**

Addendum: **None**

Addendum Date: **N/A**

SCOPE OF SUPPLY

Qty	Description
-----	-------------

1000 pph Lime Slaking System - All Painted Steel

- | | |
|---|---|
| 1 | Wallace & Tiernan Series A-758 Lime Paste Slaker, 1000 PPH Capacity, complete with: <ul style="list-style-type: none"> - Painted Carbon Steel Trough - 1/2hp Paddle Shaft Motor - 3ph, 230/460v, 60hz, Cl. B - Vapor & Dust Arrestor, Electrical Torque Valve, WPRV, Strainer & Gauge, - Solenoid for auto batch and adapter - Slaker delivers 18% Slurry Concentration - Unit is Factory Assembled & Tested |
| 1 | Conveyor Type Grit Remover for 1000 PPH Capacity Slaker, complete with: <ul style="list-style-type: none"> - Painted Carbon Steel Construction - 1/4hp Grit Remover Motor - 230/460v, 3ph, 60hz TENV & Gearbox - Grit Remover Attachments, Roto-Meter, Parts for 18% Concentration - Support for Conveyor Type Grit Remover |

- 1 **Wallace & Tiernan Series 31-165 Gravimetric Belt Feeder - 80 to 500 PPH Capacity,**
complete with:
 - SCR & Setpoint Controllers
 - Feeder Support Posts, Feeder Discharge Connection
 - Weigh decks, load cells, broken belt detector
 - Standard materials of construction

- 1 **PLC Based Control Panel For Lime Slaker System**
complete with:
 - NEMA 12 Enclosure - Painted Carbon Steel + Enclosure Mounting Parts
 - Siemens Programable Logic Controller with Input/Output Modules, Auto-Batching Control
 - Siemens Touch Screen Operator Interface
 - Input Power Disconnect Switch
 - 4-20 mA Control of Gravimetric Belt Feeder
 - Audible Alarm
 - Control Circuit Transformer for 230 or 460 V, 3 Ph Power Unput
 - Conduit and Parts for Grit Conveyor, Control Panel, Feeder

- 1 Flexible Connection for Feeder Inlet

- 1 Junction Box for Remote Mounting of Control Panel - Painted Carbon Steel

SCOPE OF ENGINEERING

The following documentation shall be provided by Siemens:

- Shop Drawing Submittal

- Detailed Scope of Supply
- Comments & Clarifications
- Project Schedule
- Technical Information / Equipment / Drawings
 - Catalog Cutsheets
 - Dimensional Drawings / General Assembly Drawings
 - Functional Schematics / Piping and Instrumentation Diagrams (when applicable)
 - Electrical Schematics (when applicable)
 - Control Panel Layouts, Ladder Logic Diagrams (when applicable)
- Receiving, Handling and Storage
- Warranty Statement

- Operation and Maintenance Manuals

- Ordering Information
- Warranty Statement
- Introduction
- Safety Precautions
- Preventive Maintenance General Information
- Maintenance Record Card
- Regional Offices
- Technical Data
- Installation
- Operation
- Service
- Illustrations
- Preventive Maintenance Kits and Spare Parts List
- Additional Literature

NOTE - It is Siemens Industry, Inc's goal to be environmentally responsible. One (1) hard copy of the drawing submittal and O-M manuals will be provided. Up to eight (8) CD_ROM copies will be furnished. Additional hardcopies of the submittal and O-M manuals can be provided at a cost of \$50.00 each.

CLARIFICATIONS & EXCEPTIONS

Section	Paragraph	Description
		See the various "Note:" comments under Description in the above Scope of Supply section.

ITEMS NOT INCLUDED IN SCOPE

- Mechanical and electrical installation labor
- Civil work including supply of anchor bolts
- Interconnecting piping
- Interconnecting wiring (unless detailed above)
- Valves, fittings, appurtenances not specifically listed above
- Installation supervision
- All taxes, fees, lien waivers, bonds and licenses
- Room ventilation, air conditioning, or lighting

COMMERCIAL OFFERING

Terms : 20% on Order Placement
 20% on Drawing Submittal
 60% on Shipment of Equipment
FCA : Factory - Holland, Michigan
Freight to Job Site : Included
Submittal : 8 -10 weeks after receipt and acceptance of purchase order
Shipment : 12 -14 weeks after receipt of required information and approved drawings, if required.
Start-up & Training : 4 Days Included
Price : \$ 131,575.

Notes:

- 1) Siemens Industry, Inc (Siemens) proposes to furnish materials, and/or equipment for the above mentioned project. Any items not shown above as detailed under 'SCOPE OF SUPPLY', 'SCOPE OF ENGINEERING', or other attachments to this proposal, are EXCLUDED. In addition:
 - a. Prices noted will be held valid for a period of 60 days from the date of the proposal.
 - b. Prices are in US Dollars.
 - c. Local or state taxes are not included in this proposal.

- 2) This Bid by Siemens Industry, Inc (Siemens) is further contingent upon such things as:
- (i) resolution of mutually acceptable payment terms;
 - (ii) Siemens' satisfactory completion of an anti-corruption due diligence review;
 - (iii) written agreement specifically acknowledging acceptance of terms and conditions mutually agreed upon by the parties, and;
 - (iv) subject to credit approval.
- 3) All Purchase Orders should be made out, and sent via mail, e-mail, or fax, to:

Siemens Industry, Inc.
404 East Broadway
Bradley, IL 60915
Attn: Lori Simmons
PO's via e-mail: Lori.Simmons@Siemens.com
PO's faxed to: 1-815-932-5634

Thank you for your interest in Siemens Industry, Inc. We are committed to meeting your expectations.

Siemens Industry, Inc.
Standard Terms and Conditions of Sale
June 1, 2010 (Rev. 1)

1. **Applicable Terms.** These terms govern the sale of Products by Siemens. Whether these terms are included in an offer or an acceptance by Siemens, such offer or acceptance is conditioned on Buyer's assent to these terms. Any additional, different or conflicting terms contained in Buyer's request for proposal, specifications, purchase order or any other written or oral communication from Buyer shall not be binding in any way on Siemens. Siemens failure to object to any such additional, different or conflicting terms shall not operate as a waiver of these terms.
2. **Pricing & Payment.** The prices shall be: (a.) as stated in Siemens' proposal, or if none are stated, (b.) Siemens' standard prices in effect at the time of release for shipment. In the event of a price increase or decrease, the price of Products on order shall be adjusted to reflect such increase or decrease. This does not apply to a shipment held by request of Buyer. Products already shipped are not subject to price increase or decrease.

Discounts, if any, are as specified on the latest discount sheets issued from time to time. Cash discounts are not applicable to notes or trade acceptances, to prepaid transportation charges when added to Siemens' invoices or to discountable items if there are undisputed past due items on the account. Cash discounts shall only be allowed on that portion of the invoice paid within the normal discount period.

 - (a) **Payment** - Unless otherwise stated, all payments shall be net 30 days from invoice date payable in United States Dollars.
 - (b) **Credit Approval** - All orders are subject to credit approval by Siemens. The amount of credit or terms of payment may be changed or credit withdrawn by Siemens at any time for any reason without advance notice. Siemens may, in its discretion, withhold further manufacture or shipment; require immediate cash payments for past and future shipments; or require other security satisfactory to Siemens before further manufacture or shipment is made; and may, if shipment has been made, recover the Products from the carrier, pending receipt of such assurances.
 - (c) **Installment Shipment** - If these terms require or authorize delivery of Products in separate shipments to be separately accepted by Buyer, Buyer may only refuse such portion of such shipment that fails to comply with the requirements of these terms. Buyer may not refuse to receive any lot or portion of hereunder for failure of any other lot or portion of a lot to be delivered or to comply with these terms, unless such right of refusal is expressly provided for on the face hereof. Buyer shall pay for each lot in accordance with the terms hereof. Payment shall be made for the Products without regard to whether Buyer has made or may make any inspection of the Products. Products held for Buyer are at Buyer's sole risk and expense.
 - (d) **Taxes, Shipping, Packing, Handling** - Except to the extent expressly stated in these terms, Siemens' prices do not include any freight, storage, insurance, taxes, excises, fees, duties or other government charges related to the Product, and Buyer shall pay such amounts or reimburse Siemens for any amounts Siemens pays. If Buyer claims a tax or other exemption or direct payment permit, it shall provide Siemens with a valid exemption certificate or permit and indemnify, defend and hold Siemens harmless from any taxes, costs and penalties arising out of same. Siemens' prices include the costs of its standard domestic packing only. Any deviation from this standard packing (domestic or export), including U.S. Government sealed packing, shall result in extra charges. To determine such extra charges, consult Siemens' sales offices. Any and all increases, changes, adjustments or surcharges (including, without limitation, fuel surcharges) which may be in connection with the freight charges, rates or classification included as part of these terms, shall be for the Buyer's account. Orders of less than \$400 are subject to a \$25 handling fee.
 - (e) **Finance Charge** - Buyer agrees to pay FINANCE CHARGES on the unpaid balance of all overdue invoices, less any applicable payments and credits, from the date each invoice is due and payable at an ANNUAL PERCENTAGE RATE of EIGHTEEN PERCENT (18%), or the highest applicable and lawful rate on such unpaid balance, whichever is lower.
 - (f) **Disputed Invoice** - In the event Buyer disputes any portion or all of an invoice, it shall notify Siemens in writing of the amount in dispute and the reason for its disagreement within 21 days of receipt of the invoice. The undisputed portion shall be paid when due, and FINANCE CHARGE on any unpaid portion shall accrue, from the date due until the date of payment, to the extent that such amounts are finally determined to be payable to Siemens.
 - (g) **Collection** - Upon Buyer's default of these terms, Siemens may, in addition to any other rights or remedies at contract or law, subject to any cure right of Buyer, declare the entire balance of Buyer's account immediately due and payable or foreclose any security interest in Products delivered. If any unpaid balance is referred for collection, Buyer agrees to pay Siemens, to the extent permitted by law, reasonable attorney fees in addition to all damages otherwise available, whether or not litigation is commenced or prosecuted to final judgment, plus any court costs or expenses incurred by Siemens, and any FINANCE CHARGES accrued on any unpaid balance owed by Buyer.
3. **Delivery; Title; Risk of Loss.** Product shall be delivered F.O.B. Siemens point of shipment with title to the Product and risk of loss or damage for the Product passing to Buyer at that point. Buyer shall be responsible for all transportation, insurance and related expenses including any associated taxes, duties or documentation. Siemens may make partial shipments. Shipping dates are approximate only and Siemens shall not be liable for any loss or expense (consequential or otherwise) incurred by Buyer or Buyer's customers if Siemens fails to meet the specified delivery schedule. A 5% handling charge will be added to the price for all Product furnished from a local branch.
4. **Deferment and Cancellation.** Buyer shall have no deferment rights and Buyer shall be liable for cancellation charges, which shall include without limitation a) payment of the full product price for any finished Product or works in progress; b) payment for raw materials ordered pursuant to a firm purchase order; and c) such other direct costs incurred by Siemens as a result of such cancellation.
5. **Force Majeure / Delays.** If Siemens suffers delay in performance due to any cause beyond its reasonable control, including without limitation acts of God, strikes, labor shortage or disturbance, fire, accident, war or civil disturbance, delays of carriers, failure of normal sources of supply, or acts of government, the time of performance shall be extended a period of time equal to the period of the delay and its consequences. Siemens will give to Buyer notice within a reasonable time after Siemens becomes aware of any such delay.
6. **Buyer's Requirements.** Timely performance by Siemens is contingent upon Buyer's supplying to Siemens all required technical information and data, including drawing approvals, and all required commercial documentation.
7. **Limited Warranty.** (a.) **Limited Product Warranty Statements.** For each Product purchased from Siemens or an authorized reseller, Siemens makes the following limited warranties: (i) the Product is free from defects in material and workmanship, (ii) the Product materially conforms to Siemens' specifications that are attached to, or expressly incorporated by reference into, these terms, and (iii) at the time of delivery, Siemens has title to the Product free and clear of liens and

RESOLUTION NO. R-122-12

A RESOLUTION AWARDING A CONTRACT TO HD SUPPLY FOR THE EMERGENCY PURCHASE OF THE MATERIAL PACKAGE TO REBUILD THE TRANSMISSION LINE DAMAGED BY THE JUNE 29, 2012 WIND STORM

WHEREAS, the present operations of the City require the purchase of the material package for the Power System; and

WHEREAS, bids were opened, due to the emergency situation on June 29, 2012, it has been determined, HD Supply is the best suitable option;

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

SEC. 1: A contract with Brownstown HD Supply for the purchase of the material package is hereby approved as the best suitable option for said project and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications;

SEC. 2: The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to the contract terms, not exceeding a total of \$40,862.33.

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



Commission Agenda Staff Report

MEETING DATE	September 4 th , 2012		
REPORT TITLE (Should match resolution/ordinance title)	A RESOLUTION AWARDING A CONTRACT TO HD SUPPLY FOR THE EMERGENCY PURCHASE OF THE MATERIAL PACKAGE TO REBUILD THE TRANSMISSION LINE DAMAGED BY THE JUNE 29, 2012 WIND STORM		
SUBMITTED BY	Name & Title: Nicholas Berger, Electrical Engineer		
	Department: Power System		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director;		<input checked="" type="checkbox"/> Other: Energy Board
BACKGROUND (Includes description, background, and justification)	<p>The Resolution will allow the Power System to purchase a material package from HD Supply. The material package will be used to rebuild the damaged 69 kV transmission line segment that catastrophically failed during a storm on June 29, 2012.</p> <p>Piqua Power System received three responses to the RFQ for the bill of materials on August 10, 2012. Each response was evaluated on both the overall cost and delivery time. It was determined that HD Supply submitted the best quote. In addition to supplying the material, HD Supply will provide a trailer to house the material on the job site.</p>		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:		
	Expenditure \$:	\$ 40,862.33	
	Source of Funds:	Storm Work Order - FEMA	
	Narrative:	This expense is a direct result to the storm on June 29, 2012.	
OPTIONS (Include Deny /Approval Option)	1.	Approve Resolution R-122-12 awarding a contract to HD Supply for the purchase of the hardware material package at a cost not to exceed \$40,862.33.	

	2.	Do not approve the Resolution and provide staff with further direction
	3.	
	4.	
PROJECT TIMELINE	HD Supply is scheduled to have the material trailer on-site the week of Sept 17, 2012	
STAFF RECOMMENDATION	Approve Resolution R-122-12 awarding a contract to HD Supply for the purchase of the hardware material package at a cost not to exceed \$40,862.33.	
ATTACHMENTS	1. HD Supply Item Quote	

HD SUPPLY

Item	QTY	Description	Part Number	Price/unit	Total	Delivery
1	10	Bolt, double arming, 3/4" x 22"	J8892	\$ 5.08	\$ 50.80	2 wk
2	15	Bolt, double arming, 3/4" x 30"	J8898	\$ 8.25	\$ 123.75	2 wk
3	5	Bolt, double arming, 3/4" x 36"	J9004	\$ 13.11	\$ 65.55	2 wk
4	8	Bolt, machine, 3/4" x 12"	J8912	\$ 2.06	\$ 16.48	stk
5	10	Bolt, machine, 3/4" x 14"	J8914	\$ 2.38	\$ 23.80	stk
6	33	Bolt, machine, 3/4" x 16"	J8916	\$ 2.69	\$ 88.77	stk
7	81	Bolt, machine, 3/4" x 18"	J8918	\$ 3.17	\$ 256.77	stk
8	38	Bolt, machine, 3/4" x 20"	J8920	\$ 4.04	\$ 153.52	stk
9	15	Bolt, machine, 5/8" x 18"	J8818	\$ 1.74	\$ 26.10	stk
10	19	Bolt, machine, 5/8" x 20"	J8820	\$ 2.52	\$ 47.88	stk
11	3	Bolt, shoulder eye, 3/4" x 12"	J9532	\$ 10.77	\$ 32.31	2 wk
12	3	Bolt, shoulder eye, 3/4" x 14"	J9534	\$ 10.78	\$ 32.34	2 wk
13	16	Bolt, shoulder eye, 3/4" x 16"	J9536	\$ 11.75	\$ 188.00	3 wk
14	10	Bolt, shoulder eye, 3/4" x 18"	J9538	\$ 11.99	\$ 119.90	3 wk
15	4	Cable termination, as req'd	7642-S-2-1/0	\$ 39.03	\$ 156.12	stk
16	2	Clamp, 3-bolt	6460	\$ 19.94	\$ 199.40	3 WK
17	41	Clamp, trunnion, 477 (18/1) ACSR	TSC150	\$ 6.25	\$ 256.25	2 WK
18	2	Clamp, suspension, 2/0 (6/1) ACSR	HAS85N	\$ 14.90	\$ 29.80	2 WK
19	4	Clamp, suspension, 477 (18/1) ACSR	HAS139N	\$ 18.11	\$ 72.44	2 WK
20	9	Clamp, dead-end, 2/0 (6/1) ACSR	SD70N	\$ 46.87	\$ 421.83	3 wk
21	3	Clamp, dead-end, 3/8" EHS	SWDE46N	\$ 33.37	\$ 100.11	3 WK
22	11	Clamp, dead-end, 336 ACSR	SD86N	\$ 48.92	\$ 538.12	3 WK
23	23	Clamp, dead-end, 477 AAC	SD86N	\$ 48.92	\$ 1,125.16	3 WK
24	16	Clamp, ground rod, 3/4"	JAB34H	\$ 2.34	\$ 37.44	2 WK
25	2	Clamp, hot line	P1535AGP	\$ 27.03	\$ 54.06	2 WK
26	2	Clamp, stirrup	VCLS9022	\$ 35.46	\$ 70.92	2 WK
27	14	Clamp, suspension, 3/8" EHS	MS60N	\$ 17.97	\$ 251.58	3 WK
28	4	Clamp, trunnion, 477 (18/1) ACSR, no armor rods	TSC86	\$ 7.79	\$ 31.16	2 WK
29	3	Clevis, service, dead-end, insulated	J0313	\$ 4.30	\$ 12.90	2 WK
30	4	Conduit standoff bracket, w/ strap kits as req'd	6-CSO-24	\$ 28.37	\$ 113.48	STK
31	15	Connector, crimp, 1/0 to #4	YHO-150	\$ 0.36	\$ 5.40	STK
32	25	Connector, crimp, 2/0 to #4	YHD-200	\$ 0.58	\$ 14.50	STK

33	3	Crossarm, dead-end fiberglass assembly, 4-position, 10'	XDB120G12442	\$	344.05	\$	1,032.15	4-5 wk
34	3	Crossarm, dead-end fiberglass assembly, 4-position, 12'	XDB144G12442	\$	415.78	\$	1,247.34	4-5 wk
35	16	Crossarm, tangent fiberglass assembly, 4-position, 12'	HTB144N12402	\$	232.78	\$	3,724.48	4-5 wk
36	2	Crossarm, tangent fiberglass assembly, 8'	STB096N12602	\$	114.31	\$	228.62	4-5 wk
37	5	Cutout, with crossarm mount, as req'd	SCI5HG110-CD	\$	78.88	\$	394.40	STK
38	63	Dead-end, factory-formed grip, 3/8" EHS	GDE-1107	\$	2.16	\$	136.08	STK
39	49	Grounding Lug	GTC34A	\$	2.43	\$	119.07	stk
40	28	Guy attachment, dead end tee	DET60K79	\$	25.90	\$	725.20	2 WK
41	25	Guy guard, 8' yellow, plastic w/ clamps	70-7Y	\$	3.20	\$	80.00	STK
42	31	Guys strain insulator	GCC15-96R	\$	24.47	\$	758.57	3-4 wk
43	45	Insulator, horizontal post, 69kV	NPKG20XGO17S0	\$	72.92	\$	3,281.40	STK
44	30	Insulator, suspension, polymer, 15kV	DS-15M	\$	9.01	\$	270.30	STK
45	8	Insulator, suspension, polymer, Yclevis-eye, 69kV	251-SC240-YE	\$	34.76	\$	278.08	2 WK
46	84	Insulator, vise top, 15kV	HPI-15VTP	\$	19.98	\$	1,678.32	3-4 wk
47	5	Jumper Connector, 2/0 (6/1) ACSR	LCU13XB	\$	32.31	\$	161.55	2 WK
48	4	Jumper Connector, 336 ACSR	LCU16XB	\$	42.85	\$	171.40	2 WK
49	11	Jumper Connector, 477 ACSR	LCU16XB	\$	42.85	\$	857.00	2 WK
50	4	Jumper Connector, 477 (18/1) ACSR to 336 ACSR	LCU16XB	\$	42.85	\$	214.25	2 WK
51	25	Letters, 2" C, 2" N, w/ 1" nails	LETTERS	\$	1.42	\$	35.50	STK
52	295	Locknut, 3/4"	J8584	\$	0.40	\$	118.00	STK
53	45	Locknut, 5/8"	J8583	\$	0.19	\$	8.55	STK
54	2	Mounting Bracket	G3MA014824DDB	\$	122.70	\$	245.40	2 WK
55	14	OHGW support, single 3/4" bolt	SFSWS126GP	\$	32.22	\$	451.08	2 WK
56	80	Pin, crossarm, long shank	LSP-1	\$	15.52	\$	1,303.68	3-4 wk
57	40	Riser conduit, as req'd	49015-010	\$	1.32	\$	52.80	STK
58	6	Rod, anchor adaptor twineye	6562	\$	7.01	\$	42.07	STK
59	13	Rod, anchor adaptor twineye, square shaft	C1020024	\$	27.33	\$	355.29	2 WK
60	6	Rod, anchor extension, 3/4" x 7'	12632P	\$	14.86	\$	89.14	STK
61	25	Rod, anchor extension, 7'	D-6625-U	\$	62.64	\$	1,566.03	STK
62	13	Rod, anchor, double helix	012642AE	\$	72.66	\$	944.57	2 WK
63	6	Rod, anchor, single helix	C1025205	\$	35.84	\$	215.05	2 WK
64	16	Rod, ground, 3/4" x 8'-0", copperclad	613480	\$	17.75	\$	355.00	4 WK
65	25	Rods, armor, 3/8" EHS	AR-1130	\$	4.90	\$	122.50	2 wk
66	2	Rods, armor, 2/0 (6/1) ACSR	AR-0120	\$	7.02	\$	351.00	3 WK

RESOLUTION NO. R-123-12

A RESOLUTION AWARDING A CONTRACT TO BROWNSTOWN ELECTRIC SUPPLY COMPANY FOR THE EMERGENCY PURCHASE OF WIRE TO REBUILD THE TRANSMISSION LINE DAMAGED BY THE JUNE 29, 2012 WIND STORM

WHEREAS, the present operations of the City require the purchase of wire for the Power System; and

WHEREAS, bids were opened, due to the emergency situation on June 29, 2012, it has been determined, Brownstown Electric Supply Company is the best suitable option;

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

SEC. 1: A contract with Brownstown Electric Supply Company for the purchase of wire is hereby approved as the best suitable option for said project and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications;

SEC. 2: The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to the contract terms, not exceeding a total of \$29,488.14.

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



Commission Agenda Staff Report

MEETING DATE	September 4 th , 2012		
REPORT TITLE (Should match resolution/ordinance title)	A RESOLUTION AWARDING A CONTRACT TO BROWNSTOWN ELECTRIC SUPPLY COMPANY FOR THE EMERGENCY PURCHASE OF WIRE TO REBUILD THE TRANSMISSION LINE DAMAGED BY THE JUNE 29, 2012 WIND STORM		
SUBMITTED BY	Name & Title: Nicholas Berger, Electrical Engineer		
	Department: Power System		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director;		<input checked="" type="checkbox"/> Other: Energy Board
BACKGROUND (Includes description, background, and justification)	<p>The Resolution will allow the Power System to purchase wire from Brownstown Electric Supply Co. This wire will be used to rebuild the damaged 69 kV transmission line segment that catastrophically failed during a storm on June 29, 2012.</p> <p>Piqua Power System received three responses to the RFQ for the bill of materials on August 10, 2012. Each response was evaluated on both the overall cost and delivery time. It was determined that Brownstown Electric Supply Co. submitted the best quote for the wire.</p>		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:		
	Expenditure \$:	\$ 29,488.14	
	Source of Funds:	Storm Work Order - FEMA	
	Narrative:	This expense is a direct result to the storm on June 29, 2012.	
OPTIONS (Include Deny /Approval Option)	1.	Approve Resolution R-123-12 awarding a contract to Brownstown Electric Supply Co. for the purchase of the wire at a cost not to exceed \$29,488.14.	
	2.	Do not approve the Resolution and provide staff with further direction	

	3.	
	4.	
PROJECT TIMELINE	Brownstown Electric Supply has the desired wire in stock.	
STAFF RECOMMENDATION	Approve Resolution R-123-12 awarding a contract to Brownstown Electric Supply Co. for the purchase of the wire at a cost not to exceed \$29,488.14.	
ATTACHMENTS	1. Brownstown Electric Supply Co. item quote	

BROWNSTOWN

Item	QTY	Description
W1	300	#4 AWG ground wire, copper
W2	5625	3/8" x7 strand EHS (for shield wire and guy wire)
W3	23800	477 (18/1) ACSR
W4	3970	2/0 (6/1) ACSR

Part Number	Price/unit	Total	Delivery
4-SD-CU-SPL	\$ 0.64	\$ 192.00	stk
3/8-EHS "B"	\$ 0.35	\$ 1,968.75	3 wks
PELICAN-NRR	\$ 0.89	\$ 21,182.00	stk
QUAIL-NRR	\$ 0.31	\$ 1,230.70	stk

Total \$ 24,573.45

Total w/ 20% \$ 29,488.14

RESOLUTION NO. R-124-12

A RESOLUTION ACQUIRING THE SERVICES OF VAUGHN INDUSTRIES TO REBUILD THE TRANSMISSION LINE DAMAGED BY THE JUNE 29, 2012 WIND STORM

WHEREAS, the present operations of the City require the services of a construction contractor to rebuild the transmission line damaged by the June 29, 2012 wind storm.

WHEREAS, bids were opened, due to the emergency situation on June 29, 2012, it has been determined, Vaughn Industries is the best suitable option;

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: Vaughn Industries is hereby retained by the City of Piqua as a construction contractor.

SEC. 2: The Finance Director is authorized to draw her warrant on the appropriate account of the city treasury according to contract terms, not to exceed \$155,805.98.

SEC. 3: It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this resolution were adopted in an open meeting of this Commission, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements;

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



Commission Agenda Staff Report

MEETING DATE	September 4 th , 2012		
REPORT TITLE (Should match resolution/ordinance title)	A RESOLUTION ACQUIRING THE SERVICES OF VAUGHN INDUSTRIES TO REBUILD THE TRANSMISSION LINE DAMAGED BY THE JUNE 29, 2012 WIND STORM		
SUBMITTED BY	Name & Title: Nicholas Berger, Electrical Engineer		
	Department: Power System		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Department Director;		<input checked="" type="checkbox"/> Other: Energy Board
BACKGROUND (Includes description, background, and justification)	<p>The Resolution will allow the Power System to enter into an agreement with Vaughn Industries to rebuild the damaged 69 kV transmission line that catastrophically failed during a storm on June 29, 2012.</p> <p>Piqua Power System released an invitation to bid document to four pre-qualified contractors on August 8, 2012. Due to the tight timeframe, Vaughn Industries was determined to be the best option. Vaughn Industries will provide the equipment and labor to construct both the transmission and distribution underbuild. The material will be furnished by Piqua. Vaughn Industries' proposal included a start date of September 24th and a completion date of November 16th, 2012.</p>		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:		
	Expenditure \$:	\$ 155,805.98	
	Source of Funds:	Storm Work Order - FEMA	
	Narrative:	This expense is a direct result to the storm on June 29, 2012.	
OPTIONS (Include Deny /Approval Option)	1.	Approve Resolution R-124-12 acquiring the services of Vaughn Industries to rebuild the damaged transmission line at a cost not to exceed \$155,805.98.	

	2.	Do not approve the Resolution and provide staff with further direction
	3.	
	4.	
PROJECT TIMELINE	Vaughn Industries proposal included a start date of September 24 th and a completion date of November 16 th , 2012	
STAFF RECOMMENDATION	Approve Resolution R-124-12 acquiring the services of Vaughn Industries to rebuild the damaged transmission line at a cost not to exceed \$155,805.98.	
ATTACHMENTS	1. Vaughn Industries Proposal	

BID FORM

PROJECT IDENTIFICATION

City of Piqua Power System
69 kV Transmission Line Sub #4 to Sub #5 Damage Rebuild

THIS BID IS SUBMITTED TO:

City of Piqua
Power System
123 Bridge Street
Piqua, Ohio 45356

- 1.01 The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into the Agreement with OWNER in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the Bid Price and within the Contract Times and in accordance with the other terms and conditions of the Bidding Documents.

- 2.01 BIDDER accepts all of the terms and conditions of the Bid packet and Instruction to BIDDERS, including without limitation those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty days after the Bid opening, or for such longer period of time that BIDDER may agree to in writing upon request of the Owner.

- 3.01 In submitting this Bid, BIDDER represents, as set forth in the Agreement, that:
 - A. BIDDER has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged: (List Addenda by Addendum Number and Date)

_____	Number	_____	Date
_____	Number	_____	Date
_____	Number	_____	Date

 - B. BIDDER has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;

 - C. BIDDER is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work;

- D. BIDDER has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions, and (2) reports and drawings of a Hazardous Environmental Condition, if any, which has been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions;
 - E. BIDDER has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, performance, or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by BIDDER including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by BIDDER, and safety precautions and programs incident thereto;
 - F. BIDDER does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the prices bid and within the times and in accordance with other terms and conditions of the Bidding Documents;
 - G. BIDDER is aware of the general nature of Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;
 - H. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents;
 - I. BIDDER has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that BIDDER has discovered in the Bidding Documents, and the written resolution thereof by ENGINEER is acceptable to BIDDER; and
 - J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
- 4.01 BIDDER further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed Individual or Entity and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any Individual or Entity to refrain from

bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.

5.01 BIDDER will complete the Work in accordance with the Contract Documents for the following prices:

Item Description	Approx. Qty's	Unit of Measure	Unit Material	Unit Labor	Unit Total	Total Cost
MOBILIZATION/DEMOBILIZATION	1	LS	0	13,610.00	13,610.00	13,610.00
Pole Sets						
45/2 - 45' Class 2 Wood Pole and Backfill	1	EACH	28.00	446.00	474.00	474.00
75/LD3 - 75' Class H2 Equivalent Steel Pole and Backfill	7	EACH	351.00	1,341.00	1,692.00	11,844.00
80/LD3 - 80' Class H2 Equivalent Steel Pole and Backfill	5	EACH	351.00	1,665.00	2,016.00	10,080.00
Transmission Units						
TP-69G - Tangent Horizontal Line Post	10	EACH	70.00	1,094.00	1,164.00	11,640.00
TP-69GB - Small Angle Horizontal Line Post	1	EACH	141.00	1,500.00	1,641.00	1,641.00
TS-5GB - Vertical Double Deadend	1	EACH	421.00	2,375.00	2,796.00	2,796.00
Distribution Units						
C3 - Suspension Angle	1	EACH	105.00	563.00	668.00	668.00
C4-1 - Deadend Angle	1	EACH	0	2,018.00	2,018.00	2,018.00
C7A - Single Deadend on 10' Crossarm Assembly	1	EACH	105.00	625.00	730.00	730.00
C8A - Double Deadend on 10' Crossarm Assembly	1	EACH	0	625.00	625.00	625.00

Item Description	Approx. Qty's	Unit of Measure	Unit Material	Unit Labor	Unit Total	Total Cost
C8-1 – Double Deadend on 12' Crossarm Assemblies	1	EACH	70.00	782.00	852.00	852.00
C9-1P – Single Support Neutral on Crossarm	7	EACH	35.00	782.00	817.00	5,719.00
C9-2PL – Double Support Neutral on Crossarm	3	EACH	35.00	782.00	817.00	2,451.00
G1.4 – Single-Phase Conventional Transformer	1	EACH	35.00	1,409.00	1,444.00	1,444.00
K14 – Service Assembly	2	EACH	35.00	212.00	247.00	494.00
UC2 – Three-Phase Riser	1	EACH	211.00	1,538.00	1,749.00	1,749.00
Fiber Assemblies						
FA-1 – Fiber Optic Cable Tangent Assembly	9	EACH	28.00	212.00	240.00	2,160.00
FA-2 – Fiber Optic Cable Angle Assembly	1	EACH	28.00	212.00	240.00	240.00
FA-3 – Fiber Optic Cable Deadend and Splicer/Test Assembly	2	EACH	35.00	212.00	247.00	494.00
Ground Assemblies						
M2-11 – Pole Ground and Ground Rod	1	EACH	0	65.00	65.00	65.00

Item Description	Approx Qty's	Unit of Measure	Unit Material	Unit Labor	Unit Total	Total Cost
TM-9S – Ground Lug and Ground Rod	12	EACH	14.00	72.00	86.00	1,032.00
Guy Assemblies						
E1-3 – Single Down Guy	3	EACH	0	85.00	85.00	255.00
E6-2 – Double Down Guy	5	EACH	0	170.00	170.00	850.00
TG-11 – Single Transmission Down Guy	12	EACH	0	170.00	170.00	2,040.00
Anchor Assemblies						
F1-4S – Single Helix Screw Anchor	5	EACH	0	152.00	152.00	760.00
TA-2H – Double Helix Screw Anchor	10	EACH	0	217.00	217.00	2,170.00
Stringing Units						
3/8" EHS – Stringing 1000 feet of single 3/8" x7strand EHS for shield wire	3.02	EACH	0	1,180.00	1,180.00	3,563.60
477 AAC – Stringing 1000 circuit feet of 3-phase conductor (all 3 wires are 1 unit; used for transmission and distribution)	6.04	EACH	0	5,497.00	5,497.00	33,201.88
2/0 ACSR – Stringing 1000 feet of single conductor (used for distribution neutral)	3.02	EACH	0	1,312.00	1,312.00	3,962.24

Item Description	Approx. Qty's	Unit of Measure	Unit Material	Unit Labor	Unit Total	Total Cost
M9B155 Fiber - Stringing 1000 feet of single ADSS fiber optic cable	2.88	EACH	0	3,545.00	3,545.00	10,209.60

Total for Base Bid Estimated Prices

One hundred twenty-nine thousand eight hundred thirty-eight dollars (\$ 129,838.32)
 thirty-two cents (figures)
 Unit Prices have been computed in accordance with paragraph 11.03.B of the General Conditions.



VAUGHN INDUSTRIES
DIVISIONS UNDIVIDED

1201 EAST FINDEAY STREET
GAREY, OHIO 43316
T 419-398-3900
F 419-398-6224

WWW.VAUGHNINDUSTRIES.COM
AN EQUAL OPPORTUNITY EMPLOYER
OHIO #20114

City of Piqua Ohio
Substation #4 to Substation #5 Damage Rebuild Bid

If awarded this project Vaughn Industries, LLC would propose a start date of September 24th, 2012 and a completion date of November 16th, 2012.

- 6.01 BIDDER agrees that the Work will be substantially completed and completed and ready for final payment in accordance with paragraph 14.07.B of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.
- 7.01 The following document is attached to and made a condition of this Bid:
- A. Bid Security – None Required.
- 8.01 Terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

SUBMITTED on August 17, 2012

If BIDDER is:

An Individual

N/A

By: _____ Name: _____
(Signature) (Typed or Printed)

Federal I.D. Number: _____

doing business as: _____

Business Address: _____

Phone No.: _____ Fax No.: _____

A Partnership

N/A

(Partnership Name) (State of Formation of Partnership)

By: _____ Name: _____
(Signature of Authorized Partner—attach evidence of authority to sign) (Typed or Printed)

Business Address: _____

Phone No.: _____ Fax No.: _____

Federal I.D. Number _____

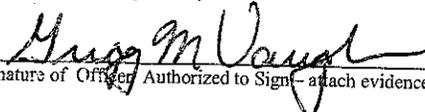
A Corporation

Vaughn Industries, LLC

(Corporation Name)

Ohio

(State of Incorporation)

By: 
(Signature of Officer Authorized to Sign - attach evidence of authority to sign)

Name: Gregg M. Vaughn

(Typed or Printed)

Executive Vice-President

(Title)

Business Address: 1201 E. Findlay Street, Carey, Ohio 43316

Phone No.: 419-396-3900

Fax No.: 419-396-6224

Federal I.D. Number: 36-4381623

**NON-COLLUSION
AFFIDAVIT OF BIDDER**

State of Ohio, County of Miami
City of Piqua

Gregg M. Vaughn

(Name of Individual)

Vaughn Industries, LLC

(Company Representing)

BEING DULY SWORN, DOES DEPOSE AND SAY THAT (HE/SHE, THEY) RESIDE AT

1201 E. Findlay St., Carey, OH 43316

(Resident Address)

AND THAT (HE/SHE IS, THEY ARE) THE ONLY PERSON(S) WITH SAID

Vaughn Industries, LLC

(Name of Company)

1201 E. Findlay St., Carey, OH 43316

(Company Address)

INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT: THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS THEREOF, WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK: THAT THE SAID CONTACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF THE CITY OF PIQUA, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

Gregg M. Vaughn
Signature Gregg M. Vaughn

Vaughn Industries, LLC
Company

Executive Vice-President
Title

August 17, 2012
Date

SUBSCRIBED TO AND SWORN TO THIS 17th DAY OF August, 2012

Lori A. LaMont
Notary Public



Lori A. LaMont
Notary Public, State of Ohio
My Commission Expires 11-9-2014

**DELINQUENT PERSONAL PROPERTY TAXES
AFFIDAVIT OF BIDDER**

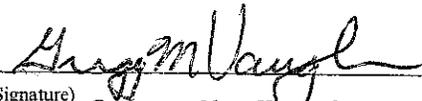
STATE OF OHIO
COUNTY OF MIAMI

I Gregg M. Vaughn am the Executive V.P.
(Name) (Title)
of Vaughn Industries, LLC
(BIDDER)

1201 E. Findlay Street, Carey, Ohio 43316
(Address: Street, City, State, Zip)

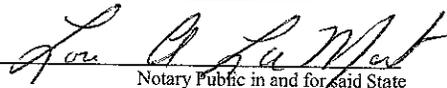
being first duly sworn, deposes and says as follows:
(answering whichever is applicable by placing an "X" before Items 1 or 2.)

1. (X) We are not charged with any delinquent personal property taxes on the general tax list of personal property in Miami County, Ohio.
2. () We are charged with delinquent personal property taxes on the general tax list of Miami County, Ohio including unpaid penalties and interest in the amount of \$ _____.


(Signature) Gregg M. Vaughn

Sworn and subscribed before me this

17th day of August, 2012


Notary Public in and for said State

My Commission Expires: Nov 9, 2014



Lori A. LaMont
Notary Public, State of Ohio
My Commission Expires 11-9-2014



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/10/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER United Insurance Service 51 S. Washington St. P. O. Box 708 Tiffin OH 44883		CONTACT NAME: Jane Bower PHONE (A/C No. Ext): 419-447-4242 Ext1142 FAX (A/C No): (419) 448-5041 E-MAIL ADDRESS: jbower@unitedinsuranceservice.com PRODUCER CUSTOMER ID #:															
INSURED Vaughn Industries, LLC 1201 East Findlay Street Carey, OH 43316-9760		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: The Phoenix Insurance Company</td> <td>25623</td> </tr> <tr> <td>INSURER B: The Charter Oak Fire Insurance</td> <td>25615</td> </tr> <tr> <td>INSURER C: The Travelers Indemnity Company</td> <td>25658</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: The Phoenix Insurance Company	25623	INSURER B: The Charter Oak Fire Insurance	25615	INSURER C: The Travelers Indemnity Company	25658	INSURER D:		INSURER E:		INSURER F:	
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INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES

CERTIFICATE NUMBER: 2012-2013 Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY		DT-CO7602X843PHX12	04/19/2012	04/19/2013	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 150,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person)	\$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC					GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COM/OP AGG	\$ 2,000,000
B	AUTOMOBILE LIABILITY		DT-8107602X843COF12	04/19/2012	04/19/2013	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO					BODILY INJURY (Per person)	\$
	<input checked="" type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS						\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$	
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		DTSM-CUP7602X843IND11	04/19/2012	04/19/2013	EACH OCCURRENCE	\$ 15,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$ 15,000,000
	<input type="checkbox"/> DEDUCTIBLE						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		DT-CO7602X843PHX11	04/19/2012	04/19/2013	WC STATUTORY LIMITS	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N				OTHER	
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				E.L. EACH ACCIDENT	\$ 1,000,000
						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
C	Installation Floater		660-2430R338-COF-11	04/19/2012	04/19/2013	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) City of Piqua Power System - 69kV Transmission Line Sub #4 to Sub #5 Damage Rebuild. The Certificate Holder along with anyone listed in the subcontract, is listed as an Additional Insured as respects their interest. Coverage is on a Primary and Non-Contributory basis per written contract. Should any of the above described policies cancel, non renew, expire or material alteration before the expiration date hereof, the issuing companies (continued)							

CERTIFICATE HOLDER**CANCELLATION**

City of Piqua
 Engineering Department
 201 W. Water Street
 Piqua, OH 45356

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Kobelt

COMMENTS/REMARKS

will mail 30 days written notice to the certificate holder.



Bureau of Workers' Compensation

30 W. Spring St.
Columbus, OH 43215-2256

Governor **John R. Kasich**
Administrator/CEO **Stephen Buehrer**

ohiobwc.com
1-800-OHIOBWC

CERTIFICATE OF EMPLOYER'S RIGHT TO PAY COMPENSATION DIRECTLY

To be posted in employer's place or places of employment in compliance with Sec. 4123.83 of the Ohio Revised Code. Any employer requiring more than one copy of this certificate, may reproduce as many copies of the certificate (without any alterations or changes) as required.

Policy No. & Employer 20005442 VAUGHN INDUSTRIES, LLC 1201 E FINDLAY ST CAREY, OH 43316	Period Specified Below <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">1st</td> <td style="width: 55%; text-align: center;">DAY OF</td> <td style="width: 30%; text-align: center;">August 2012</td> </tr> <tr> <td style="border-top: 1px solid black; text-align: center;">1st</td> <td style="border-top: 1px solid black; text-align: center;">DAY OF</td> <td style="border-top: 1px solid black; text-align: center;">August 2013</td> </tr> </table>	1st	DAY OF	August 2012	1st	DAY OF	August 2013
1st	DAY OF	August 2012					
1st	DAY OF	August 2013					

Subs

20005442-1 VAUGHN EQUITY SERVICES, LLC

THIS IS TO CERTIFY that on date hereof the above named employer having met the requirements provided in Section 4123.35 of the Ohio Revised Code has been granted authority by the administrator to pay compensation directly to its injured or dependents of killed employees as provided in said Section for the period above set forth.

Stephen Buehrer
Administrator/CEO

BWC-7201

SI-1



Bureau of Workers' Compensation

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Stephen Buehrer
Administrator/CEO

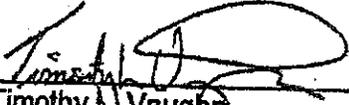
BWC-7201

SI-1

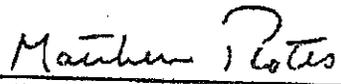
CERTIFICATE OF RESOLUTION

The undersigned, Chief Executive Officer, President, Executive Vice-President, Secretary and Chief Financial Officer of Vaughn Industries, LLC, an Ohio Limited Liability Company, hereby certify that the following resolution was adopted by the Managing Members of the LLC on January 03, 2012, and has not been subsequently revoked or otherwise modified:

RESOLVED, that this Limited Liability Company hereby empowers and authorizes Timothy L. Vaughn, Chief Executive Officer, Matthew Plotts, President, Gregg M. Vaughn, Executive Vice-President, Scott Woods, Secretary, and Jennifer Smalley, Chief Financial Officer to sign or execute any bid, contract, or bond. This document hereby binds the Limited Liability Company to the obligations of the same.



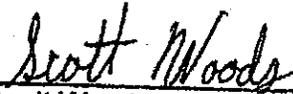
Timothy L. Vaughn
Chief Executive Officer



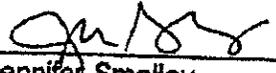
Matthew Plotts
President



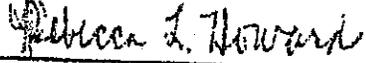
Gregg M. Vaughn
Executive Vice-President



Scott Woods
Secretary



Jennifer Smalley
Chief Financial Officer



Notary



REBECCA L. HOWARD
Notary Public, State of Ohio
My Commission Expires May 7, 2015

Jo Ann Blair
Human Resource Manager
Vaughn Industries, LLC

EOE

419-396-3900 ext. 132

419-722-9916 cell

ISO 9001:2008 Certified

From: State of Ohio Department of Administrative Services [<mailto:omnicom@oit.ohio.gov>]

Sent: Wednesday, December 14, 2011 2:32 PM

To: Joey Blair

Cc: pam.osborne@das.state.oh.us

Subject: EOD - Affirmative Action Plan Approval for Vaughn Industries LLC

The State of Ohio Equal Opportunity Division (EOD) has reviewed your company's affirmative action information and has determined that Vaughn Industries LLC has satisfied the requirements pursuant to the Ohio Revised Code (ORC) 125.111(B).

This letter of approval is in effect from 12/14/2011 to 12/12/2012. Please note: EOD may conduct an audit on your company's affirmative action program to determine continued compliance with OCR. 125.111.

If you have any questions, please contact the Construction Compliance Unit at (614) 466-8380.

Sincerely,
The Equal Opportunity Division

This is an automated message, please DO NOT REPLY to this email address

OHIO DEPARTMENT OF TRANSPORTATION



Certificate of Qualification

This certifies that VAUGHN INDUSTRIES LLC has been registered by the Ohio Department of Transportation as a prequalified contractor. This certificate of qualification allows your company to submit bids on State Highway Projects up to but not exceeding \$160,827,300 less the contractual amount pending on all incomplete work including ODOT and non-ODOT work. Your certificate will expire on Friday, May 31, 2013.

This Certificate limits the holder to the classifications of work listed below:

- | | |
|-------------------------------|--|
| 28 Caissons / Drilled Shafts | 44 Traffic Signals - Standard |
| 35 Drainage (Culverts, Misc.) | 51 Micro Tunneling |
| 39 Maintenance of Traffic | 55 Fiber Optic Cable Installation, Splicing, Termination and Testing - Traffic Signal System |
| 43 Highway Lighting | 56 Fiber Optic Cable Installation, Splicing, Termination and Testing - Intelligent Transportation System |

A handwritten signature in black ink, appearing to be "D. J. ...".

Director
Department of Transportation

Effective Date: 6/6/2012

Issued Date: 6/6/2012

Certificate Number: 13252



**Department
of Commerce**

Division of Industrial Compliance
& Labor

John R. Kasich, Governor
David Goodman, Director

VAUGHN, TIMOTHY
1201 E Findlay St
Carey, OH 43316-9686

John R. Kasich Governor David Goodman Director

Electrical
CONTRACTOR'S LICENSE

Ohio License # 20114 Expiration Date: 09/30/2013

TIMOTHY VAUGHN
VAUGHN INDUSTRIES LLC
CEO

Carol A. Ross *Frank S. Alexander*
Carol A. Ross Board Secretary Frank S. Alexander Administrative Chairperson

This is YOUR license. Plan Approvals obtained with YOUR license and posting of YOUR license indicates that YOU and YOUR liability insurance are assuming all responsibility for any projects performed under this license.

John R. Kasich Governor David Goodman Director

**Electrical
CONTRACTOR'S LICENSE
TIMOTHY VAUGHN
VAUGHN INDUSTRIES LLC
CEO**

Ohio License# 20114

Expiration Date: **September 30, 2013**

Carol A. Ross *Frank S. Alexander*
Carol A. Ross Board Secretary Frank S. Alexander Administrative Chairperson

LICENSE MUST BE POSTED ON JOB SITE

LICENSE MUST BE POSTED ON JOB SITE

**ARCHITECT'S/ENGINEER'S AND
CONSTRUCTION MANAGERS REFERENCES**

Alvada Construction Company, Inc.
2959 S. US 23
Alvada, Ohio 44802
Roger Bishop
419-595-4224

Beta Engineering
4725 Highway 28 East
Pineville, LA 71360
George Brashear
318-767-5553

Richard L. Bowen + Associates, Inc.
1911 Baltimore Street, Suite D
Defiance, OH 43512
Jim Smith
419-784-2731

Fanning/Howey
4930 Bradenton Ave.
Dublin, OH 43017
Bruce Runyon
614-764-4661
Doug Pardington
419-586-7771

Roger D. Fields & Associates
4588 Kenny Road
Columbus, Ohio 43220-2777
Gregory C. Topp, P.E., LEED-AP
614-451-2248

Garman Miller & Associates
38 S. Lincoln Drive
Minster, Ohio 45865
Jason Flemming, Drew Koenig, Chris Monin
419-628-4240

Gilbane Building Company
440 Polaris Parkway, Suite 200
Westerville, OH 43082
Jeff Hutchinson
216-701-6297
Don Pettinger
614-207-0722
Brian Schiffer
614-375-6206

JDRM Engineering
Electrical Engineer
5604 N. Main St., Suite 200
Sylvania, OH 43560
David Desjardins, P.E.
419-824-2400

Karpinski Engineering
3135 Euclid Avenue
Cleveland, OH 44331
Rocco Gallo
218-321-3700

Korda/Nemeth Engineering, Inc.
1650 Watermark Drive
Columbus, OH 43215
Tom Custer
614-487-1650

Lend Lease
111 West Rich Street, Suite 280
Columbus, OH 43215
Gary Rutledge
614-621-4148

The Lathrop Company
460 West Dussel Drive
Maumee, OH 43537
Phillip Baatz
419-893-7000

MDA Engineering
1415 Holland Road
Maumee, OH 43537
Larry Scharf
419-893-3141

Messer Construction Company
3705 Business Park Drive
Columbus, OH 43204
Norm Slick
614-275-0141

MK Power Solutions, Inc.
1900 Manorhill Road
Findlay, Ohio 45840
Michael Kiser, PE
419-422-1224

NBBJ
1555 Lake Shore Drive
Columbus, OH 43204
Diane Vaillont
614-232-3103

Prater Engineering Associates
6130 Wilcox Road
Dublin, OH 43016
Greg Riley, P.E.
614-766-4896

Turner Construction Company
250 East Wilson Bridge Road
Worthington, OH 43085
Craig Zander
614-781-8550

W.E. Monks & Company
3073 North High Street
Columbus, OH 43202-1180
John Kifer
614-267-4928

Walsh Construction
929 West Adams Street
Chicago, IL 60607
John Frye
312-563-5400

VAUGHN INDUSTRIES, LLC
HIGH VOLTAGE EXPERIENCE LIST

AMERICAN ELECTRIC POWER

Substation and Transmission Maintenance Contract for Ohio, Indiana, Michigan, West Virginia, Kentucky, Tennessee, Virginia
Distribution line construction
Ken Colvin; 614-552-1781

AMERICAN MUNICIPAL POWER

Peak Shaving Generators, Various Sites
Substation Construction
Transmission line construction
Michelle Palmer; 614-540-1111

CITY OF BOWLING GREEN

Substation and 69kv underground
Transmission line construction
John Rehm; 419-354-6846

BUTLER RURAL ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Tom Wolfenbarger; 513-867-4400

CITY OF BRYAN

Substation construction
Transmission and Distribution line construction
Peak Shaving Generators
Steve Casebere; 419-636-1559

VILLAGE OF BREWSTER

Substation construction
Transmission and Distribution line construction
George Radich; 330-767-3312

VILLAGE OF CAREY

Substation construction
Transmission and Distribution line construction
Gregg Orians; 419-396-7681

CITY OF CELINA

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Directional boring
Jeff Severns; 419-586-6464

VAUGHN INDUSTRIES, LLC
HIGH VOLTAGE EXPERIENCE LIST

CITY OF CLYDE

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Streetscape
Kevin Wright; 419-547-7742

CONSOLIDATED ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Underground primary and secondary construction
Phillip Caskey; 419-947-3055

CITY OF CUYAHOGA FALLS

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Directional boring
Robert Bye; 330-971-8060

CITY OF COLUMBUS

Substation construction

DARKE RURAL ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Ted Holsapple; 937-548-4114

CITY OF DELAWARE

Airport lighting

FIRELANDS ELECTRIC COOPERATIVE

Substation construction
Transmission and Distribution line construction
Denny Marugg; 419-929-1571

FIRST ENERGY CORPORATION

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Chase Hartman; 330-384-5560

**VAUGHN INDUSTRIES, LLC
HIGH VOLTAGE EXPERIENCE LIST**

CITY OF FINDLAY

Findlay Airport lighting
Bob Johnston;

CITY OF GALION

Substation construction
Transmission and Distribution line construction
Jeff Price; 419-468-5520

VILLAGE OF GRAFTON

Substation construction
Distribution line construction
Dan Byrd; 440-926-2912

HANCOCK-WOOD ELECTRIC COOPERATIVE

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Directional boring
George Walton; 419-423-4841

LOGAN COUNTY COOPERATIVE POWER and LIGHT ASSOCIATION

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Directional boring
Dave Yanchik; 937-592-4781

LORAIN-MEDINA RURAL ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Brad Warnement; 440-647-2133

MID-OHIO ENERGY COOPERATIVE

Substation construction
Distribution line construction
John Metcalf; 419-673-7289

MID-WEST ELECTRIC

Substation construction
Distribution line construction
Rick Gerdeman; 419-394-4110

VAUGHN INDUSTRIES, LLC
HIGH VOLTAGE EXPERIENCE LIST

VILLAGE OF MINSTER

Substation construction
Transmission and Distribution line construction
John Neuman; 419-628-2595

NORTH CENTRAL ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Brad Warnement; 419-426-3072

VILLAGE OF MONTPELIER

Substation construction
Transmission and Distribution line construction
Peak Shaving Generators
Pam Lucas; 419-485-5543

VILLAGE OF NEW BREMEN

Substation construction
Transmission and Distribution line construction
Matt Krieg; 419-629-2325

NORTH WESTERN ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Neil Cape; 419-636-5051

CITY OF OBERLIN

Substation construction
Transmission and Distribution line construction
Steve Dupee; 440-775-7260

CITY OF ORRVILLE

Substation construction
Transmission and Distribution line construction
Peak Shaving Generators
Jeff Brediger; 330-684-5100

THE OHIO STATE UNIVERSITY

Underground primary and secondary construction
Roger Music; 614-292-6272

VAUGHN INDUSTRIES, LLC
HIGH VOLTAGE EXPERIENCE LIST

PAULDING-PUTNAM ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Underground primary and secondary construction
Directional boring
Alan Kohart; 419-399-5015

PIONEER RURAL ELECTRIC COOPERATIVE

Substation construction
Distribution line construction
Underground primary and secondary construction
Directional boring
Todd Garrett; 937-773-2523

THE CITY OF PIQUA

Distribution line construction
Ed Krieger; 937-778-2077

SOUTH CENTRAL POWER COMPANY

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Directional boring
John Sayre; 740-653-4422

CITY OF ST. MARYS

Substation construction
Transmission and Distribution line construction
Jerry Wolfe; 419-394-2476

VILLAGE OF SEVILLE

Substation construction
Transmission and Distribution line construction
Kevin Bittaker; 330-769-2458

CITY OF SHELBY

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Directional boring
Brad Harvey; 419-342-4085

VAUGHN INDUSTRIES, LLC
HIGH VOLTAGE EXPERIENCE LIST

UNION RURAL ELECTRIC COOPERATIVE

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Directional boring
Rick Kulp; 937-642-1826

VILLAGE OF VERSAILLES

Substation construction
Transmission and Distribution line construction
Underground primary and secondary construction
Peak Shaving Generators
Randy Gump; 937-526-3294

CITY OF WAPAKONETA

Substation construction
Transmission and Distribution line construction
Bill Raines; 419-738-7713

WHITEWATER VALLEY REMC

Distribution line construction
Mike Waltz; 764-458-5171

JUWI SOLAR INC

Wyandot Solar Project
80 acre, 10 megawatt, AC solar field
Aaron Prouty; 303-440-7430