

**REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, AUGUST 5, 2014
7:30 P.M. – COMMISSION CHAMBER – 2nd FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

RESIDENCE PRIDE AWARDS

Nancy Bergman	1009 Nicklin Avenue
Chad & Lisa Emery	1105 Washington Avenue
Bob & Mindy Hodge	302 Linden Avenue
Karen Long	719 N. College Street
Scott & Ginger Ponchillia	1608 Broadway Street

REGULAR CITY COMMISSION MEETING

CONSENT AGENDA

1. **APPROVAL OF MINUTES**

Approval of the minutes from the July 10, 2014 Piqua City Worksession and the July 15, 2014 Commission Meeting

NEW BUSINESS

2. **ORD. NO 9-14 (1st Reading)**

An Ordinance to levy Special Assessments to pay the cost of demolition assessments per terms of Moving Ohio Forward Grant Agreement

3. **ORD. NO. 10-14 (1st Reading)**

An Ordinance to levy Special Assessments to pay for the cost of nuisance abatement assessment

4. **RES. NO. R-86-14**

A Resolution awarding a contract to Innovative Software Services, Inc. in an amount not to exceed \$75,000 for a new Municipal Income Tax Information System including data conversion, training, implementation and first year annual maintenance fees

5. **RES. NO. R-87-14**

A Resolution appointing one member to the Friends of Piqua Parks Board of Trustees

6. **RES. NO. R-88-14**

A Resolution authorizing the sale of City owned real estate

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

COMMISSIONERS COMMENT

ADJOURNMENT

MINUTES
PIQUA CITY COMMISSION WORK SESSION
Thursday, July 10, 2014
7:30 P.M.

Piqua City Commission met at 7:30 A.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 Wilson and Martin Absent: Vogt and Terry.

Moved by Commissioner Martin, seconded by Mayor Fess, to excuse Commissioners Terry and Vogt from the City Commission Work Session July 10, 2014. Voice vote, Aye: Wilson, Fess, and Martin. Nay: None. Motion carried unanimously to excuse Commissioners Vogt and Terry.

Piqua City Commission Work Session

Jim Gover, Vice-Chairman of the Piqua BikeFest Committee stated this will be a major community event held on September 19-20, 2014 in the Downtown area. This event stems from an historic photo that was taken 100 years ago on North Main Street in front of the current location of Piqua Granite. This will be the modern-day equivalent of that historic photo and event, a repeat of history that requires the attention to small and large details with aid and direction from city leaders stated Mr. Gover. A power point was presented outlining the progress the Committee has made on obtaining vendors, entertainment, insurance, security, trash removal, and a liquor permit application was applied for. Mr. Gover provided a map outlining the streets and areas they would like to have blocked off by the city. One of the concerns raised by the commission and department heads was the impending state response on the Liquor Permit, the fluctuating estimates on the attendance number, and the number of security personal that will be required for the crowd size.

Other concerns raised included: the location for the stage for entertainment; use of city water; inspections for the food vendors and the wastewater to be dumped; where the alcohol is to be sold ; how the alcohol will be controlled when out of the assigned area and on the public streets, the number of street closings, how be marked, where located and if signage be used to direct traffic around the city; Police and Fire concerned about being able to get through or around area in case of emergency; safety services would like maps of the area prior to event; locations of parking areas and how they will be marked; the use of city barricades; how much authority will the security have in reference to alcohol related issues; use of City electric for vendors; use of other city services; how will the refuse be contained and controlled; locations for the Port-A-pots; the approximate time the streets will be closed and for how long; the location for parking of the motorcycles for display, and for the photo shoot; logistics of the motorcycles getting around the community; notification of the downtown businesses and residents about the closing of the streets.

It was noted a wedding is scheduled on Saturday, September 20th at the St. James Episcopal Church with the reception following to be held at the Fort Piqua Plaza. This has been addressed by the BikeFest Committee and they will comply with the request of no music during the wedding ceremony (1 hour).

All questions were responded to by Jim Gover, Derek Smith, President of Iron Cowboy Productions, also a member of the Piqua BikeFest Committee, Tracy Gover, Secretary of the Piqua BikeFest Committee, and Russ Fashner, Treasurer of Piqua Bike Fest.

Entertainment scheduled to appear on stage is: Jasmine Cain, Tony Rio, Latter, and Higgins-Madewell. A vintage, custom, and modern bike show is also planned as part of the program. There are plans to recreate the historic 100-year old photo in the same location on North Main Street.

Derek Smith of Iron Cowboy Productions stated they want to make sure every potential need and/or problem is addressed. Ms. Gover stated "we share all of your concerns and will do everything we can to meet every expectation that you have."

Mr. Gover stated they are only selling 500 raffle tickets for the 2014 "FXSBSE Screamin' Eagle Breakout Motorcycle" with 314 tickets already sold so far. Ms. Gover stated local Attorney Frank Patrizio is working with the Committee on obtaining a not for profit 501C status for the Piqua BikeFest at this time.

City Manager Huff stated he would like to see the BikeFest Committee have an operational headquarters somewhere in the downtown area where incident reports or various other things that come up can be handled..

Mayor Fess commended the BikeFest Committee on doing a good job putting together the information they provided, and wished them great success.

Moved by Commissioner Martin, seconded by Mayor Fess, to adjourn from the Piqua City Commission Work Session at 9:20 P.M. Voice vote, Aye: Wilson, Martin, and Fess. Nay, None.
Motion carried unanimously.

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

**MINUTES
PIQUA CITY COMMISSION
Tuesday, July 15, 2014
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, Terry, Wilson, and Vogt. Absent: None.

REGULAR CITY COMMISSION MEETING

Consent Agenda

Approval of Minutes

Approval of the minutes from the July 1, 2014 Regular Piqua City Commission Meeting.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to approve the Consent Agenda. Voice vote: Aye: Fess, Martin, Terry, Vogt, and Wilson. Nay: None. Motion carried unanimously.

PRESENTATION: FRIENDS OF PIQUA PARKS

Ruth Koon and Glen Devers, members of the Friends of the Piqua Parks came forward and provided a brief update on the plans to place a statue of Community Hero William H. Pitsenbarger in the community. Mr. Devers provided the history on U.S. Air Force Pararescueman and medical specialist William H. Pitsenbarger. Mr. Pitsenbarger was posthumously award the Air Force Cross in 1966. In 1993 Pitsenbarger's fellow graduating Piqua Central classmates and the Piqua Chamber of Commerce asked the City to rename the 65 acre Eisenhower Park, "Pitsenbarger Sports Complex". Ms. Koon stated the estimated cost of the statue is budgeted at \$90,000 which includes a concrete pad, a five-foot high granite pedestal, and the statue of Mr. Pitsenbarger. A generous donor has already contributed \$30,000 to the project, leaving \$60,000 to raise. For further information or to make a donation contact the Friends of the Piqua Parks or the City Manager's Office at 937-778-8300, stated Ms. Koon.

Mayor Fess thanked the Friends of Piqua Parks for spearheading such a worthy project, and encouraged residents to help support this project.

NEW BUSINESS

RES. NO. R-83-14 (Public Hearing)

A Resolution accepting for statutory purposes a budget for the calendar year 2015

Cynthia Holtzapple, Finance Director/Assistant City Manager provided the staff report. Ms. Holtzapple stated the City if required to file an approved Resolution and County Tax Budget with the Miami County Budget Commission on or before July 20, 2014. The Resolution must be approved by the City Commission with advertising and a public hearing conducted before submitting to Miami County. The 2015 County Tax Budget was prepared based upon information obtained from the individual City Departments and City Administration, stated Ms. Holtzapple.

The total 2015 tax budget is projected to be \$129.2 million; an increase of \$48.3 million, or 59.7% more than the latest 2014 estimates due to several major projects in the Enterprise Funds. The major reasons for the net \$48.3 million increase are: General Fund a \$0.2 million increase; Special Revenue Funds, a total of \$2.9 million increase; and Debt Service Funds of \$22, 0 million increase for the new Water Plant Construction Debt Service; and Enterprise Funds of \$23.2 million increase for a total of \$48.3 million increase, stated Ms. Holtzapple.

Commissioner Terry asked when they plan to break ground for the new Water Treatment Plant. City Manager Huff stated possibly this year. Commissioner Terry stated she had spoken with a former Water Plant employee who stated there is a very large rock in front of the current water plant, and would like to see the rock moved to the new plant if possible.

Public Comment

No one came forward to speak for or against Resolution No. R- 83-14.

Moved by Commissioner Vogt, seconded by Commissioner Terry, that Resolution No. R-83-14 be adopted. Roll call vote, Aye: Wilson, Vogt, Martin, Fess, and Terry. Nay: None. Motion carried unanimously. Mayor Fess then declared Resolution No. R-83-14 adopted.

RES. NO. R-84-14

A Resolution awarding a contract to Wall Bros. Asphalt Co., Inc. for the 2014 Street resurfacing program

Amy Havenar, City Engineer, provided the staff report. Ms. Havenar stated on July 1, 2014 two bids were received for the 2014 Street Resurfacing Program. Over 3 ½ miles of streets will be paved and ADA ramps will be installed where required, stated Ms. Havenar. An Alternate Bid was also accepted which will allow the Power Systems to complete the repaving of Statler Avenue which was damaged during the installation of storm sewer as a part of the Power System improvement project.

City Manager Huff stated they have increased paving by half a million for additional areas and are still looking at the areas and will come back to commission for additional funding. There are a lot of streets in need of repaving right now.

The resurfacing project will consist of the necessary roadway base repairs and the profile milling and overlaying of the roadway with a new asphalt surface, and will include placement of all new pavement markings within the project limits, stated Mr. Huff.

Several questions were raised concerning the depth of the milling, possible starting date for project, and if they are aware of any issues at this time. City Manager Huff and Ms. Havenar provided information.

Questions were raised concerning the paving project on N. Downing Street. City Manager Huff explained the reason for the lengthy time schedule, and provided additional information regarding the project.

Commissioner Vogt inquired about the steel plate on N. Main Street by the bridge. Ms. Havenar explained the steel plates have been placed by the Power Plant as they will be working in the roadway, and further explained the work they would be doing.

Public Comment

No one came forward to speak for or against Resolution No. R-84-14.

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-84-14 be adopted. Roll call, Aye: Wilson, Vogt, Martin, Fess, and Terry. Nay: None. Motion carried unanimously. Mayor Fess then declared Resolution No. R-84-14 adopted.

RES. NO. R-80-14

A Resolution submitting to the electors of the City of Piqua, Ohio, a proposed amendment to Codified Ordinance Section 36.03, 36.04, and 36.13 providing an increase of 0.25 of 1% Municipal Income Tax Levy beginning on January 1, 2015

City Manager Huff stated over the past few years, the City of Piqua has experienced a reduction of funding from the State of Ohio. These reductions have been very extensive amounting to almost \$2 M annually.

To make up for the lost general fund revenues, vacant positions remained unfilled, equipment replacement and purchases were delayed, and programs curtailed, stated City Manager Huff.

In 2012 a Public Safety Income Tax Levy was placed on the ballot to increase public safety spending by a quarter percent but the levy failed. At the end of 2012 the City was awarded a SAFER grant which allowed the city to hire 6 additional firefighters to bring the fire staffing up to 31. The grant was for only a 2-year term and could only be used for salaries and benefits of those 6 firefighters, and the SAFER grant will expire in March of 2015, stated City Manager Huff.

In 2013 the Fire Department saw an increase of 20% in emergency call going from 3,255 in 2012 to 4,044.

The purpose of proposing the quarter percent for the Police and Fire Departments is to maintain the existing 6 firefighter positions and to hire an additional 5 police officers. During the SAFER grant period the Fire Department was able to respond to emergencies with the minimal staffing and grew to 98% of the time versus the previous 60% which allowed them to do internal structure fire searches for possible victims, stated City Manager Huff.

The Police Department was staffed at 35 officers in 2003 and currently has only 30 sworn officers today.

Piqua has the highest number of property crimes in the nation compared to other cities similar in size, and continues to see an increase in heroin use and other drugs which fuels additional crime, stated City Manager Huff.

The only way to combat these issues of crime and maintain a safe community is through putting "Boots on the Ground" to do preventive and predictive crime enforcement. The City must reduce crime in order to attract new residents, workers, and businesses.

The increase in the Public Safety Levy would also allow the City to fund both capital and operation equipment for the departments in the future, said City Manager Huff.

Commissioner voiced concern, and asked several questions regarding the staffing and the need for retaining and adding additional personnel in the safety services, when the SAFER grant ends, what happen to those 6 firefighters hired with the SAFER grant money, and what will happen if the Levy fails. City Manager Huff provided information and answered all questions.

Public Comment

Bob Bloom, President of the Piqua Firefighters Union, came forward and provided additional information on the need for the quarter percent levy at this time.

Mr. Bloom stated the general fund provides a majority of the funding for safety services. Governor Kasich eliminated the inheritance tax and local government funds that used to be returned to local Governments, and took a large portion of the general fund revenues. The SAFER Grant provided 6 firefighter/paramedics to bring the current staff to 10 per shift. These 6 positions will be lost in March of 2015. We need to act now to insure that we do not lose these positions, and the added safety they provide, stated Mr. Bloom.

According to a survey by the International City/County Managers Association the Piqua Fire Department is the 8th busiest emergency medical service provider per capita in the country, and provides fire and emergency medical service for \$150.00 per resident which is the 10th lowest in the country, stated Mr. Bloom.

Mr. Bloom said no one likes to pay additional taxes, but the cuts made by the state has made this necessary, and encouraged residents to support the tax levy.

Commissioner Wilson stated the citizens need to be informed of the levy and the effect it will have on the safety services if it is not passed.

Mayor Fess stated the citizens of Piqua have always supported the safety services and she hopes they will continue to do so this time.

Russ Fashner, Forest Avenue, came forward and provided additional information and his support for the levy.

Mayor Fess thanked Mr. Fashner for his input and support of the levy.

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-85-14 be adopted. Roll call vote, Aye: Vogt, Martin, Fess, Terry, and Wilson. Nay: None. Motion carried unanimously. Mayor Fess then declared Resolution No. R-85-14 adopted.

PUBLIC COMMENT

Ralph Pritchard, Fourth Street, came forward and expressed concern about the number of Potholes there are on his street, and the paving he would like to see done on Fourth Street.

City Manager Huff stated they are looking at the area to see what it needs.

CITY MANAGER'S REPORT

City Manager Huff stated he did not have any additional information to report at this time.

MONTHLY REPORTS MAY 2014

Mayor Fess stated the Monthly Reports for May 2014 are accepted.

COMMISSIONERS COMMENTS

Commissioner Vogt encouraged citizens to get behind and support the Friends of the Park's efforts to raise the funds to place a statue of William H. Pitsenbarger in the downtown area.

Commissioner Vogt thanked the EMS Department for taking such good care of the Piqua residents. We need to keep the staffing to continue the excellent service we have been receiving and encouraged citizens to vote for the Safety Services Levy.

Commissioner Martin also voiced his support of the safety services levy, further stating the Police Department needs to show more presence to curb some of the incidents. Having the 6 additional firefighters have also made a difference in the Fire Department, stated Commissioner Martin.

Commissioner Terry stated she feels the Safety Services levy is a good way to spend tax dollars, and is in support of putting it on the ballot.

Commissioner Wilson stated he is support of the Safety Services Levy, but has concerns over the budget.

Moved by Mayor Fess, seconded by Commissioner Vogt, to adjourn from the Regular City Commission Meeting at 8:30 P.M and adjourn into Executive Session, to consider the purchase or sale of property for public purposes. Roll call, Aye: Fess, Vogt, Martin, Terry, and Wilson. Nay, None. Motion carried unanimously.

Moved by Commissioner Terry, seconded by Commissioner Martin, to adjourn from the Executive Session at 8:48 P.M. Voice vote, Aye: Fess, Vogt, Martin, Terry, and Wilson. Nay, None. Motion carried unanimously.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to adjourn from the Regular City Commission Meeting at 8:49 P.M. Voice vote, Aye: Fess, Vogt, Martin, Terry, and Wilson. Nay, None. Motion carried unanimously.

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

ORDINANCE NO. 9-14

**AN ORDINANCE TO LEVY SPECIAL ASSESSMENTS
TO PAY THE COST OF DEMOLITION ASSESSMENTS
PER TERMS OF MOVING OHIO FORWARD GRANT
AGREEMENT**

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

SEC. 1: The assessment of the cost and expense of improving a certain lot, as herein set out, by nuisance abatement on said property, as defined under the Moving Ohio Forward Program, as reported to this Commission in Exhibit "A" attached hereto, are hereby adopted and confirmed, and that there be and is hereby levied and assessed upon the lot improved by the aforementioned nuisance abatement, the amount reported as aforesaid which assessment, together with the description of said lot is now on file in the office of the Clerk of this Commission and in the office of the Director of Finance and is not in excess of the special benefits to said property, and is not in excess of a statutory limitation.

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

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

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



Commission Agenda Staff Report

MEETING DATE	August 5, 2014		
REPORT TITLE (Should match resolution/ordinance title)	An Ordinance to Levy Special Assessment to Pay the Cost of Demolition Assessments Per Terms of the Moving Ohio Forward Grant Agreement (Ordinance 9-14)		
SUBMITTED BY	Name & Title: William Lutz, Development Program Manager		
	Department: Community Development		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> 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)	In 2012 the City of Piqua entered into a grant agreement (Moving Ohio Forward) with the Miami County Board of Commissioners for the demolition of residential structures. The terms of this grant were that the City would demolish up to ten houses and assess one half of the demolition costs to the property owner.		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	No budget	
	Expenditure \$:	No expenditure	
	Source of Funds:	Moving Ohio Forward Grant	
	Narrative:		
OPTIONS (Include Deny /Approval Option)	1.	Adopt the Ordinance which will put one half of the demolition costs on the tax duplicate in accordance with the agreement with the Board of County Commissioners.	
	2.	Deny the ordinance and provide further guidance.	
PROJECT TIMELINE	Must be completed by September 2, 2014		
STAFF RECOMMENDATION	Staff would recommend that the ordinance be adopted by the City Commission.		
ATTACHMENTS			

Moving Ohio Forward Assessments Appendix A Ordinance 9-14

Name	Address	Lot Identifier	Parcel No	Type	Amount	Due
						Dec-14
Partrick & Marilyn Jacomet	514 Spring	IL116.40 Cen Pt	N44-002910	MOF Demolition	5,744.44	5,744.44
Tommy Little & Melsia Buroker	1210 S Roosevelt	IL 6554(45.5) IL6555(45.5)	N44-071160	MOF Demolition	4,710.22	4,710.22
Mary Lou Kindell	329 Harrison	IL 4755 16.7NPT 4756.41	N44-054300	MOF Demolition	10,005.00	10,005.00
Raymond and Margie Brewer	415 Glenwood	IL 5566.60	N44-061560	MOF Demolition	5,420.00	5,420.00
Angela Young	342 South	IL1266 66X88 S End	N44-020000	MOF Demolition	7,430.00	7,430.00
Total					33,309.66	33,309.66

ORDINANCE NO. 10-14

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

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: At any time after the adoption of this Ordinance should the City Law Director enter into a settlement with the property owner regarding his assessments, the Law Director shall have the authority to request the Auditor remove the assessment without any further action by the City Commission.

SEC. 4: This Ordinance is required to be effective immediately in order to submit assessment to the County Auditor's office by September 8, 2014; wherefore; this ordinance shall be in full force and effect immediately upon its passage.

LUCINDA L. FESS, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



Commission Agenda Staff Report

MEETING DATE	August 5, 2014		
REPORT TITLE (Should match resolution/ordinance title)	An Ordinance to Levy Special Assessments to Pay for the Cost of Nuisance Abatement Assessment		
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 checked="" 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 8, 2014.		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:		
	Expenditure \$:		
	Source of Funds:	Reimbursement of \$43,598.95	
	Narrative:	This ordinance will allow for the collection of \$43,598.95 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 8-5-14 meeting. Second reading at the 8-19-14 meeting. Third reading at the 9-2-14 meeting. Assessments sent to county auditor 9-8-14 (if passed)		
STAFF RECOMMENDATION	Pass the ordinance to assess the abatement costs.		
ATTACHMENTS	Exhibit A		

2014 NUISANCE ABATEMENT ASSESSMENTS

1st Reading - Aug. 5, 2014

EXHIBIT "A"

Owner	Invoice #		Location	Parcel ID	Type	Total Amount	Due Dec 2014	Due June 2015
Eddy & Dana Huff	058-14	631	ADAMS STREET	N44-046360	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Eddy & Dana Huff	127-14	631	ADAMS STREET	N44-046360	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Jessica & Austin Perry	017-14	1720	AMHERST AVENUE	N44-072465	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Jessica J Perry	110-14	1720	AMHERST AVENUE	N44-072465	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Marilyn Fisher	131-13	313	BLAINE AVENUE	N44-058050	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Joshua N York	068-14	705	BOAL AVENUE	N44-029160	Grass	\$ 85.00	\$ 42.50	\$ 42.50
Joshua York	180-13	705	BOAL AVENUE	N44-029160	Grass	\$ 115.00	\$ 57.50	\$ 57.50
James Riser	130-14	314	BOONE STREET	N44-004200	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Mary Lou Kindell	051-14	610	BOONE STREET	N44-011110	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Sue Wheaton	020-14	726	BOONE STREET	N44-018120	Grass	\$ 580.00	\$ 290.00	\$ 290.00
Sue Wheaton	104-14	726	BOONE STREET	N44-018120	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Sue Wheaton	170-13	726	BOONE STREET	N44-018120	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Joyce L Jones	037-14	210	BRENTWOOD AVENUE	N44-061020	Grass	\$ 72.00	\$ 36.00	\$ 36.00
Ruth V Smith	085-14	415	BRENTWOOD AVENUE	N44-063220	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Michael A Barhorst	034-14	523	BRICE AVENUE	N44-029600	Grass	\$ 332.00	\$ 166.00	\$ 166.00
Michael A Barhorst	082-14	523	BRICE AVENUE	N44-029600	Grass	\$ 600.00	\$ 300.00	\$ 300.00
Michael A Barhorst	124-14	523	BRICE AVENUE	N44-029600	Grass	\$ 580.00	\$ 290.00	\$ 290.00
Michael A Barhorst	129-13	523	BRICE AVENUE	N44-029600	Grass	\$ 700.00	\$ 350.00	\$ 350.00
Thomas O Gibson	048-14	725	BRICE AVENUE	N44-029320	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Bradley Ulbrich	184-13	311	BROADWAY	N44-008560	Trash	\$ 65.00	\$ 32.50	\$ 32.50
Nadine Reynolds	117-14	613	BROADWAY	N44-005560	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Hope Chapel	008-14	624	BROADWAY	N44-005663	Grass	\$ 180.00	\$ 90.00	\$ 90.00
Hope Chapel	073-14	624	BROADWAY	N44-005663	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Hope Chapel	163-13	624	BROADWAY	N44-005663	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Robert L Basye	028-14	823	BROADWAY	N44-005420	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Robert L Basye	136-13	823	BROADWAY	N44-005420	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Delores Bear	142-13	1230	BROADWAY	N44-033720	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Catherine MacKellar	125-13	1505	BROADWAY	N44-097900	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Kenneth F Stambaugh	018-14	1606	BROADWAY	N44-049020	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Kenneth F Stambaugh	072-14	1606	BROADWAY	N44-049020	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Kenneth F Stambaugh	155-13	1606	BROADWAY	N44-049020	Grass	\$ 180.00	\$ 90.00	\$ 90.00
Federal National Mortgage	055-14	420	BROOK STREET	N44-040870	Grass	\$ 105.00	\$ 52.50	\$ 52.50

2014 NUISANCE ABATEMENT ASSESSMENTS

1st Reading - Aug. 5, 2014

EXHIBIT "A"

Owner	Invoice #		Location	Parcel ID	Type	Total Amount	Due Dec 2014	Due June 2015
Federal National Mortgage	128-14	420	BROOK STREET	N44-040870	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Jane Cotrell	160-13	420	BROOK STREET	N44-040870	Grass	\$ 65.00	\$ 32.50	\$ 32.50
James E Cordle	067-14	906	CAMP STREET	N44-052090	Grass	\$ 135.00	\$ 67.50	\$ 67.50
James E Cordle	112-14	906	CAMP STREET	N44-052090	Grass	\$ 60.00	\$ 30.00	\$ 30.00
David Bell	024-14	1800	CARLYLE DRIVE	N44-072650	Grass	\$ 107.00	\$ 53.50	\$ 53.50
Ann E Wead	090-14	114	CASSELL STREET	N44-022330	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Patrick Wolfe	025-14	600	CLARK AVENUE	N44-032410	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Patrick Wolfe	101-14	600	CLARK AVENUE	N44-032410	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Keoka Anthony	143-13	815	CLARK AVENUE	N44-040630	Grass	\$ 180.00	\$ 90.00	\$ 90.00
Mary Dipadova	053-14	1230	COVINGTON AVE	N44-078640	Grass	\$ 200.00	\$ 100.00	\$ 100.00
Mary Dipadova	149-13	1230	COVINGTON AVE	N44-078640	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Mary Dipadova	169-13	1230	COVINGTON AVE	N44-078640	Trash	\$ 175.00	\$ 87.50	\$ 87.50
Christiana Trust	054-14	1417	COVINGTON AVE	N44-073426	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Sheryl A Kern	045-14	242	E MAIN STREET	N44-042590	Grass	\$ 135.00	\$ 67.50	\$ 67.50
Sheryl A Kern	108-14	242	E MAIN STREET	N44-042590	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Sheryl A Kern	175-13	242	E MAIN STREET	N44-042590	Grass	\$ 195.00	\$ 97.50	\$ 97.50
Buckeye Properties	164-13	203	E NORTH STREET	N44-002790	Maintenan	\$ 49.45	\$ 24.73	\$ 24.73
Patrick J Jacomet	093-14	209	E NORTH STREET	N44-002800	Grass	\$ 107.00	\$ 53.50	\$ 53.50
Fred Williams	144-13	1411	EDGE STREET	N44-035480	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Mary C Atkins	031-14	358	ELLERMAN STREET	N44-031320	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Mary C Atkins	097-14	358	ELLERMAN STREET	N44-031320	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Mary C Atkins	124-13	358	ELLERMAN STREET	N44-031320	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Mary C Atkins	179-13	358	ELLERMAN STREET	N44-031320	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Terry L Black	032-14	360	ELLERMAN STREET	N44-031310	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Cari M Kaylor	009-14	727	ELM STREET	N44-034780	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Cari M Kaylor	083-14	727	ELM STREET	N44-034780	Grass	\$ 85.00	\$ 42.50	\$ 42.50
Cari M Kaylor	131-14	727	ELM STREET	N44-034780	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Amy J Laughman	012-14	911	FALMOUTH AVENUE	N44-070820	Grass	\$ 180.00	\$ 90.00	\$ 90.00
Amy J Laughman	080-14	911	FALMOUTH AVENUE	N44-070820	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Amy J Laughman	171-13	911	FALMOUTH AVENUE	N44-070820	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Mark D Carnes	046-14	534	FIRST STREET	N44-054060	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Mark D Carnes	109-14	534	FIRST STREET	N44-054060	Grass	\$ 115.00	\$ 57.50	\$ 57.50

2014 NUISANCE ABATEMENT ASSESSMENTS

1st Reading - Aug. 5, 2014

EXHIBIT "A"

Owner	Invoice #		Location	Parcel ID	Type	Total Amount	Due Dec 2014	Due June 2015
Tabatha Noland	173-13	1144	FISHER DRIVE	N44-058800	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Dennis E Saunders	089-14	1427	FOREST AVENUE	N44-027610	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Dennis E Saunders	140-13	1427	FOREST AVENUE	N44-027610	Grass	\$ 62.00	\$ 31.00	\$ 31.00
Timothy Joseph Good	044-14	204	FOURTH STREET	N44-043760	Grass	\$ 170.00	\$ 85.00	\$ 85.00
Timothy Joseph Good	107-14	204	FOURTH STREET	N44-043760	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Related Developments	070-14		GARBRY ROAD	N44-072830	Grass	\$ 215.00	\$ 107.50	\$ 107.50
Raymond N Brewer	137-13	415	GLENWOOD AVENUE	N44-061560	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Raymond N Brewer	183-13	415	GLENWOOD AVENUE	N44-061560	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Raymond N Brewer	036-14	415	GLENWOOD AVENUE	N44-061560	Grass	\$ 520.00	\$ 260.00	\$ 260.00
Raymond N Brewer	116-14	415	GLENWOOD AVENUE	N44-061560	Grass	\$ 530.00	\$ 265.00	\$ 265.00
Donald Shough	092-14	435	GORDON STREET	N44-027970	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Brian J Wyke	049-14	621	GORDON STREET	N44-073321	Grass	\$ 65.00	\$ 32.50	\$ 32.50
Leonor Roncal	001-14	623	GORDON STREET	N44-091140	Trash	\$ 80.00	\$ 40.00	\$ 40.00
Leonor Roncal	094-14	623	GORDON STREET	N44-091140	Grass	\$ 85.00	\$ 42.50	\$ 42.50
Leonor Roncal	114-14	623	GORDON STREET	N44-091140	Grass	\$ 60.00	\$ 30.00	\$ 30.00
Jennifer Jaqua	126-13	736	GORDON STREET	N44-013590	Grass	\$ 170.00	\$ 85.00	\$ 85.00
JPMorgan Chase Bank NA	066-14	902	GRANT STREET	N44-031190	Grass	\$ 85.00	\$ 42.50	\$ 42.50
David L Reynolds	047-14	526	GRAY STREET	N44-035660	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Gary Ditmer	016-14	507	GRAY STREET	N44-035460	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Gary Ditmer	081-14	507	GRAY STREET	N44-035460	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Gary Ditmer	134-14	507	GRAY STREET	N44-035460	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Gary Ditmer	165-13	507	GRAY STREET	N44-035460	Grass	\$ 527.00	\$ 263.50	\$ 263.50
Larry G Burnett	030-14	1009	HANCOCK STREET	N44-038310	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Larry G Burnett	069-14	1009	HANCOCK STREET	N44-038310	Grass	\$ 150.00	\$ 75.00	\$ 75.00
EH POOLED 114 LP	122-14	1009	HANCOCK STREET	N44-038310	Grass	\$ 580.00	\$ 290.00	\$ 290.00
Larry G Burnett	162-13	1009	HANCOCK STREET	N44-038310	Grass	\$ 175.00	\$ 87.50	\$ 87.50
F O E Piqua Aerie #614	039-14	301	KIENLE DRIVE	N44-074755	Grass	\$ 976.00	\$ 488.00	\$ 488.00
F O E Piqua Aerie #614	099-14	301	KIENLE DRIVE	N44-074755	Grass	\$ 260.00	\$ 130.00	\$ 130.00
Christiana Trust	084-14	2301	KIOWA COURT	N44-078634	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Forest Martin	135-13	706	LEONARD STREET	N44-032030	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Forest Martin	178-13	706	LEONARD STREET	N44-032030	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Donna M Mishnick	057-14	712	LEONARD STREET	N44-032000	Grass	\$ 140.00	\$ 70.00	\$ 70.00

2014 NUISANCE ABATEMENT ASSESSMENTS

1st Reading - Aug. 5, 2014

EXHIBIT "A"

Owner	Invoice #		Location	Parcel ID	Type	Total Amount	Due Dec 2014	Due June 2015
Donna M Mishnick	167-13	712	LEONARD STREET	N44-032000	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Daniel Grilliot	185-13	510	LINCOLN STREET	N44-022610	Trash	\$ 60.00	\$ 30.00	\$ 30.00
Karen Kersey	096-14	920	LINDEN AVENUE	N44-039100	Grass	\$ 105.00	\$ 52.50	\$ 52.50
Marguerite Blanton	135-14	215	LYNDHURST DRIVE	N44-059730	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Robert Burns	029-14	919	MADISON AVENUE	N44-025690	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Tarita A Carter	103-14	1511	MADISON AVENUE	N44-027900	Grass	\$ 85.00	\$ 42.50	\$ 42.50
Ralph E Blue	022-14	228	MANNING STREET	N44-035740	Grass	\$ 130.00	\$ 65.00	\$ 65.00
Ralph E Blue	105-14	228	MANNING STREET	N44-035740	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Mary Lou Kindell	010-14	427	MCKINLEY AVENUE	N44-033620	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Mary Lou Kindell	075-14	427	MCKINLEY AVENUE	N44-033620	Grass	\$ 550.00	\$ 275.00	\$ 275.00
Mary Lou Kindell	158-13	427	MCKINLEY AVENUE	N44-033620	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Kenneth E Huber	011-14	500	MCKINLEY AVENUE	N44-035320	Grass	\$ 580.00	\$ 290.00	\$ 290.00
Kenneth E Huber	074-14	500	MCKINLEY AVENUE	N44-035320	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Kenneth E Huber	147-13	500	MCKINLEY AVENUE	N44-035320	Grass	\$ 660.00	\$ 330.00	\$ 330.00
Stewart M Harbut	050-14	904	MCKINLEY AVENUE	N44-072300	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Stewart M Harbut	115-14	904	MCKINLEY AVENUE	N44-072300	Grass	\$ 125.00	\$ 62.50	\$ 62.50
Delmar L Crowell	021-14	707	MCKINLEY AVENUE	N44-038450	Grass	\$ 220.00	\$ 110.00	\$ 110.00
Delmar L Crowell	091-14	707	MCKINLEY AVENUE	N44-038450	Grass	\$ 130.00	\$ 65.00	\$ 65.00
Delmar L Crowell	122-13	707	MCKINLEY AVENUE	N44-038450	Grass	\$ 260.00	\$ 130.00	\$ 130.00
Delmar L Crowell	177-13	707	MCKINLEY AVENUE	N44-038450	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Lee County Investment Group LLC	146-13	625	MIAMI STREET	N44-031090	Grass	\$ 795.00	\$ 397.50	\$ 397.50
Warnkey Property	002-14	220	N COLLEGE STREET	N44-016240	Trash	\$ 50.00	\$ 25.00	\$ 25.00
Bank of America NA	118-14	401	N PARKWAY DRIVE	N44-069210	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Donald Holtgreven	186-13	515	N WAYNE STREET	N44-003630	Trash	\$ 50.00	\$ 25.00	\$ 25.00
Diedre Douglas	071-14	812	NICKLIN AVENUE	N44-018660	Grass	\$ 95.00	\$ 47.50	\$ 47.50
US Bank NA	095-14	1302	NICKLIN AVENUE	N44-034200	Grass	\$ 85.00	\$ 42.50	\$ 42.50
Kaja Holdings	042-14	208	RENCHÉ STREET	N44-072978	Grass	\$ 170.00	\$ 85.00	\$ 85.00
Douglas & Pamela Harshbarger	060-14	524	RIVERSIDE DRIVE	N44-039520	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Darryl Bernard	172-13	608	ROBINSON AVENUE	N44-034140	Grass	\$ 135.00	\$ 67.50	\$ 67.50
George & Lois Emerson	150-13	701	S DOWNING STREET	N44-013060	Grass	\$ 625.00	\$ 312.50	\$ 312.50
Hattie Helton	007-14	428	S MAIN STREET	N44-004740	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Hattie Helton	064-14	428	S MAIN STREET	N44-004740	Grass	\$ 140.00	\$ 70.00	\$ 70.00

2014 NUISANCE ABATEMENT ASSESSMENTS

1st Reading - Aug. 5, 2014

EXHIBIT "A"

Owner	Invoice #		Location	Parcel ID	Type	Total Amount	Due Dec 2014	Due June 2015
Hattie Helton	126-14	428	S MAIN STREET	N44-004740	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Hattie Helton	182-13	428	S MAIN STREET	N44-004740	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Ashton P Smith	014-14	535	S MAIN STREET	N44-016450	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Ashton P Smith	130-13	535	S MAIN STREET	N44-016450	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Thomas & Rosella Montjoy	062-14	755	S MAIN STREET	N44-052160	Trash	\$ 435.00	\$ 217.50	\$ 217.50
Frank Pulfer	056-14	207	S WAYNE STREET	N44-003950	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Frank Pulfer	132-14	207	S WAYNE STREET	N44-003950	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Rosalia Kruse	006-14	318	S WAYNE STREET	N44-004370	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Rosalia Kruse	166-13	318	S WAYNE STREET	N44-004370	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Vivian Roof	168-13	336	SOUTH	N44-019990	Trash	\$ 85.00	\$ 42.50	\$ 42.50
Angela K Young	005-14	342	SOUTH	N44-020000	Grass	\$ 580.00	\$ 290.00	\$ 290.00
Angela K Young	059-14	342	SOUTH	N44-020000	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Angela K Young	111-14	342	SOUTH	N44-020000	trash	\$ 60.00	\$ 30.00	\$ 30.00
Angela K Young	120-14	342	SOUTH	N44-020000	Grass	\$ 580.00	\$ 290.00	\$ 290.00
Angela K Young	141-13	342	SOUTH	N44-020000	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Melissia Holland	087-14	660	SOUTH	N44-030640	Grass	\$ 145.00	\$ 72.50	\$ 72.50
Mark L Grau	123-14	749	SOUTH	N44-073442	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Secretary of Housing	121-14	756	SOUTH	N44-031590	Grass	\$ 115.00	\$ 57.50	\$ 57.50
Frederick Galbreath	132-13	817	SOUTH	N44-028750	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Patrick Jacomet	139-13	514	SPRING STREET	N44-002910	Grass	\$ 110.00	\$ 55.00	\$ 55.00
Sean Marshall	134-13	457	Staunton St	N44-078604	Grass	\$ 155.00	\$ 77.50	\$ 77.50
Dale R Tiderington	033-14	815	VINE STREET	N44-027230	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Dale R Tiderington	102-14	815	VINE STREET	N44-027230	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Dale R Tiderington	152-13	815	VINE STREET	N44-027230	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Nicole R Payne	043-14	317	VIRGINIA STREET	N44-019157	Grass	\$ 160.00	\$ 80.00	\$ 80.00
Nicole R Payne	088-14	317	VIRGINIA STREET	N44-019157	Grass	\$ 550.00	\$ 275.00	\$ 275.00
Nicole R Payne	145-13	317	VIRGINIA STREET	N44-019157	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Steven L Shafer	015-14	622	W ASH STREET	N44-014880	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Steven L Shafer	076-14	622	W ASH STREET	N44-014880	Grass	\$ 85.00	\$ 42.50	\$ 42.50
Bradley Ulbrich	119-13	523	W HIGH STREET	N44-019450	Trash	\$ 95.00	\$ 47.50	\$ 47.50
Tipp City Properties LLC	027-14	1715	W HIGH STREET	N44-100300	Grass	\$ 300.00	\$ 150.00	\$ 150.00
Tipp City Properties LLC	077-14	1715	W HIGH STREET	N44-100300	Grass	\$ 300.00	\$ 150.00	\$ 150.00

2014 NUISANCE ABATEMENT ASSESSMENTS

1st Reading - Aug. 5, 2014

EXHIBIT "A"

Owner	Invoice #		Location	Parcel ID	Type	Total Amount	Due Dec 2014	Due June 2015
Tipp City Properties LLC	123-13	1715	W HIGH STREET	N44-100300	Grass	\$ 195.00	\$ 97.50	\$ 97.50
Tipp City Properties LLC	133-14	1715	W HIGH STREET	N44-100300	Trash	\$ 700.00	\$ 350.00	\$ 350.00
Bank of America NA	035-14	715	W WATER STREET	N44-020370	Grass	\$ 140.00	\$ 70.00	\$ 70.00
Gertrude R Flynn	023-14	510	WALKER STREET	N44-022460	Grass	\$ 139.50	\$ 69.75	\$ 69.75
Gertrude R Flynn	106-14	510	WALKER STREET	N44-022460	Grass	\$ 200.00	\$ 100.00	\$ 100.00
Anthony W Cockerham	063-14		WAYNE ST	N44-001235	Grass	\$ 95.00	\$ 47.50	\$ 47.50
Justin Dues	174-13	433	WEBER STREET	N44-029920	Trash	\$ 60.00	\$ 30.00	\$ 30.00
Church Street Partners LLC	098-14	500	WEBER STREET	N44-090140	Grass	\$ 155.00	\$ 77.50	\$ 77.50
Donald L Brown	113-14	617	WEBER STREET	N44-039830	Grass	\$ 165.00	\$ 82.50	\$ 82.50
Shirley Stonerock	038-14	715	WILLARD STREET	N44-031910	Grass	\$ 225.00	\$ 112.50	\$ 112.50
Bradley E Shade	061-14	428	WILSON AVENUE	N44-033330	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Sharon Ferree	026-14	809	WILSON AVENUE	N44-038680	Grass	\$ 75.00	\$ 37.50	\$ 37.50
Sharon Ferree	086-14	809	WILSON AVENUE	N44-038680	Grass	\$ 130.00	\$ 65.00	\$ 65.00
Sharon Ferree	129-14	809	WILSON AVENUE	N44-038680	Grass	\$ 150.00	\$ 75.00	\$ 75.00
Edward J McCrossin	004-14	419	Y STREET	N44-098560	Grass	\$ 254.00	\$ 127.00	\$ 127.00
Edward J McCrossin	100-14	419	Y STREET	N44-098560	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Jason D Wackler	040-14	431	YOUNG STREET	N44-045680	Grass	\$ 170.00	\$ 85.00	\$ 85.00
Jason D Wackler	078-14	431	YOUNG STREET	N44-045680	Grass	\$ 540.00	\$ 270.00	\$ 270.00
Jason D Wackler	154-13	431	YOUNG STREET	N44-045680	Grass	\$ 138.00	\$ 69.00	\$ 69.00
Bertie C Coffee	041-14	434	YOUNG STREET	N44-022420	Grass	\$ 180.00	\$ 90.00	\$ 90.00
Bertie C Coffee	079-14	434	YOUNG STREET	N44-022420	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Bertie C Coffee	125-14	434	YOUNG STREET	N44-022420	Grass	\$ 560.00	\$ 280.00	\$ 280.00
Bertie C Coffee	127-13	434	YOUNG STREET	N44-022420	Grass	\$ 250.00	\$ 125.00	\$ 125.00
TOTAL						\$ 43,598.95	\$ 21,799.48	\$ 21,799.48

RESOLUTION NO. R-86-14

A RESOLUTION AWARDING A CONTRACT TO INNOVATIVE SOFTWARE SERVICES, INC. IN AN AMOUNT NOT TO EXCEED \$75,000 FOR A NEW MUNICIPAL INCOME TAX INFORMATION SYSTEM INCLUDING DATA CONVERSION, TRAINING, IMPLEMENTATION AND FIRST YEAR ANNUAL MAINTENANCE FEES

WHEREAS, the municipal income tax system is approximately 30 years old and is impractical and cumbersome; and

WHEREAS, the City of Piqua requested proposals in accordance with City specifications from software specialists with income tax software and three companies responded with proposals.

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 Commission hereby deems it necessary to replace the municipal income tax information system.

SEC. 2: A contract for said computer software is hereby awarded to Innovative Software Services, Inc. as the best, responsible proposer and the City Manager is hereby authorized to execute a contract with said proposer pursuant to contract specifications and substantially in the same form as the attached Exhibit A.

SEC. 3: The Finance Director certifies funds are available and 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 \$75,000.

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	Tuesday, August 5, 2014		
REPORT TITLE (Should match resolution/ordinance title)	A RESOLUTION AWARDING A CONTRACT TO INNOVATIVE SOFTWARE SERVICES, INC. IN AN AMOUNT NOT TO EXCEED \$75,000 FOR A NEW MUNICIPAL INCOME TAX INFORMATION SYSTEM INCLUDING DATA CONVERSION, TRAINING, IMPLEMENTATION AND FIRST YEAR ANNUAL MAINTENANCE FEES.		
SUBMITTED BY	Name & Title: Cynthia A. Holtzapple, Asst. City Manager & Finance Director Department: Finance 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)	An RFP was issued March 17, 2014 and 3 bids were received on April 10, 2014. After site demos and extensive research, the intermediate bid overall is being recommended for award with the bid tabulation attached for your reference. Our current AS400/System 36 was purchased in 1995 and the technology and operating system are approximately 30 years old.		
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	In total, \$100,000 is budgeted	
	Expenditure \$:	\$75,000	
	Source of Funds:	Fund 408	
OPTIONS (Include Deny /Approval Option)	1.	Approve Resolution R-86-14 authorizing the purchase of the municipal income tax information system.	
	2.	Do not approve the Resolution and advise staff of alternatives.	
PROJECT TIMELINE	The initial set-up would begin as soon as possible based on the vendors timeline and implementation could be complete by January 2015 just in time for next year's tax season.		
STAFF RECOMMENDATION	We had three companies submit bids on the municipal income tax information system. Innovative Software Services, Inc. came in with the intermediate overall bid. Their software is very user-friendly, includes document imaging, has a great program for letter generation, and offers a wide variety of customizable options making it the best fit for the City now and in the future.		
ATTACHMENTS	RFP # 1316 Bid Tabulation		

Creative Microsystems, Inc. (CMI)

	Base Price	Annual Support		
		Year 1	Year 2	Year 3
Income Tax Software Base Package	\$ 50,896.00	\$ 1,850.00	\$ 6,753.00	\$ 6,956.00
Document Imaging	\$ 17,545.00	Included	\$ 2,359.00	\$ 2,430.00
Conversion Services	\$ 4,500.00	\$ -		
Training & Installation	Included in Base			

As Evaluated by Finance, Income Tax and IT

Older technology and database
 Document Imaging not included in base package
 Another conversion would be required in late fall 2015

Grand Total	\$ 72,941.00	\$ 1,850.00	\$ 9,112.00	\$ 9,386.00
Estimated Total 3 Year Cost	\$ 93,289.00	Actual	Actual	3% increase

Innovative Software Services, Inc.

	Base Price	Annual Support		
		Year 1	Year 2	Year 3
Income Tax Software Base Package	\$ 19,200.00	\$ 4,000.00	\$ 4,120.00	\$ 4,244.00
Document Imaging	Included in Base			
Conversion Services	\$ 33,449.00			
Training & Installation	\$ 8,545.00			

Current technology and database
 Document Imaging part of base package
 Client Base includes comparable Ohio cities
 (Kettering, Sidney, Akron, Oakwood, Canton)
 Current customers satisfied with product and support

Grand Total	\$ 61,194.00	\$ 4,000.00	\$ 4,120.00	\$ 4,244.00
Estimated Total 3 Year Cost	\$ 73,558.00	Actual	3% increase per year per RFP	

Municipal Income Tax Solutions, LLC (MITS)

	Base Price	Annual Support		
		Year 1	Year 2	Year 3
Income Tax Software Base Package	\$ 26,100.00	\$ 4,402.00	\$ 4,534.00	\$ 4,670.00
Document Imaging	\$ 9,000.00	\$ 1,518.00	\$ 1,564.00	\$ 1,611.00
Conversion Services	Included in Base			
Training & Installation	Included in Base			

Older technology and database
 Document Imaging not included in base package
 Client base includes mostly small cities and villages
 Limited Staff

Grand Total	\$ 35,100.00	\$ 5,920.00	\$ 6,098.00	\$ 6,281.00
Estimated Total 3 Year Cost	\$ 53,399.00	Actual	3% increase	3% increase



Innovative Software Services, Inc.

P.O. Box 70 Eaton Rapids, MI 48827 Phone (517) 6635710 Fax (517) 6636141

CITYTAX END USER LICENSE AGREEMENT

This License Agreement (this "Agreement") is made effective as of August 6, 2014 between Innovative Software Services, Inc., of 157 South Main Street, Eaton Rapids, MI 48827, USA and City of Piqua Ohio, of 201 West Water St, Piqua, Ohio 45356, USA.

In the Agreement, the party who is granting the right to use the licensed property will be referred to as "Innovative Software ", and the party who is receiving the right to use the licensed property will be referred to as "City of Piqua Ohio ".

The parties agree as follows:

- 1. GRANT OF LICENSE.** Innovative Software owns CityTax software program, applications, and systems. ("SOFTWARE"). In accordance with this Agreement, Innovative Software grants City of Piqua Ohio an exclusive license to use the SOFTWARE. Innovative Software retains title and ownership of the SOFTWARE.
- 2. MODIFICATIONS.** Unless the prior written consent of Innovative Software is obtained, City of Piqua Ohio may not modify or change the SOFTWARE in any manner. City of Piqua Ohio may not reverse engineer, decompile, or disassemble the SOFTWARE.
- 3. DEFAULTS.** If City of Piqua Ohio fails to abide by the obligations of this Agreement, Innovative Software shall have the option to cancel this Agreement by providing 30 day(s) written notice to City of Piqua Ohio. City of Piqua Ohio shall have the option of preventing the termination of this Agreement by taking corrective action that cures the default, if such corrective action is taken prior to the end of the time period stated in the previous sentence, and if there are no other defaults during such time period.
- 4. ARBITRATION.** All disputes under this Agreement that cannot be resolved by the parties may be submitted to arbitration provided that all parties agree under the rules and regulations of the American Arbitration Association. Either party may invoke this paragraph after providing 30 days' written notice to the other party. All costs of arbitration shall be divided equally between the parties. Any award may be enforced by a court of law.
- 5. TRANSFER OF RIGHTS.** This Agreement shall be binding on any successors of the parties. Neither party shall have the right to assign its interests in this Agreement to any other party, unless the prior written consent of the other party is obtained.

CITYTAX END USER LICENSE AGREEMENT

6. TERMINATION. This Agreement may be terminated by either party by providing 90 days written notice to the other party.

7. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

8. AMENDMENT. This Agreement may be modified or amended, if the amendment is made in writing and is signed by both parties.

9. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid or enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

10. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

11. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Ohio.

12. COPYRIGHT. The SOFTWARE (including any images, "applets", photographs, animations, video, audio, music and text incorporated into the SOFTWARE) is owned by Innovative Software or its suppliers and is protected by United States copyright laws and international treaty provisions and all other applicable national laws. Therefore, you must treat the SOFTWARE like any other copyrighted material (e.g., a book or musical recording) except that you may make copies of the software for backup or archival purposes. You may copy the user documentation accompanying the SOFTWARE.

13. OTHER RESTRICTIONS. City of Piqua Ohio may not rent, lease or resell the SOFTWARE. The City maintains all ownership of the data and Innovative Software will not access the data without the City's approval. In the event that Innovative Software ceases operations, a copy of CityTax source code will be held in escrow and will be immediately delivered to the City for further use. Licensor shall deposit and maintain as long as the license exists, a complete copy of the Source Code (on a media and in an electronic format acceptable to Licensee) and all related Documentation for the most current version and immediately preceding version of the Software provided to Licensee hereunder (and under any agreement involving maintenance and/or support) in escrow with an escrow agent. As Enhancements are produced or made available by Licensor (including pursuant to any agreement involving maintenance and/or support of the Software), Licensor shall immediately thereafter deposit a complete copy of the Source Code (on a media and in an electronic format acceptable to Licensee) and all updated Documentation in escrow with the escrow agent for Licensee's benefit. Licensee shall be entitled to receive all Source Code and Documentation in escrow from the escrow agent, after providing ten (10) days written notice to the escrow agent, upon the occurrence of any one or more of the following events: (i) Licensor violates or commits a breach of any term or condition of this Agreement

or any agreement relating to maintenance and support of the Software, and Licensor fails to cure such breach within the time period established for curing such breach, if any; (ii) Licensor ceases to provide maintenance and support to Licensee, whether due to its ceasing to conduct business generally or otherwise, including, but not limited to Licensor's decision to no longer maintain or support the Software; (iii) Licensor terminates or suspends its business or ceases to do business; (iv) Licensor has become insolvent or unable to pay its obligations as they accrue or become due; (v) Licensor makes an assignment for the benefit of Licensor's creditors; (vi) a receiver, trustee, liquidator, custodian or similar official has been appointed to act on behalf of the Licensor with respect to any of its operations or assets; (vii) Licensor merges, is sold or enters into an agreement to sell all or substantially all of its assets resulting in Licensor's failure to remain a party to, or otherwise retain all of its rights and obligations under, this Agreement or any agreement relating to maintenance and support of the Software, and the survivor or acquirer does not assume all of Licensor's rights and obligations under such agreements, whether by operation of law, written agreement or otherwise.

14. NON-SOLICITATION COVENANT. For a period of 2 years after the effective date of this agreement, Innovative Software will not directly or indirectly solicit, induce or attempt to induce any employee of City of Piqua Ohio to terminate his or her employment with the City of Piqua Ohio.

15. INDEMNIFICATION. To the fullest extent permitted by law, Innovative Software agrees to defend, pay on behalf of, indemnify and hold harmless the City of Piqua Ohio, its elected and appoint officials, employees and volunteers, and others working on behalf of the City of Piqua Ohio, against any and all claims, demands, suits, or loss, including all costs recovered against or from the City of Piqua Ohio, its elected and appointed officials, employees, volunteers, or others working on behalf of the City of Piqua Ohio, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract.

CITYTAX END USER LICENSE AGREEMENT

Licensor:

Innovative Software Services, Inc.
157 South Main Street
Eaton Rapids, Michigan 48827 USA

By:  Date: August 6, 2014
Rick Carpenter, President

Agree To:

City of Piqua Ohio
201 West Water St
Piqua, Ohio 45356 USA

Approved
By: _____ Date: _____
Gary Huff, City Manager, City of Piqua, Ohio

Attest
By: _____ Date: _____

Approved as to Form
By: _____ Date: _____

Certification of Funds
By: _____ Date: _____

CITYTAX END USER LICENSE AGREEMENT

EXHIBIT A Payment Provisions

City of Piqua Ohio will pay Innovative Software the contracted fees at the following schedule:

Upon Contract Execution:

- Interbase Database Software – 100%
- CityTax Software – 50%

Upon Installation of CityTax Software:

- CityTax Software – 50% (balance due)
- Annual Maintenance Agreement – 100% (see Section 2, CityTax Service Contract)

Billed and Due Monthly as Incurred:

- CityTax Training and Installation
- Conversion Analysis/Documentation
- Estimated Conversion Programming
- Work Flow Study
- Travel and Lodging

Payment Terms

- Payment is due upon receipt of the invoice

Interest Penalty on Past Due Accounts

- An interest rate of 1.5% monthly (18% annually) will be added to an account not paid after 30 days from the invoice date.

RESOLUTION NO. R-87-14

**A RESOLUTION APPOINTING ONE MEMBER
TO THE FRIENDS OF PIQUA PARKS BOARD OF TRUSTEES**

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 Friends of Piqua Parks received approval for their non-profit status and is proceeding with the formation of a Board of Trustees; and

SEC. 2: The bylaws of the Friends of Piqua Parks require a nine-member board which includes one member of the Piqua City Commission as their representative; and

SEC. 3: William D. Vogt is hereby appointed as a member to the Friends of the Piqua Parks Board of Trustees with a term to expire on December 31, 2015.

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

RESOLUTION NO. R-88-14

A RESOLUTION AUTHORIZING THE SALE OF CITY OWNED REAL ESTATE

WHEREAS, the City of Piqua owns a certain portion of the real estate known as Part of Inlots 408, 409, 410, 411, 412, 413, 414, and 415, and a portion of vacated Campbell Street right of way, further described as set forth in Exhibit A attached hereto; and

WHEREAS, the land referenced in Exhibit A is no longer of use to the city, is not a buildable site, and is of no value to the general public due to its location and size; and

WHEREAS, the adjacent land owner has expressed an interest in purchasing the land referenced in Exhibit A to combine the tract with an adjacent tract of land owned by the prospective buyer; and

WHEREAS, the subject land that the City no longer needs consists of a 0.720 acreage; and

WHEREAS, the city and prospective buyer have determined and agreed upon the fair market value for the property; and,

WHEREAS, City of Piqua Code of Ordinances section 34.36 requires this Commission to pass a resolution authorizing the sale of the subject land;

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

SEC. 1: The City Manager is hereby authorized to sell the portion of the real estate known as Part of Inlots 408, 409, 410, 411, 412, 413, 414, and 415, and a portion of vacated Campbell Street right of way, further described as set forth in Exhibit A attached hereto to the adjacent land owner in an amount of \$18,761.00 for the reasons that the City has no use for the land, it will be maintained by the purchaser and used to support future expansion of the improvements located on the buyers property.

SEC. 2: The land as described in Exhibit A is no longer of use to the City, and is of no value to the general public.

SEC. 3 For the reasons indicated herein, the sale of the land does not need to be bid as it is being sold to the adjacent land owner and as permitted by Piqua Municipal Code §34.36(C).

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

Item #6

MEETING DATE	August 5, 2014		
REPORT TITLE	A RESOLUTION AUTHORIZING THE SALE OF CITY OWNED REAL ESTATE		
SUBMITTED BY	Chris Schmiesing, City Planner		
	Development Department		
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
APPROVALS/REVIEWS	<input checked="" type="checkbox"/> City Manager		<input type="checkbox"/> Asst. City Manager/Finance
	<input type="checkbox"/> Asst. City Manager/Development		<input checked="" type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> City Planner		<input type="checkbox"/> Planning Commission
BACKGROUND (Description, background, justification)	The petitioner desires to acquire a portion of property owned by the City of Piqua located between Roosevelt Avenue and Downing Street. The property is currently surrounded by American Legion parking lot improvements to the east, the recreational trail to the south, Roosevelt Avenue to the west, and a public alley and the American Legion to the north. The existing abandoned railroad era improvements are no longer in use and of no use to the public. The buyer desires to assume control of the property to facilitate the expansion of existing improvements and future additional parking needs.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	0	
	Expenditure \$:	0	
	Source of Funds:	N/A	
	Narrative:	The sale of the property will result in a net income of \$18,761.	
OPTIONS (Include deny /approval option)	1.	Adopt the resolution to sell the property.	
	2.	Defeat the resolution and deny the prospective buyer acquisition of the property.	
PROJECT TIMELINE	August 5, 2014 – City Commission – Authorize the Sale August/September 2014 – Close on sale transaction		
STAFF RECOMMENDATION	Approve the resolution.		
ATTACHMENTS	Signed purchase agreement		

AGREEMENT TO PURCHASE

This Agreement is hereby entered into this 30 day of JUNE of 2014 between the City of Piqua, a municipal corporation in the State of Ohio ("Seller") and American Legion Paul Schnell Post 184 ("Buyer") for the purchase of 0.720 acres more or less part of Parcel N44-250353, located on former railroad property south of Water Street between Downing Street and Roosevelt, Piqua, Miami County, Ohio 45356.

WHEREAS, Buyer desires to purchase from Seller the property described below and Seller desires to sell the property;

NOW, THEREFORE, the parties hereto have executed this Agreement to Purchase, which is based on the terms and conditions as set forth below.

I. DESCRIPTION OF PROPERTY

The real estate is located on former railroad property south of Water Street between Downing Street and Roosevelt, Piqua, Miami County, Ohio 45356. The Parent Parcel No. is N44-250353, and the subject tract is highlighted on the illustration attached in Exhibit A.

The said real estate being purchased shall include the land in its present condition. Buyer agrees to purchase the aforementioned real estate subject to all zoning laws, ordinances and restrictions of record. Buyer agrees to purchase the property "as is" and agrees to hold Seller harmless from any claim as to the condition of the property.

The subject 0.720 acre area of land to be split off is currently unoccupied abandoned railroad improvements and the Buyer desires to acquire the property to assemble the tract with adjoining land to facilitate private parking lot and building improvements contemplated for the property known as 301 W. Water Street, Piqua, Ohio.

II. PURCHASE PRICE AND CONVEYANCE

The Buyer and Seller agree to an appraisal value for the property equal to the prorated amount based upon the value assigned to the parcel by the Miami County Auditor's office effective June 24, 2014, with a copy of the Auditor's valuation information for the Property attached herewith as Exhibit B. Buyer shall pay, and Seller, shall accept, the sum of Eighteen Thousand Seven Hundred Seventy-One Dollars (\$18,761), as and for full consideration for the premises which shall be paid to the Seller in cash at closing. The purchase amount is in consideration of the Buyer's intent to assemble the tract with adjoining land to facilitate the development of private parking lot and building improvements contemplated for the property known as 301 W. Water Street, Piqua, Ohio.

Buyer and Seller acknowledge the sale of the property is contingent upon the Piqua City Commission authorizing the sale of the property described herein.

At closing, Seller shall convey marketable, fee simple title to Buyer by General Warranty Deed, free and clear of all liens and encumbrances, but subject to easements and restrictions. The deed shall be made in the name of the American Legion Paul Schnell Post 184 and shall be recorded by Buyer.

Buyer shall bear the cost of any title insurance to be secured regarding the premises. Any such title insurance shall demonstrate that Seller has good and merchantable title to the premises in fee simple, free and clear of all liens and encumbrances whatsoever except those created or assumed by Buyer, real estate taxes and assessments that are not yet due, zoning ordinances, legal highways, and building setback lines, easements, restrictions and reservations of record.

If the title to all or part of the premises is defective or unmerchantable, or if any part of the premises is subject to liens, encumbrances, easements, conditions or restrictions other than those excepted in this Agreement, or in the event of any encroachment, Seller shall have a reasonable time, not to exceed thirty (30) days after receipt of written notice thereof, within which to remedy or remove, at Seller's expense, and such defect, lien, encumbrance, easement, condition, restriction or encroachment. If Seller is unable to remedy or remove, or secure title insurance against such defect, lien, encumbrance, easement, condition, restriction or encroachment within said thirty day period, then Buyer shall have the option to terminate this Purchase Agreement and be relieved of any and all obligations, and this Agreement shall be null and void.

III. TAXES AND ASSESSMENTS

Said property has not been subject to real estate taxes while in the ownership of the City of Piqua and therefore no prorated amount is due for said taxes.

IV. CLOSING AND POSSESSION

Seller shall transfer possession of the premises to Buyer at closing.

V. ENTIRE AGREEMENT

This offer, upon acceptance, constitutes the entire agreement between the parties. Any amendment hereto must be agreed upon by both parties and confirmed in writing. All certifications and warranties of the Seller shall survive the closing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above.

BUYER:

AMERICAN LEGION PAUL SCHNELL POST 184

Signature:  6/27/14

Print Name: Gary L. Scher

Print Title: Adjutant

DOUGLASS P. GROVES
Douglas P. Groves
COMMANDER 6/28/14

SELLER:

CITY OF PIQUA, OHIO


Gary A. Huff, City Manager

APPROVED AS TO FORM AND CORRECTNESS:

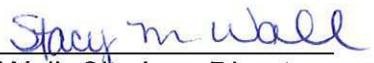

Stacy Wall, City Law Director

Exhibit A

CITY OF PIQUA, MIAMI COUNTY, OHIO
 PARTS INLOTS 408, 409, 410, 411, 412, 413, 414, 415
 & PART VACATED CAMPBELL STREET

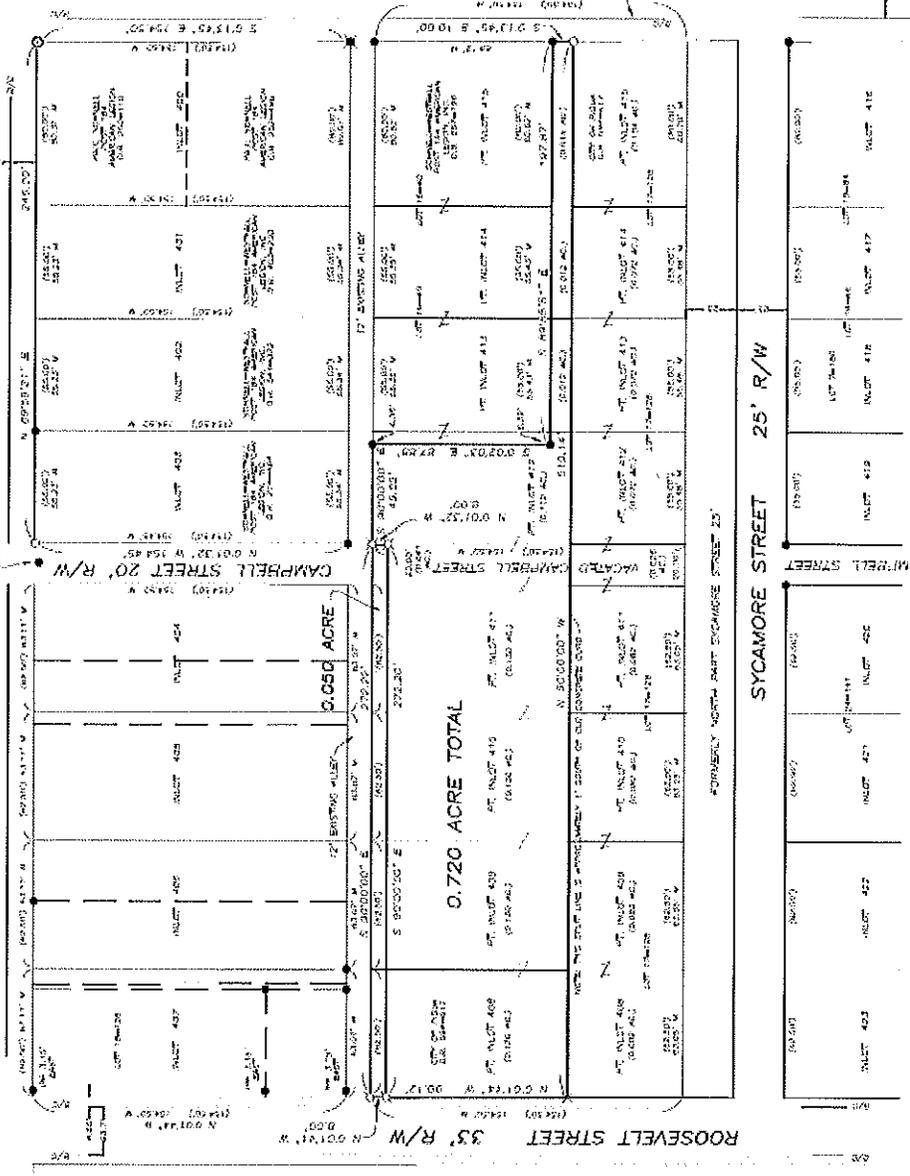
VOLUME _____ PAGE _____
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

NOTE: CORNER-VESTIBUL POST 188, AMERICAN LEGION, INC. IS PURSUING THE TRACT AS SHOWN FROM THE CITY OF PIQUA TO ADD TO THEIR EXISTING TRACTS. THE SURVEY IS BEING MADE TO DETERMINE THE CORNER AND CAMPBELL STREET AND THE VACATED STREET AND TO VACATE BY THE LEGION. IN ADDITION, THE CITY OF PIQUA IS REQUESTING A DEDICATION OF THE 12' STRIP OF LAND SOUTH OF THE EXISTING 12' ALLEY BETWEEN ROOSEVELT STREET AND THE EAST LINE OF CAMPBELL STREET AND THE 12' STRIP OF LAND BETWEEN CAMPBELL STREET AND SYCAMORE STREET. ALLEY VACATION IS COMPLETE. THE LEGION PROPERTY WILL BE REPLANTED INTO ONE LOT PER THE CITY'S REQUEST.

THE LOTS WERE PREPARED PART BASE WEST BUT THE CITY CHOSE TO OVERSEE BUT PLANTED NORTH AND SOUTH DIMENSIONS WERE USED.

SURVEY OF TRACT TO BE PURCHASED BY SCHWEL-VESTIBUL POST 188 AMERICAN LEGION, INC. FROM THE CITY OF PIQUA

WATER STREET 66' R/W
 CAMPBELL STREET 20' R/W
 0.050 ACRE
 12' EXISTING ALLEY
 0.720 ACRE TOTAL
 CAMPBELL STREET 20' R/W
 DOWNING STREET 50' R/W
 SYCAMORE STREET 25' R/W



- LEGEND
- 2 1/2" CAPPED IRON PIN SET
 - 5/8" IRON PIN FOUND
 - ⊕ 1/4" SPIKE SET
 - ⊗ RAILROAD SPIKE SET
 - ⊙ RAILROAD SPIKE FOUND
 - ⊕ DRILL POINT FOUND
 - ⊗ CROSS NOTCH SET
 - () DENOTES RELATED DIMENSIONS
 - ∇ DENOTES MEASURED DIMENSION

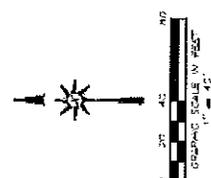
MIAMI COUNTY RECORDERS RECORDS:

DEED BOOK 19, PAGE 401
 DEED BOOK 2201, PAGE 110
 DEED BOOK 2221, PAGE 486
 DEED BOOK 421, PAGE 231
 DEED BOOK 421, PAGE 231
 DEED BOOK 541, PAGE 372
 DEED BOOK 557, PAGE 104
 DEED BOOK 584, PAGE 517
 OFFICIAL RECORD 214, PAGE 464

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 7, PAGE 179
 VOLUME 7, PAGE 183
 VOLUME 10, PAGE 40
 VOLUME 17, PAGE 128
 VOLUME 17, PAGE 138
 VOLUME 18, PAGE 25
 VOLUME 18, PAGE 68
 VOLUME 24, PAGE 191

CITY OF PIQUA
 THIS SURVEY REVIEWED AND APPROVED
 THIS _____ DAY OF _____, 20__



MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

CAELEE S. BROOKHART
 PROFESSIONAL SURVEYOR
 1000 W. MAIN STREET, SUITE 100
 PIQUA, OHIO 45357
 (937) 778-8657