

**REGULAR PIQUA CITY COMMISSION MEETING  
TUESDAY, DECEMBER 6, 2022  
5:30 PM  
COMMISSION CHAMBER – 2<sup>nd</sup> FLOOR  
201 WEST WATER STREET  
PIQUA, OHIO 45356**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADJOURNMENT TO EXECUTIVE SESSION**

**ROLL CALL**

**EXECUTIVE SESSION**

The purpose of the Executive Session is to consider the purchase or sale of property for public purposes, and to consider pending or imminent litigation.

**ADJOURNMENT FROM EXECUTIVE SESSION**

**REGULAR PIQUA CITY COMMISSION MEETING**

**CONSENT AGENDA**

1. **APPROVAL OF MINUTES**  
Approval of the minutes from the November 15, 2022 regular Commission Meeting  
Approval of the minutes from the November 15, 2022 Work Session
2. **RESOLUTION NO. R-129-22**  
A resolution appointing a member to the Board of Zoning Appeals
3. **RESOLUTION NO. R-133-22**  
A resolution appointing a member to the Miami County Community Action Council

**OLD BUSINESS**

4. **ORDINANCE NO. O-18-22 (2<sup>nd</sup> Reading)**  
An ordinance to make Appropriations for the City of Piqua, Ohio, for the year 2023
5. **ORDINANCE NO. O-19-22 (2<sup>nd</sup> Reading – Requesting to Table)**  
An ordinance repealing existing Chapter 33 and enacting a new Chapter 33 of the Piqua Code
6. **ORDINANCE NO. O-20-22 (2<sup>nd</sup> Reading)**  
An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees
7. **ORDINANCE NO. O-21-22 (2<sup>nd</sup> Reading)**  
An ordinance repealing Schedule A-1 of Chapter 33 of the Piqua Code and adopting a new Schedule A-1 of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

8. **RESOLUTION NO. R-124-22 (Tabled)**

A resolution repealing Resolution No. #R-99-22 and amending the grant allocation for the Piqua Small Business Grant Program

9. **RESOLUTION NO. R-125-22 (Tabled)**

A Resolution awarding Grants for the Piqua Small Business Grant Program

**NEW BUSINESS**

10. **RESOLUTION NO. R-130-22**

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

11. **RESOLUTION NO. R-131-22**

A resolution authorizing the city's purchasing department to advertise for bids to make certain purchases during the 2023 year

12. **RESOLUTION NO. R-132-22**

A resolution accepting annexation of 1.246 acres of land from Springcreek Township to the City of Piqua

**PUBLIC COMMENT –**

(This is an opportunity for citizens to address the City Commission regarding agenda items, 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.) The City Manager's office will respond at the following meeting during the City Manager's Report.

**CITY MANAGER'S REPORT**

**COMMISSIONERS' COMMENTS**

**ADJOURNMENT**



**MINUTES  
REGULAR PIQUA CITY COMMISSION MEETING  
TUESDAY, NOVEMBER 15, 2022**

**CALL TO ORDER**

Piqua City Commission met at 6:05 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

**ROLL CALL**

Mayor Pearson, Commissioners Lee, Grissom, Hinds and Vetter were present.

**ADJOURNMENT TO EXECUTIVE SESSION at 6:07 p.m.**

**ROLL CALL**

Mayor Pearson, Commissioners Lee, Grissom, Hinds and Vetter were present.

**EXECUTIVE SESSION**

The purpose of the Executive Session is "to prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel."

**ADJOURNMENT FROM EXECUTIVE SESSION at 6:45 p.m.**

**REGULAR PIQUA CITY COMMISSION MEETING**

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of the minutes from the November 1, 2022, regular Commission Meeting.

A motion was made by Commissioner Hinds to approve the Consent Agenda and Commissioner Lee seconded the motion. All approved and the motion carried unanimously.

**OLD BUSINESS**

**ORDINANCE NO. O-17-22 (2<sup>nd</sup> Reading)**

An ordinance to vacate a portion of public right-of-way.

Introduction: Chris Schmiesing reiterated from the previous reading that the piece of land under review is undeveloped on Scudder Street as a grassy area. The Planning Commission held a public hearing and has no objections to vacating this piece of land.

Commissioners Comments: None

Public Comment: None

Action Taken: A motion was made by Commissioner Lee to waive the 3 Reading Rule for Ordinance No. O-17-22 and Commissioner Hinds seconded the motion. The motion carried unanimously. A motion was made by Commissioner Lee to adopt Suspended O-17-22 and Commissioner Grissom seconded the motion. Roll call: Yah - Grissom, Hinds, Lee, Pearson, Vetter; Nay - None. The motion carried unanimously.

**ORDINANCE NO. O-18-22 (1<sup>st</sup> Reading)**

An ordinance to make Appropriations for the City of Piqua, Ohio, for the year 2023.

Introduction: Jennifer Kahle provided a brief fiscal overview for the new year 2023. There will be \$113,048. Million in Appropriations and the 2023 budget will be \$90.7 Million net.

Commissioner Comments: None

Public Comment: None

Action Taken: First Reading

**ORDINANCE NO. O-19-22 (1<sup>st</sup> Reading)**

An ordinance repealing existing Chapter 33 and enacting a new Chapter 33 of the Piqua Code

Introduction: Catherine Bogan explained that the HR team has compiled a review and recommendation of Piqua Code Chapter 33. She presented a summary of changes for each section of the code.

Commissioners Comments: Commissioner Lee asked if these changes would be consistent with the bargaining unit, to which Catherine Bogan replied yes. Commissioner Hinds asked when these documents would be made available to the public, to which Catherine Bogan responded that it is now public since Executive Session has confirmed which option they chose. Commissioner Grissom asked if the increase to 5 Funeral Days in Section 33.07 had to be consecutive. Catherine Bogan said she will make that change for the 2<sup>nd</sup> Reading.

Public Comment: None

Action Taken: First Reading

ORDINANCE NO. O-20-22 (1<sup>st</sup> Reading)

An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

Introduction: Catherine Bogan explained that this refers to salaries for full-time, non-bargaining employees and entails a 3 percent Cost of Living Adjustment. She said that this also will now be available to the public.

Commissioners Comments: None

Public Comment: None

Action Taken: First Reading

ORDINANCE NO. O-21-22 (1<sup>st</sup> Reading)

An ordinance repealing Schedule A-1 of Chapter 33 of the Piqua Code and adopting a new Schedule A-1 of Chapter 33 of the Piqua Code, relating to wages of certain municipal employees

Introduction: Catherine Bogan explained that this refers to part-time, seasonal and temporary employees and involves a 3 percent Cost of Living Adjustment, along with adjusting the minimum wage rate per Ohio law to \$10.10 per hour in 2023.

Commissioners Comments: None

Public Comment: None

Action Taken: First Reading

RESOLUTION NO. R-121-22

A resolution adopting the City of Piqua's 2023-2025 Capital Improvement Plan

Introduction: Chris Schmiesing explained that the CIP is just a planning tool to forecast for future expenditures and does not appropriate funds. He said that meetings began in April, as the Dept. Heads assembled their projects, then there was a ranking process by the CIP committee.

Commissioners Comments: Commissioner Hinds commented that she appreciates the CIP Committee's process and how the projects are prioritized and ranked with a scoring criteria. Commissioner Vetter asked why projects from the previous CIP were not listed on the new CIP. Chris Schmiesing said that this is a work in progress and that previous projects are on the radar for the future. Mayor Pearson wanted to ensure that the CIP is available to the public, which Chris Schmiesing reassured her that it is on the city website page. Commissioner Grissom wanted clarification as to why certain projects were removed on the previous CIP and what will be the process going forward. Paul Oberdorfer said that as a work in progress, the CIP is still evolving and will eventually be integrated with GIS and there will be a que built into that.

Public Comment: None

Action Taken: A motion was made by Commissioner Grissom to adopt R-121-22 and Commissioner Hinds seconded the motion. Roll call: Yah - Grissom, Hinds and Pearson. Nay - Lee and Vetter. The motion carried.

RESOLUTION NO. R-122-22

A resolution authorizing purchase orders to Chemical Services, Inc., SAL Chemical, Greer Lime Company, Water Solutions Unlimited, Inc., JCI Chemicals Inc. and the City of Dayton for the 2023 purchase of various water treatment chemicals.

Introduction: Kevin Krejny introduced Water Superintendent Todd Hone to the Commissioners. Todd Hone shared that there is a 26.7% increase in the cost of chemicals for water treatment for 2023 due to supply chain and labor issues, along with transportation cost increases.

Commissioners Comments: Commissioner Grissom asked if the City looked at other vendors for pricing. Todd Hone confirmed that the City used the proper bid process as in previous years. Commissioner Hinds expressed her surprise at the 33% increase in costs since 2019. Todd Hone said that they are trying to cut costs when possible due to this major increase.

Public Comment: None

Action Taken: A motion was made by Commissioner Vetter to adopt R-122-22 and Commissioner Lee seconded the motion. Roll call: Aye - Grissom, Hinds, Lee, Pearson, Vetter; Nay - None. All approved and the motion carried unanimously.

RESOLUTION NO. R-123-22

A resolution approving the use of employment services for 2022

Introduction: Amy Welker explained that this is to pay for the Golf Manager that consultant Hampton Golf found as a replacement for Echo Hills Golf Course due to the previous Golf Pro retiring last December. Since the amount of the purchase order now exceeds \$50,000, it must be approved by Commission. Amy Welker said that she had budgeted more than what is actually needed for this expense.

Commissioners Comments: Commissioner Lee asked if the City will be using Hampton Golf again in 2023. Amy Welker replied yes. Commissioner Lee asked if the fee will be more in 2023, to which Amy Welker answered that they are in contract negotiations currently. Commissioner Hinds asked if that amount includes both the consultant fee and the manager's salary. Amy Welker replied no. Commissioner Hinds asked if the current Golf Manager is a Golf Pro. Amy Welker said that the Golf Manager Patrick Kirkland is working towards that now.

Public Comment: None

Action Taken: A motion was made by Commissioner Grissom to adopt R-123-22 and Commissioner Hinds seconded the motion. Roll call: Aye - Grissom, Hinds, Lee, Pearson, Vetter; Nay - None. All approved and the motion carried unanimously.

RESOLUTION NO. R-124-22

A resolution repealing Resolution #R-99-22 and amending the grant allocation for the Piqua Small Business Grant Program

Introduction: Chris Schmiesing explained that \$350K was allocated initially to this program. Due to the overwhelming response from Small Businesses, more funding is being requested for a total of \$500K from the General Fund. Chris Schmiesing expressed that shifting the funds for this will generate well over a million dollars in activity downtown in the future, as 25 Small Businesses in Piqua would benefit from this program.

Commissioners Comments: Commissioner Hinds said that she is on this committee and is very excited about how many applied for this grant. She loves that this would support Small Businesses and beautify businesses in Piqua. Commissioner Grissom asked if anyone could apply, to which Chris Schmiesing replied yes, as long as the applicant

meets the requirements. Mayor Pearson asked Frank Patrizio if a repeal process was necessary for the previous resolution. Frank Patrizio confirmed that the process of repealing the old resolution is correct and would need replaced with a new resolution number. Commissioner Lee asked if people were permitted to apply again in the future, to which Chris Schmiesing answered yes. Commissioner Grissom expressed concerns over the impact to other funds or programs if taking away the additional \$150K needed here. Commissioner Hinds stated that those were ARPA funds set aside and had not been used yet.

Public Comment: None

Action Taken: A motion was made by Commissioner Grissom to table R-124-22 and Commissioner Lee seconded the motion. Roll call: Aye - Grissom, Hinds, Lee, Vetter; Nay - Pearson. The motion carried.

RESOLUTION NO. R-125-22

A resolution awarding grants for the Piqua Small Business Grant Program

Introduction: Due to the previous Resolution R-124-22 being tabled, it was determined that this resolution needed to be tabled as well.

Commissioners Comments: None

Public Comment: None

Action Taken: A motion was made by Commissioner Hinds to table Resolution R-125-22 and Commissioner Lee seconded the motion. Roll call: Aye - Grissom, Hinds, Lee, Vetter; Nay - Pearson. The motion carried.

RESOLUTION NO. R-126-22

A resolution to authorize a replat of N44-072866 and N44-072868 with dedication of Right-of-Way along East Ash Street

Introduction: Chris Schmiesing explained that this request came from the new owner of this property that was formerly 3 single residence homes. The owner desires to put a medical marijuana dispensary here in the near future, and Planning Commission already gave unanimous approval.

Commissioners Comments: Commissioner Hinds asked who the owner is, to which Chris Schmiesing replied that he thinks it is Ohio Cannabis Company.

Public Comment: None

Action Taken: A motion was made by Mayor Pearson to adopt R-126-22 and Commissioner Grissom seconded the motion. Roll call: Aye - Grissom, Hinds, Lee, Pearson; Nay - Vetter. The motion carried.

RESOLUTION NO. R-127-22

A resolution to recommend approval for a replat of seven parcels totaling 17.6 acres into 3 new parcels, located along N. County Road 25A with Right-of-Way dedication

Introduction: Chris Schmiesing explained that this request came from the Scarborough family who owns this property. The owner wants to consolidate the existing lots and reconfigure lot lines to make more sense for their auto repair shop and land. The Planning Commission already gave unanimous approval.

Commissioners Comments: None

Public Comment: Roland Sourmail of 660 South Street commented that selling marijuana in Piqua will not bring people in. He thinks it is a bad idea to allow that here in Piqua. Commissioner Grissom replied that a survey was conducted and the response was overwhelmingly in favor of a medical dispensary in Piqua. Commissioner Hinds reiterated that it is highly regulated and for medical use. Commissioner Lee said that the City would benefit from the revenue and taxes generated and also said that this is not the right time for Roland to comment on a previous resolution.

Action Taken: A motion was made by Mayor Pearson to adopt R-127-22 and Commissioner Hinds seconded the motion. Roll call: Aye - Grissom, Hinds, Lee, Pearson, Vetter; Nay - None. All approved and the motion carried unanimously.  
RESOLUTION NO. R-128-22

A resolution authorizing a contract with Averro, LLC dba Averro Advisors to provide information technology services to the City of Piqua

Introduction: Paul Oberdorfer explained that this contract will allow the City to migrate to professional services for the IT needed here at the City. He said that the General Services Director will oversee this IT contract, and eventually a Help Desk IT person will work here for support.

Commissioners Comments: Commissioner Hinds asked about the security aspect. Paul Oberdorfer said that currently our IT security is not good and that the new hosting network will be much more secure, such as utilizing Office 365 with a cloud server. Commissioner Grissom asked if the hourly rate was high, to which Paul Oberdorfer said that there is a major savings in being billed for usage versus full-time employee costs. Commissioner Grissom also asked if data breaches would be Averro's responsibility and if other companies were considered for this professional service. Paul Oberdorfer responded that Averro would be fully responsible in the event of a network breach and that Averro was chosen due to their high understanding of the City's systems already and the desire for continuity.

Public Comment: None

Action Taken: A motion was made by Commissioner Vetter to adopt R-128-22 and Commissioner Lee seconded the motion. Roll call: Aye - Grissom, Hinds, Lee, Pearson, Vetter; Nay - None. All approved and the motion carried unanimously.

PUBLIC COMMENT - This is a summary of the public comments.

Lorna Swisher - As Executive Director of Mainstreet Piqua, she thanked the City for all of its help with the Holiday Horse Parade last weekend.

Mindy Greggerson - As owner of The Mercantile downtown, she thanked the City for the Small Business Grant Program. She also would like for the City to do holiday decorations in the downtown area like other cities do. Commissioner Hinds acknowledged that she has heard many conversations about this already. Paul Oberdorfer said that smaller trees in downtown next year with proper lights will help. Lorna Swisher offered for Mainstreet Piqua to help absorb some of the cost for a Christmas tree.

Tom Hudson - He said that he is disappointed in the low quality of the Commission Meetings transmission when he watches on television. Commissioner Grissom commented that You Tube TV is now utilized for better definition. Tom then asked about obtaining a hard date for when street signs will be made uniform. Paul Oberdorfer responded that Transmap is currently doing an assessment of all signs and that it is in the Public Works 2023 Work Plan. Tom asked what the status is for the Wilder housing project, to which Paul replied that it is tabled for now. Tom then commented that the Wilder project and Rock Quarry issue have been public relation disasters for the City, as he claims there was a lack of communication with citizens that set a bad tone for the City. Tom asked that the City listen to its citizens. Tom then asked how many meetings a City Commissioner is permitted to miss, to which Commissioner Hinds stated that she was unsure of how many in a row can be missed.

Melanie Walker - As owner of a business downtown, she thanked the City for the Small Business Grant Program.

Eva Silvers - She has concerns over the bad road conditions and potholes in Piqua and how the City will address this problem in the 2023 budget. Commissioner Lee responded that there is \$1.6 Million allocated in the budget for road improvements.

Roland Sourmail - He wanted to know why the City would tear down houses instead of helping these homeowners with grants. Commissioner Lee told him that the CHIP fund exists, and Paul Oberdorfer reiterated this to Roland.

#### CITY MANAGER'S REPORT

Paul Oberdorfer reported that the City will be closed for the Thanksgiving holiday on November 24<sup>th</sup> & 25<sup>th</sup>, 2022. He also reminded everyone of the Smart Hub rollout that goes live on December 5<sup>th</sup>, 2022.

**COMMISSIONERS COMMENTS**

**COMMISSIONER HINDS** - She provided reminders of upcoming Holiday events downtown, then she clarified that the City Charter states that 3 consecutive absences from the Commission Meetings would be grounds for removal unless those absences are excused. She said she also has a family and does a lot of work behind the scenes to help this City.

**COMMISSIONER GRISSOM** - no comments

**COMMISSIONER VETTER** - He reminded everyone of the Town Hall Meeting occurring 11/16/22 and that there is a concert by the Civic Band on 12/4/22. He also asked that citizens remove their keys from vehicles and lock their vehicles to prevent car thefts, which are on a rise.

**COMMISSIONER LEE** - He expressed his appreciation for Commissioner Hinds and her dedication to this City and reiterated that all of her absences were excused.

**MAYOR PEARSON** - She announced the Park Board Meeting occurring 11/16/22 and also the Town Hall Meeting. She wished everyone a Happy Thanksgiving and announced some other upcoming holiday events.

**ADJOURNMENT FROM COMMISSION** at 8:25 pm

A motion was made by Mayor Pearson to adjourn and Commissioner Hinds seconded the motion. All approved and the motion carried unanimously.

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

Attest: \_\_\_\_\_

Clerk of Commission

\_\_\_\_\_  
Cindy Pearson, Mayor



**PIQUA CITY COMMISSION WORK SESSION MINUTES  
TUESDAY, NOVEMBER 15, 2022**

**CALL TO ORDER by Mayor Pearson at 5 pm.**

**ROLL CALL**

X Commissioner Grissom  
X Commissioner Hinds  
X Commissioner Lee  
X Mayor Pearson  
X Commissioner Vetter

**2023 BUDGET**

Paul Oberdorfer started the meeting by showing a chart comparing 2021 Total General Fund Revenues of Troy, Centerville & Piqua.

Jennifer Kahle presented slides of the Fiscal Overview for 2023. Appropriations total \$113.0 Million and the budget consists of \$90.7 Million.

Ed Krieger went over the Power Department budget for next year, noting that natural gas prices have increased substantially.

Kevin Krejny presented the 2023 budgets for Water, Wastewater, Stormwater and Underground Utilities. He briefly provided a KPI preview that will be done by all departments in the near future.

Amy Welker went over the Sanitation budget for 2023. There are 2 capital projects she pointed out: routing software for the refuse trucks and replacing carts that are damaged from normal wear and tear.

Amy Welker also presented the 2023 Golf budget. With 2022 being her 1<sup>st</sup> year with the golf budget, she plans to get it more balanced and use less in General Fund transfers in the future.

Brian Brookhart discussed the Public Works budget for 2023. He has several big projects scheduled for next year.

Jennifer Kahle shared the Income Tax revenue history from 2010-2022. She believes that the City will increase these revenues utilizing RITA since they have better collection processes.

Amy Welker briefly talked about the Parks budget for 2023. The focus for both this current year and next year is on Capital.

Brent Pohlschneider presented a summary of the Fire Department 2023 budget.

Rick Byron discussed the Police Department budget for next year. The largest part of his budget is labor, with a small portion dedicated to capital projects. He also said that the department is experiencing recruitment challenges.

Chris Schmiesing went over the highlights of the Ft. Piqua Plaza fund. Some renovations will be needed soon, as it has been 15 years since the last renovations. There are also high operating costs involved with this large building. He is looking for ways to optimize revenue while utilizing the spaces better.

Finally, Jennifer Kahle talked about some budget influences.

**ADJOURNMENT**

Mayor Pearson asked for a motion to adjourn. Commissioner Lee made a motion to adjourn the work session and Commissioner Hinds seconded the motion. All were in favor and the meeting was adjourned.

\_\_\_\_\_  
Cindy Pearson, Mayor

Date \_\_\_\_\_  
Approved: \_\_\_\_\_

**RESOLUTION NO. R-129-22**

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

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

SEC. 1: Nicholas Johnston is hereby appointed as a member of the Board of Zoning Appeals for a five-year term, to expire on March 1, 2028, or until his successor is confirmed and qualified;

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

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson \_\_\_\_\_  
Commissioner Chris Grissom \_\_\_\_\_  
Commissioner Kris Lee \_\_\_\_\_  
Commissioner Kathryn B. Hinds \_\_\_\_\_  
Commissioner James Vetter \_\_\_\_\_

**RESOLUTION NO. R-133-22**

**A RESOLUTION APPOINTING A MEMBER  
TO THE MIAMI COUNTY COMMUNITY ACTION COUNCIL**

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: Taylor Bowsher, Development Manager, is hereby appointed as a member of the Miami County Community Action Council, until her successor is confirmed and qualified;

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

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson	_____
Commissioner Chris Grissom	_____
Commissioner Kris Lee	_____
Commissioner Kathryn B. Hinds	_____
Commissioner James Vetter	_____

**ORDINANCE NO. 18-22**  
**AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE**  
**CITY OF PIQUA, OHIO FOR THE YEAR 2023**

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

**SEC. 1:** That there be appropriated from the GENERAL FUND (001)

<u>ACCOUNT</u>	<u>2023 BUDGET</u>
<u>City Building</u>	
Operation and Maintenance	\$212,577
Capital Outlay (including labor)	\$90,460
Allocated Expenses	<u>(\$26,378)</u>
<b>TOTAL</b>	<b>\$276,659</b>
<u>City Commission</u>	
Personal Services/Administrative Support	\$37,086
Operation and Maintenance	<u>\$98,299</u>
<b>TOTAL</b>	<b>\$135,385</b>
<u>City Manager</u>	
Personal Services/Administrative Support	\$286,796
Operation and Maintenance	\$32,605
Allocated Expenses	<u>(\$233,706)</u>
<b>TOTAL</b>	<b>\$85,695</b>
<u>Civil Service</u>	
Operation and Maintenance	<u>\$51,471</u>
<b>TOTAL</b>	<b>\$51,471</b>
<u>Engineering</u>	
Personal Services/Administrative Support	\$403,477
Operation and Maintenance	\$69,588
Allocated Expenses	<u>(\$384,933)</u>
<b>TOTAL</b>	<b>\$88,132</b>
<u>Finance</u>	
Personal Services/Administrative Support	\$679,601
Operation and Maintenance	\$50,404
Allocated Expenses	<u>(\$505,018)</u>
<b>TOTAL</b>	<b>\$224,987</b>
<u>Law</u>	
Personal Services/Administrative Support	\$10,391
Operation and Maintenance	\$140,434
Allocated Expenses	<u>(\$89,810)</u>
<b>TOTAL</b>	<b>\$61,015</b>
<u>Income Tax</u>	
Personal Services/Administrative Support	\$91,582
Operation and Maintenance	<u>\$575,959</u>
<b>TOTAL</b>	<b>\$667,541</b>
<u>Planning &amp; Zoning</u>	
Personal Services/Administrative Support	\$471,497
Operation and Maintenance	<u>\$155,436</u>
<b>TOTAL</b>	<b>\$626,933</b>
<u>General Government</u>	
Operation and Maintenance	<u>\$789,370</u>
<b>TOTAL</b>	<b>\$789,370</b>
<u>Human Resources</u>	
Personal Services/Administrative Support	\$367,722
Operation and Maintenance	\$46,005
Allocated Expenses	<u>(\$359,001)</u>
<b>TOTAL</b>	<b>\$54,726</b>
<u>Public Relations</u>	
Personal Services/Administrative Support	\$110,786
Operation and Maintenance	\$19,129
Allocated Expenses	<u>(\$76,832)</u>
<b>TOTAL</b>	<b>\$53,083</b>

<u>Purchasing</u>	
Personal Services/Administrative Support	\$244,312
Operation and Maintenance	\$19,604
Allocated Expenses	<u>(\$252,249)</u>
<b>TOTAL</b>	\$11,667
<u>Transfers</u>	
Transfer to Parks Fund 105	\$0
Transfer to Safety Fund 106	\$3,550,000
Transfer to Forest Hill Mausoleum Fund 110	\$28,000
Transfer to Small Business Grant Fund 127	\$175,000
Transfer to Economic Development Revolving Loan Fund 144	\$500,000
Transfer to Golf 409	\$400,000
Transfer to Fort Piqua Plaza 410	<u>\$250,000</u>
<b>TOTAL</b>	\$4,903,000
<b>TOTAL GENERAL FUND</b>	\$8,029,664
<b>SEC. 2:</b>	That there be appropriated from the STREET DEPARTMENT FUND (101)
Personal Services/Administrative Support	\$1,409,337
Operation and Maintenance	\$1,546,887
Capital Outlay (including labor)	<u>\$814,000</u>
<b>TOTAL</b>	\$3,770,224
<b>SEC. 3:</b>	That there be appropriated from the STATE HIGHWAY FUND (102)
Operation and Maintenance	<u>\$95,000</u>
<b>TOTAL</b>	\$95,000
<b>SEC. 4:</b>	That there be appropriated from the STREET INCOME TAX FUND (103)
Operation and Maintenance	\$1,875,204
Capital Outlay (including labor)	<u>\$1,100,010</u>
<b>TOTAL</b>	\$2,975,214
<b>SEC. 5:</b>	That there be appropriated from the NEIGHBORHOOD IMPROVEMENT PROGRAM FUND (104)
Personal Services/Administrative Support	\$10,414
Operation and Maintenance	<u>\$78,650</u>
<b>TOTAL</b>	\$89,064
<b>SEC. 6:</b>	That there be appropriated from the PARK AND RECREATION FUND (105)
Personal Services/Administrative Support	\$712,501
Operation and Maintenance	\$680,368
Capital Outlay (including labor)	<u>\$2,197,731</u>
<b>TOTAL</b>	\$3,590,600
<b>SEC. 7:</b>	That there be appropriated from the PUBLIC SAFETY FUND (106)
<u>009 Fire Department</u>	
Personal Services/Administrative Support	\$4,977,626
Operation and Maintenance	\$897,316
Capital Outlay (including labor)	<u>\$535,400</u>
<b>TOTAL</b>	\$6,410,342
<u>014 Police Department</u>	
Personal Services/Administrative Support	\$5,340,387
Operation and Maintenance	\$931,137
Capital Outlay (including labor)	<u>\$121,053</u>
<b>TOTAL</b>	\$6,392,577
<b>TOTAL PUBLIC SAFETY</b>	\$12,802,919
<b>SEC. 8:</b>	That there be appropriated from the D.U.I. EDUCATIONAL FUND (109)
Operation & Maintenance	<u>\$11,000</u>
<b>TOTAL</b>	\$11,000
<b>SEC. 9:</b>	That there be appropriated from the FOREST HILL MAUSOLEUM FUND (110)
Operation & Maintenance	<u>\$28,000</u>
<b>TOTAL</b>	\$28,000

<b>SEC. 10:</b>	That there be appropriated from the MANDATORY DRUG FINE FUND (111)	
	Operation and Maintenance	\$4,400
	<b>TOTAL</b>	\$4,400
<b>SEC. 11:</b>	That there be appropriated from the SCARBROUGH TIF FUND (112)	
	Operation and Maintenance	\$40,900
	<b>TOTAL</b>	\$40,900
<b>SEC. 12:</b>	That there be appropriated from the ONEOHIO OPIOID SETTLEMENT FUND (113)	
	Operation and Maintenance	\$15,000
	<b>TOTAL</b>	\$15,000
<b>SEC. 13:</b>	That there be appropriated from the RENEW PIQUA FUND (114)	
	Operation and Maintenance	\$469
	<b>TOTAL</b>	\$469
<b>SEC. 14:</b>	That there be appropriated from the CHIP 2017 FUND (117)	
	Operation and Maintenance	\$234,400
	<b>TOTAL</b>	\$234,400
<b>SEC. 15:</b>	That there be appropriated from the CDBG-CV FUND (118)	
	Operation and Maintenance	\$689,100
	<b>TOTAL</b>	\$689,100
<b>SEC. 16:</b>	That there be appropriated from the C.H.I.P. PROGRAM INCOME FUND (119)	
	Operation and Maintenance	\$66,500
	<b>TOTAL</b>	\$66,500
<b>SEC. 17:</b>	That there be appropriated from the COMMUNITY DEVELOPMENT BLOCK GRANT FUND (122)	
	Operation and Maintenance	\$143,900
	<b>TOTAL</b>	\$143,900
<b>SEC. 18:</b>	That there be appropriated from the WORKER'S COMP FUND (124)	
	Personal Services/Administrative Support	\$300,000
	<b>TOTAL</b>	\$300,000
<b>SEC. 19:</b>	That there be appropriated from the INSURANCE RESERVE FUND (125)	
	Operation & Maintenance	\$498,000
	<b>TOTAL</b>	\$498,000
<b>SEC. 20:</b>	That there be appropriated from the DEMOLITION DEFENSE FUND (126)	
	Operation & Maintenance	\$60,000
	<b>TOTAL</b>	\$60,000
<b>SEC. 21:</b>	That there be appropriated from the SMALL BUSINESS GRANT FUND (127)	
	Operation and Maintenance	\$425,000
	<b>TOTAL</b>	\$425,000
<b>SEC. 22:</b>	That there be appropriated from the REVOLVING LOAN FUND (130)	
	Operation and Maintenance	\$2,000
	<b>TOTAL</b>	\$2,000
<b>SEC. 23:</b>	That there be appropriated from the COMMUNITY DEVELOPMENT FUND (135)	
	Personal Services/Administrative Support	\$430,164
	Operation and Maintenance	\$66,619
	Allocated Expenses	(\$496,783)
	<b>TOTAL</b>	\$0

<b>SEC. 24:</b>	That there be appropriated from the FEMA FUND (139)	
	Personal Services/Administrative Support	\$20,000
<b>TOTAL</b>		\$20,000
<b>SEC. 25:</b>	That there be appropriated from the SLFRF FUND (141)	
	Operation and Maintenance	\$2,243,470
<b>TOTAL</b>		\$2,243,470
<b>SEC. 26:</b>	That there be appropriated from the AGRICULTURAL REVOLVING LOAN FUND (142)	
	Personal Services/Administrative Support	\$500
	Operation and Maintenance	\$45,000
<b>TOTAL</b>		\$45,500
<b>SEC. 27:</b>	That there be appropriated from the ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (144)	
	Operation and Maintenance	\$500,000
<b>TOTAL</b>		\$500,000
<b>SEC. 28:</b>	That there be appropriated from the SPECIAL ASSESSMENT DEBT SERVICE FUND (202)	
	Operation and Maintenance	\$2,000
<b>TOTAL</b>		\$2,000
<b>SEC. 29:</b>	That there be appropriated from the OPWC WASTEWATER LIFT STATIONS DEBT SERVICE FUND (210)	
	Non Government/Transfers/Refunds	\$33,419
<b>TOTAL</b>		\$33,419
<b>SEC. 30:</b>	That there be appropriated from the OFFSITE PIPELINE (OWDA) DEBT SERVICE FUND (250)	
	Non Government/Transfers/Refunds	\$184,126
<b>TOTAL</b>		\$184,126
<b>SEC. 31:</b>	That there be appropriated from the EQUALIZATION TANK '08 NOTE (OWDA) DEBT SERVICE FUND (254)	
	Non Government/Transfers/Refunds	\$293,988
<b>TOTAL</b>		\$293,988
<b>SEC. 32:</b>	That there be appropriated from the WATER PLANT OWDA DEBT SERVICE FUND (256)	
	Non Government/Transfers/Refunds	\$2,303,440
<b>TOTAL</b>		\$2,303,440
<b>SEC. 33:</b>	That there be appropriated from the WASTEWATER PLANT ENGINEERING DEBT SERVICE FUND (257)	
	Non Government/Transfers/Refunds	\$2,233,450
<b>TOTAL</b>		\$2,233,450
<b>SEC. 34:</b>	That there be appropriated from the OWDA WATER TOWER DEBT SERVICE FUND (258)	
	Non Government/Transfers/Refunds	\$177,569
<b>TOTAL</b>		\$177,569
<b>SEC. 35:</b>	That there be appropriated from the SHAWNEE STORMWATER PROJECT DEBT SERVICE FUND (261)	
	Non Government/Transfers/Refunds	\$3,278
<b>TOTAL</b>		\$3,278
<b>SEC. 36:</b>	That there be appropriated from the POWER SYSTEM FUND (401)	
	Personal Services/Administrative Support	\$2,489,888
	Operation and Maintenance	\$31,181,482
	Capital Outlay (including labor)	\$1,885,105
	Overhead Transfers	(\$175,000)
<b>TOTAL</b>		\$35,381,475

<b>SEC. 37:</b>	That there be appropriated from the WATER SYSTEM FUND (403)	
	Personal Services/Administrative Support	\$1,830,192
	Operation and Maintenance	\$2,914,049
	Capital Outlay (including labor)	\$2,356,083
	Non Government/Transfers/Refunds	\$2,665,135
	<b>TOTAL</b>	<b>\$9,765,459</b>
<b>SEC. 38:</b>	That there be appropriated from the WASTEWATER SYSTEM FUND (404)	
	Personal Services/Administrative Support	\$1,486,547
	Operation and Maintenance	\$1,742,097
	Capital Outlay (including labor)	\$1,140,000
	Non Government/Transfers/Refunds	\$2,560,857
	<b>TOTAL</b>	<b>\$6,929,501</b>
<b>SEC. 39:</b>	That there be appropriated from the GARBAGE AND REFUSE FUND (405)	
	Personal Services/Administrative Support	\$861,444
	Operation and Maintenance	\$1,435,575
	Capital Outlay (including labor)	\$75,000
	<b>TOTAL</b>	<b>\$2,372,019</b>
<b>SEC. 40:</b>	That there be appropriated from the CITY INCOME TAX ADMINISTRATION FUND (407)	
	Non Government/Transfers/Refunds	\$12,180,000
	<b>TOTAL</b>	<b>\$12,180,000</b>
<b>SEC. 41:</b>	That there be appropriated from the INFORMATION TECHNOLOGY FUND (408)	
	Personal Services/Administrative Support	\$346,476
	Operation and Maintenance	\$778,926
	<b>TOTAL</b>	<b>\$1,125,402</b>
<b>SEC. 42:</b>	That there be appropriated from the GOLF COURSE FUND (409)	
	Personal Services/Administrative Support	\$172,654
	Operation and Maintenance	\$709,674
	Capital Outlay (including labor)	\$50,000
	<b>TOTAL</b>	<b>\$932,328</b>
<b>SEC. 43:</b>	That there be appropriated from the FORT PIQUA PLAZA FUND (410)	
	Operation & Maintenance	\$456,532
	Capital (including labor)	\$38,000
	<b>TOTAL</b>	<b>\$494,532</b>
<b>SEC. 44:</b>	That there be appropriated from the STORMWATER UTILITY FUND (411)	
	Personal Services/Administrative Support	\$398,242
	Operation and Maintenance	\$541,320
	Capital Outlay (including labor)	\$606,140
	Non Government/Transfers/Refunds	\$3,278
	<b>TOTAL</b>	<b>\$1,548,980</b>
<b>SEC. 45:</b>	That there be appropriated from the UTILITIES BUSINESS OFFICE FUND (413)	
	Personal Services/Administrative Support	\$532,301
	Operation and Maintenance	\$1,205,517
	Allocated Expenses	(\$1,737,818)
	<b>TOTAL</b>	<b>\$0</b>
<b>SEC. 46:</b>	That there be appropriated from the UNCLAIMED TRUST (606)	
	Non Government/Transfers/Refunds	\$2,000
	<b>TOTAL</b>	<b>\$2,000</b>
<b>SEC. 47:</b>	That there be appropriated from the LAW ENFORCEMENT TRUST (609)	
	Operation and Maintenance	\$50,000
	<b>TOTAL</b>	<b>\$50,000</b>
<b>SEC. 48:</b>	That there be appropriated from the CONSERVANCY FUND (611)	
	Operation and Maintenance	\$54,710
	<b>TOTAL</b>	<b>\$54,710</b>

**SEC. 49:** That there be appropriated from the CITY HEALTH INSURANCE FUND (614)

Operation and Maintenance \$50,000

**TOTAL** \$50,000

**SEC. 50:** That there be appropriated from the EMPLOYEE FLEXIBLE SPENDING FUND (615)

Administrative Support \$250,000

**TOTAL** \$250,000

**SEC. 51:** That the sum appropriated are actual expenditures for goods and services or other government functions performed in the calendar year 2023. Future commitments representing encumbrances of fund balance or future receipts will be appropriated in the future year when those services or goods are rendered to the city.

**SEC. 52:** That the sums expended from the appropriations and which are proper charges against any other department or against any person, firm or corporation which are repaid with the period covered by such appropriations shall be considered reappropriated for such original purposes; provided, that the net total of expenditures under any item of said appropriations shall not exceed the amount of the item.

**SEC. 53:** That the Director of Finance is hereby authorized and directed to draw her warrant upon the City Treasury for the amounts appropriated in this order when claims are properly presented and approved, the same to be chargeable to the appropriations for the year 2023 when passed and legally contracted for in conformity by law.

**SEC. 54:** That the Finance Director at the discretion of the City Manager make temporary advances from the General Fund to any Fund to cover temporary shortages of cash until revenues or permanent transfers become available to repay that temporary advance. That these advances may not exceed \$1,000,000 in the aggregate nor extend past December 31, 2023; except those that are to be reimbursed by federal, state or other grant programs that were previously approved by this Commission.

**SEC. 55:** That all ordinances, or parts of ordinances, inconsistent with this ordinance be and they are hereby repealed.

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

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

CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_

seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson \_\_\_\_\_

Commissioner Kathryn B. Hinds \_\_\_\_\_

Commissioner Kris Lee \_\_\_\_\_

Commissioner Chris Grissom \_\_\_\_\_

Commissioner James Vetter \_\_\_\_\_

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	November 15, 2022		
<b>REPORT TITLE</b>	An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2023		
<b>SUBMITTED BY</b>	Name & Title: Jennifer Kahle, Finance Director		
	Department: Finance		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director
	<input type="checkbox"/> Department Director		<input type="checkbox"/> Other:
<b>BACKGROUND</b>	We are required to present and pass the 2023 Annual Budget by the end of the year. This is the first reading of this ordinance with the Commission reviewing the Department Budgets on November 15, 2022.		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Appropriations \$:	\$113,048,000 including transfers \$90,735,730 net of transfers	
	Source of Funds:	Various	
	<b>Narrative</b>		
<b>OPTIONS</b>	1.	Approve Ordinance No. 18-22 accepting the Ordinance to make Appropriations for the City of Piqua for the year 2023.	
	2.	Approve Ordinance No. 18-22 accepting the Ordinance to make Appropriations for the City of Piqua for the year 2023 with changes being made to the amounts requested.	
<b>PROJECT TIMELINE</b>	January 1, 2023		
<b>STAFF RECOMMENDATION</b>	We are requesting approval of Ordinance No. 18-22 accepting the Ordinance to make Appropriations for the City of Piqua for the year 2023.		
<b>REASON FOR SELECTING CONSULTANT/COMPANY</b>	N/A		
<b>ATTACHMENTS</b>			

**ORDINANCE NO. O-19-22**

**AN ORDINANCE REPEALING EXISTING CHAPTER 33  
AND ENACTING A NEW CHAPTER 33 OF THE  
PIQUA CODE**

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

SECTION 1: Existing Chapter 33 of the Piqua Code is hereby repealed;

SECTION 2: Chapter 33 of the Piqua Code (appended hereto) is hereby enacted;

SECTION 3: This Ordinance shall take effect and be in force from and after January 1, 2023.

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

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

CLERK OF COMMISSION

1<sup>st</sup> Reading-November 15, 2022  
2<sup>nd</sup> Reading December 6, 2022  
3<sup>rd</sup> Reading December 13, 2022

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson	_____
Commissioner Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Kathryn B. Hinds	_____
Commissioner J. Chris Grissom	_____

**ORDINANCE NO. O-20-22**

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

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

SEC. 1: Schedule A of Chapter 33 of the Piqua Code, as adopted by Ordinance No. O-7-22, is hereby repealed; and

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

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

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson	_____
Commissioner Kathryn B. Hinds	_____
Commissioner Kris Lee	_____
Commissioner Chris Grissom	_____
Commissioner James Vetter	_____

Commission Agenda Staff Report

<b>MEETING DATE</b>	November 15 , 2022 (1 <sup>st</sup> Reading) December 6, 2022 (2 <sup>nd</sup> Reading) December 13, 2022 (3 <sup>rd</sup> Reading)		
<b>REPORT TITLE</b> (Should match resolution/ordinance title)	AMENDED ORDINANCE NO. O-20-22 - AN ORDINANCE REPEALING SCHEDULE A OF CHAPTER 33 OF THE PIQUA CODE AND ADOPTING A NEW SCHEDULE A OF CHAPTER 33 OF THE PIQUA CODE, RELATING TO WAGES OF CERTAIN MUNICIPAL EMPLOYEES.		
<b>SUBMITTED BY</b>	Name & Title: Catherine M. Bogan, Human Resources Director Department: Human Resources		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager	<input checked="" type="checkbox"/> Finance	
	<input type="checkbox"/> Asst. City Manager/Development	<input type="checkbox"/> Law Director	
	<input checked="" type="checkbox"/> Department Director;	<input type="checkbox"/> Other:	
<b>BACKGROUND</b> (Includes description, background, and justification)	Schedule A covers full-time employees not covered by a bargaining unit. All other classifications were appropriately adjusted.		
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	Included in 2023 appropriations	
	Expenditure \$:		
	Source of Funds:	Various	
	<b>Narrative:</b>		
<b>OPTIONS</b> (Include Deny /Approval Option)	1.	Adopt Amended Ordinance No. O-20-22.	
	2.	Reject Amended Ordinance No. O-20-22 and provide staff with further direction.	
	3.		
	4.		
<b>PROJECT TIMELINE</b>	January 1, 2023		
<b>REASON FOR SELECTING CONSULTANT/COMPANY</b>	N/A		
<b>ATTACHMENTS</b>	Schedule A to be provided in Executive Session.		

	Minimum						Maximum					
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Non-Exempt												
Entry Level	4,5,6,7,8	Hourly	\$ 20.44	\$ 32.94								
Professional	8,9,10	Weekly	\$ 1,032.36	\$ 1,480.43								
Manager	11,12	Weekly	\$ 1,229.56	\$ 1,663.42								
Engineer***/Superintendent**	13,14,15	Weekly	\$ 1,381.52	\$ 2,100.02								
Director/Chief*	16,17	Weekly	\$ 1,645.43	\$ 2,226.01								
ACM	18,19,20,	Weekly	\$ 1,848.79	\$ 2,651.23								
Steps	21	Weekly	\$ 2,201.94	\$ 2,810.30								
Pay Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6						
Non-Exempt	4	\$ 20.44	\$ 21.47	\$ 22.54	\$ 23.67	\$ 24.85	\$ 26.09	\$ 27.66	\$ 29.32	\$ 31.07	\$ 32.94	
	5	\$ 21.67	\$ 22.75	\$ 23.89	\$ 25.09	\$ 26.34	\$ 27.66	\$ 29.32	\$ 31.07	\$ 32.94		
	6	\$ 22.97	\$ 24.12	\$ 25.32	\$ 26.59	\$ 27.92	\$ 29.32	\$ 31.07	\$ 32.94			
	7	\$ 24.35	\$ 25.57	\$ 26.84	\$ 28.19	\$ 29.60	\$ 31.07	\$ 32.94				
	8	\$ 25.81	\$ 27.10	\$ 28.45	\$ 29.88	\$ 31.37	\$ 32.94					
Exempt												
	8	\$ 1,032.36	\$ 1,083.98	\$ 1,138.17	\$ 1,195.10	\$ 1,254.83	\$ 1,317.58	\$ 1,396.65	\$ 1,480.43	\$ 1,569.26	\$ 1,663.42	\$ 1,763.21
	9	\$ 1,094.29	\$ 1,149.01	\$ 1,206.47	\$ 1,266.78	\$ 1,330.13	\$ 1,396.65	\$ 1,480.43	\$ 1,569.26	\$ 1,663.42	\$ 1,763.21	\$ 1,869.02
	10	\$ 1,159.96	\$ 1,217.95	\$ 1,278.84	\$ 1,342.81	\$ 1,409.95	\$ 1,480.43	\$ 1,569.26	\$ 1,663.42	\$ 1,763.21	\$ 1,869.02	\$ 1,981.14
	11	\$ 1,229.56	\$ 1,291.03	\$ 1,355.57	\$ 1,423.35	\$ 1,494.54	\$ 1,569.26	\$ 1,663.42	\$ 1,763.21	\$ 1,869.02	\$ 1,981.14	\$ 2,100.02
	12	\$ 1,303.32	\$ 1,368.50	\$ 1,436.92	\$ 1,508.77	\$ 1,584.20	\$ 1,663.42	\$ 1,763.21	\$ 1,869.02	\$ 1,981.14	\$ 2,100.02	\$ 2,226.01
	13	\$ 1,381.52	\$ 1,450.59	\$ 1,523.14	\$ 1,599.29	\$ 1,679.23	\$ 1,763.21	\$ 1,869.02	\$ 1,981.14	\$ 2,100.02	\$ 2,226.01	\$ 2,359.57
	14	\$ 1,464.42	\$ 1,537.64	\$ 1,614.51	\$ 1,695.24	\$ 1,780.00	\$ 1,869.02	\$ 1,981.14	\$ 2,100.02	\$ 2,226.01	\$ 2,359.57	\$ 2,501.15
	15	\$ 1,552.29	\$ 1,629.89	\$ 1,711.40	\$ 1,796.95	\$ 1,886.81	\$ 1,981.14	\$ 2,100.02	\$ 2,226.01	\$ 2,359.57	\$ 2,501.15	\$ 2,651.23
	16	\$ 1,645.43	\$ 1,727.68	\$ 1,814.08	\$ 1,904.76	\$ 2,000.02	\$ 2,100.02	\$ 2,226.01	\$ 2,359.57	\$ 2,501.15	\$ 2,651.23	\$ 2,810.30
	17	\$ 1,744.14	\$ 1,831.35	\$ 1,922.91	\$ 2,019.06	\$ 2,120.01	\$ 2,226.01	\$ 2,359.57	\$ 2,501.15	\$ 2,651.23	\$ 2,810.30	
	18	\$ 1,848.79	\$ 1,941.23	\$ 2,038.29	\$ 2,140.20	\$ 2,247.21	\$ 2,359.57	\$ 2,501.15	\$ 2,651.23	\$ 2,810.30		
	19	\$ 1,959.71	\$ 2,057.71	\$ 2,160.59	\$ 2,268.62	\$ 2,382.05	\$ 2,501.15	\$ 2,651.23	\$ 2,810.30			
	20	\$ 2,077.30	\$ 2,181.16	\$ 2,290.23	\$ 2,404.75	\$ 2,524.97	\$ 2,651.23	\$ 2,810.30				
	21	\$ 2,201.94	\$ 2,312.04	\$ 2,427.64	\$ 2,549.02	\$ 2,676.47	\$ 2,810.30					

\*Chiefs eligible for 3% additional

\*\*Requires Class IV License

\*\*\* Requires PE

**ORDINANCE NO. O-21-22**

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

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

SEC. 1: Schedule A-1 of Chapter 33 of the Piqua Code, as adopted by Ordinance  
No. O-8-22, is hereby repealed; and

SEC. 2: Schedule A-1 of Chapter 33 of the Piqua Code (appended hereto) is  
hereby adopted;

SEC. 3: This Ordinance shall take effect and be in force from and after  
January 1, 2023.

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson \_\_\_\_\_  
Commissioner Kris Lee \_\_\_\_\_  
Commissioner James Vetter \_\_\_\_\_  
Commissioner Chris Grissom \_\_\_\_\_  
Commissioner Kazy Hinds \_\_\_\_\_

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	November 15 , 2022 (1st Reading) December 6, 2022 (2nd Reading) December 13, 2022 (3rd Reading)			
<b>REPORT TITLE</b> (Should match resolution/ordinance title)	AN ORDINANCE REPEALING SCHEDULE A-1 OF CHAPTER 33 OF THE PIQUA CODE AND ADOPTING A NEW SCHEDULE A-1 OF CHAPTER 33 OF THE PIQUA CODE, RELATING TO WAGES OF CERTAIN MUNICIPAL EMPLOYEES.			
<b>SUBMITTED BY</b>	Name & Title: Catherine M. Bogan, Human Resources Director Department: Human Resources			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		Asst. City Manager/Finance	
	<input type="checkbox"/> Asst. City Manager/Development		<input type="checkbox"/> Law Director	
	Department Director		<input type="checkbox"/> Other:	
<b>BACKGROUND</b> (Includes description, background, and justification)	Schedule A-1 covers part-time, seasonal, and temporary employees. The wages for certain employees will be adjusted in accordance with State minimum wage requirements.			
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	Included in 2023 appropriations		
	Expenditure \$:			
	Source of Funds:	Various		
	<b>Narrative:</b>			
<b>OPTIONS</b> (Include Deny /Approval Option)	1.	Adopt Ordinance No. O-21-22		
	2.	Reject Ordinance No. O-21-22 and provide staff with further direction		
	3.			
	4.			
<b>PROJECT TIMELINE</b>	January 1, 2023			
<b>REASON FOR SELECTING CONSULTANT/COMPANY</b>	N/A			
<b>ATTACHMENTS</b>	Schedule A-1			

EXHIBIT E - PT, Seasonal, Temp  
CLASSIFICATION/ TITLE

Schedule A-1  
HOURLY RATE 2023

Effective Date: January 1, 2023

CLERK TYPIST (CO-OP STUDENT)	\$9.30	
CITY CLERK*	\$20.00-25.00-35.00	
RECORDS & DATA ENTRY CLERK	\$9.30	
ACCOUNT CLERK*	\$10.60	
AUDITOR*	\$26.14	
SECRETARY I*	\$10.92	
SECRETARY II*	\$12.61	
ADMINISTRATIVE SECRETARY*	\$16.55	
THREAT ASSESSMENT OFFICER	\$25.00 35.00	
PLANNING TECHNICIAN	17.58 18.10	
PERMITTING TECHNICIAN	\$17.58 18.10	
INTERNS / CO-OPS	\$11.00-\$15.00 12.00 - 18.00	
POWER DISTRIBUTION STOREKEEPER	\$20.00-20.60	
SCADA ADMINISTRATOR (POWER)	\$26.14	
CONSTRUCTION INSPECTOR	\$22.00	
STREET SWEEPER	\$10.83 12.00	
LABORER A	\$10.00 11.00	
LABORER B	\$10.50 11.50	
LABORER C	\$11.03 12.00	
CUSTODIAN	\$10.00 15.00	
MAINTENANCE WORKER	\$9.30 15.00	
HARVEST OPERATOR	\$10.83 12.00	
SEASONAL GREENS SUPERINTENDENT	\$35.00	
SEASONAL GOLF COURSE MAINT. LABORER A	\$10.00- 11.00	plus free golf**
SEASONAL GOLF COURSE MAINT. LABORER B	\$10.50 11.50	plus free golf**
SEASONAL GOLF COURSE MAINT. LABORER C	\$11.03 12.00	plus free golf**
GOLF MAINTENANCE TECHNICIAN	\$15.00- 16.00	plus free golf**
GOLF COURSE CLUBHOUSE ATTENDANT	\$10.00 11.00	plus free golf**
GOLF COURSE CLUBHOUSE ATTENDANT B	\$10.50-11.50	plus free golf**
CART/RANGE ATTENDANT A	\$10.00-11.00	plus free golf**
CART/RANGE ATTENDANT B	\$10.50-11.50	plus free golf**
FOOD SERVICE ATTENDANT (GOLF)	\$10.00-11.00	plus free golf**
FOOD SERVICE ATTENDANT (GOLF)	\$10.50-11.50	plus free golf**
LIFEGUARD A	\$10.00	
LIFEGUARD B	\$10.50	
LIFEGUARD C	\$11.03	
CONCESSION/TICKET WINDOW ATTENDANT A	\$10.00	
CONCESSION/TICKET WINDOW ATTENDANT B	\$10.50	
PLAZA ATTENDANT	\$10.00-\$20.00 10.10 - 20.00	
RECREATION ASSISTANT	\$9.30 10.10	
SPORTS INSTRUCTOR	\$9.30 10.10 - \$18.00	
DANCE/FITNESS INSTRUCTOR	\$9.30 10.10 - \$18.00	
ASSISTANT POOL MANAGER A	\$12.50	
ASSISTANT POOL MANAGER B	\$14.00	
POOL MANAGER	\$545.64 WEEKLY RATE	

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

\*\*hours worked greater than 20 hours per week include a cart if available

**RESOLUTION NO. R-124-22**

**A RESOLUTION REPEALING RESOLUTION NO. #R-99-22 AND AMENDING THE GRANT ALLOCATION FOR THE PIQUA SMALL BUSINESS GRANT PROGRAM**

WHEREAS, on September 6, 2022, the City adopted Resolution NO. #R-99-22, to establish the Piqua Small Business Grant Program to support small business investment activities and allocated \$350,000 to establish the program; and

WHEREAS, the interest in the Small Business Grant Program received from small business owners looking to make investments in downtown Piqua and the surrounding neighborhoods far exceeded the allocated funding amount; and,

WHEREAS, to better meet the small business investment needs, the City desires to increase the Small Business Grant Program allocation to \$500,000.

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 Resolution shall repeal and replace Resolution NO. #R-99-22 and amend the total Small Business Grant Program allocation.

SEC. 2: The City Manager is hereby directed to cause an allocation of \$500,000 during the 2022 and 2023 budget cycles to be directed to a Small Business Grant Program.

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

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson \_\_\_\_\_

Commissioner Kris Lee \_\_\_\_\_

Commissioner Jim Vetter \_\_\_\_\_

Commissioner Chris Grissom \_\_\_\_\_

Commissioner Kathryn B. Hinds \_\_\_\_\_

# Commission Agenda Staff Report

<b>MEETING DATE</b>	November 15, 2022			
<b>REPORT TITLE</b>	A RESOLUTION REPEALING RESOLUTION NO. #R-99-22 AND AMENDING THE GRANT ALLOCATION FOR THE PIQUA SMALL BUSINESS GRANT PROGRAM			
<b>SUBMITTED BY</b>	Chris Schmiesing, Community and Economic Development Director			
	Development Department			
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director	
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Law Director	
<b>BACKGROUND</b> (Description, background, justification)	The City of Piqua passed Resolution No. #R-99-22 establishing a Small Business Grant Program, allocating \$350,000 from the general fund during the 2022 and 2023 budget cycles. The program received an overwhelming response from the small business community, with the ask for support far exceeding the \$350,000 allocation. In order to continue to support small business investment within the City, the Commission is asked to consider increasing the total allocation to \$500,000.			
<b>BUDGET/FINANCIAL IMPACT</b> (Project costs and funding sources)	Budgeted \$:	\$350,000		
	Expenditure \$:	\$500,000		
	Source of Funds:	General Fund		
	Narrative:	The Economic Development Incentive Committee will administer the Small Business Grant Program.		
<b>OPTIONS</b> (Include deny /approval option)	1.	Pass the resolution repealing Resolution No. #R-99-22 and amending the grant allocation for the Small Business Grant Program.		
	2.	Deny the resolution to reject repealing Resolution No. #R-99-22 and amending the grant allocation for the Small Business Grant Program.		
<b>PROJECT TIMELINE</b>	The Small Business Grant Funds will be deployed over two application cycles in 2022 and 2023.			
<b>STAFF RECOMMENDATION</b>	Approve the proposed resolution.			
<b>ATTACHMENTS</b>	Resolution, Small Business Grant Program			



## **SMALL BUSINESS GRANT PROGRAM**

August 20, 2022

# City of Piqua, Ohio

## Small Business Grant Program

The Small Business Grant Program has been created to assist small businesses in Piqua with growing and scaling their business after surviving the COVID-19 pandemic.

### Grant Information

The Small Business Grant Program is a façade improvement and building renovation program available to businesses and non-residential property owners located in downtown Piqua and the surrounding neighborhoods. The program is made possible through an allocation of funds by the City of Piqua to support small businesses as they recover from the impacts of the COVID-19 pandemic, and is intended to encourage activities that sustain existing businesses, support the creation of new businesses, and promote the vibrancy and visual appeal of downtown Piqua and the surrounding neighborhoods. The program offers matching grants with the maximum grant amount based upon the total of the eligible project costs.

### Maximum Grant

This program is designed to incentivize businesses and building owners to leverage the available grant funds to the fullest extent possible. The maximum grant award amount for each project will be equal to fifty-one percent of the initial \$5,000 increment of eligible project cost, with the maximum grant award amount increasing by one percent for each \$5,000 increment of eligible project cost thereafter, with the total maximum grant award amount not to exceed \$70,000.

Eligible Project Cost	Percentage Grant
\$1 - \$5,000	51%
\$5,001 - \$10,000	52%
\$10,001 - \$15,000	53%
\$15,001 - \$20,000	54%
\$20,001 - \$25,000	55%
\$25,001 - \$30,000	56%
\$30,001 - \$35,000	57%
\$35,001 - \$40,000	58%
\$40,001 - \$45,000	59%
\$40,001 - \$50,000	60%

Eligible Project Cost	Percentage Grant
\$50,001 - \$55,000	61%
\$55,001 - \$60,000	62%
\$60,001 - \$65,000	63%
\$65,001 - \$70,000	64%
\$70,001 - \$75,000	65%
\$75,001 - \$80,000	66%
\$80,001 - \$85,000	67%
\$85,001 - \$90,000	68%
\$90,001 - \$95,000	69%
\$95,001 - \$100,000	70%

## Eligibly Requirements

The following criteria must be satisfied to be eligible to receive a Small Business Grant:

- Be a commercial business or owner of a building supporting commercial or mixed use
- Located within the downtown Central Business District or a surrounding neighborhood.
- Available matching funds to be provided by business/owner
- The subject property has not previously received a Small Business Grant from the funding allocation supporting this grant program
- Work includes exterior improvements such as painting, murals, brickwork, awnings, lighting, signage, doors or windows, patio installations; and/or, interior improvements including substantial modifications or alterations resulting in significant upgrades to the physical appearance and performance of the interior space as it relates to supporting the operational use of the building and the quality of the experience and life safety afforded to the patrons and occupants of the structure
- Improvements must be approved by the Piqua Planning Commission as conforming to the design standards of the Downtown Historic District and meet all other applicable building and zoning code requirements
- Work on eligible project costs having already commenced and not in receipt of a certificate of occupancy/final approval prior to the time of application, excepting work performed up to ninety days prior to the enactment date of this program to satisfy regulatory requirements pertaining to public health and safety concerns specific to food service operations regardless of whether or not in receipt of a certificate of occupancy/final approval prior to the time of application, and work on eligible project costs expected to commence within one hundred eighty days from the time of application, provided the work is expected to be complete within eighteen months from the date of award
- Property must be current on all taxes, and the property must be free of any liens or assessments

Projects are ineligible if they include new structural construction, government properties, if the work is self-performed or the project is owned or occupied by a not for profit or national franchise. Funding will not be awarded for equipment purchases, promotional literature, for minor brickwork or tuck pointing, or other cosmetic improvements (unless part of an eligible exterior improvement), projects where the outcome is temporary or is owned solely by the occupying business (with the exception of signage), and projects that do not reflect the values of quality design and historic preservation.

## **Program Administration**

The Small Business Development Grant is primarily administered by the City of Piqua Development Department. Staff will process applications and forward eligible projects to the Economic Development Incentive Committee (EDIC) for consideration, and facilitate any actions required by the Piqua City Commission when necessary.

## **Application Process**

Completed applications will be accepted during a defined application period. The City of Piqua Development Department will receive applications and review for completeness during application period. Upon a determination that the applicant is incomplete the applicant will be notified and asked to submit the missing information.

Application Requirements - Applicants must complete the Small Business Grant application provided by the EDIC. The application must also include the following exhibits:

- Cost estimate and/or detailed budget for the entire project scope of work
- A project funding summary clearly indicating the intended uses of the funds (specifically noting the items for which the grant will be utilized) and the sources from which the project funding will be secured (specifically noting the source of the 50% matching funds)
- Renderings, drawings, images or other materials depicting the intended project outcomes
- Statement of impact the project will have on the business, neighborhood and community
- Statement of need as it relates to the significance of the grant funding to support the business/owner ability to complete project

## **Review Process**

Upon the close of the application period the applications received will be presented to the EDIC for consideration. The EDIC will reference the following evaluation criteria when making a recommendation on each application.

Evaluation Criteria:

1. Does the application content and the business/building location satisfy the program eligibility requirements?
2. Will the funding support an improvement that is necessary to satisfy regulatory requirements related to public health and safety?
3. Will the project encourage small business growth activities that promote the vibrancy and visual appeal of downtown Piqua and the surrounding neighborhood?

4. Does the applicant adequately demonstrate the availability of match funding and the ability to proceed with the project in a timely manner if awarded funding assistance?

Upon completing the review of the applications received the EDIC will assign a priority ranking based upon the findings of the review process.

### **Award Process**

A summary of the applications reviewed will be prepared and the recommendations of the EDIC will be presented to the City Commission for their consideration of the requested funding awards. Following action by the City Commission to authorize the funding requested the applicant for each project will be notified of the status of their request. A letter of intent will be provided to those projects recommended and authorized to receive funding. Within 45 days of the issuance of the letter of intent a formal funding agreement defining the terms and conditions of the release of funds for payment of the eligible project cost will be executed.

- END -

**RESOLUTION NO. R-125-22**

**A RESOLUTION AWARDING GRANTS FOR THE PIQUA SMALL BUSINESS GRANT PROGRAM**

WHEREAS, on November 2, 2022, the Economic Development Incentive Committee evaluated the Small Business Grant Program Applications and recommended projects to be awarded funding; and

WHEREAS, details for the projects recommended for funding and their designated funding amount is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the City Commission authorizes grant funding awards for the Small Business Grant Program.

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 award funds for the Piqua Small Business Grant Program, identified in Exhibit "A".

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

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson \_\_\_\_\_

Commissioner Kris Lee \_\_\_\_\_

Commissioner Jim Vetter \_\_\_\_\_

Commissioner Chris Grissom \_\_\_\_\_

Commissioner Kathryn B. Hinds \_\_\_\_\_

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	November 15, 2022		
<b>REPORT TITLE</b>	A Resolution Awarding Grants for The Piqua Small Business Grant Program		
<b>SUBMITTED BY</b>	Chris Schmiesing, Community and Economic Development Director		
	Development Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Law Director
<b>BACKGROUND</b> (Description, background, justification)	The Economic Development Incentive Committee evaluated the Small Business Grant Program Applications and recommended select projects to be awarded funding. The projects being recommended for funding have been deemed to meet the program requirements and will promote the vibrancy and visual appeal of Downtown Piqua and surrounding areas. Upon City Commission authorization of the funding awards, applicants will be notified and formal funding agreements executed.		
<b>BUDGET/FINANCIAL IMPACT</b> (Project costs and funding sources)	Budgeted \$:	\$350,000	
	Expenditure \$:	\$500,000	
	Source of Funds:	General Fund	
	Narrative:	Authorizing the grant awards recommended will result in a capital investment in excess of one million dollars in support of Piqua's small business community.	
<b>OPTIONS</b> (Include deny /approval option)	1.	Pass the resolution awarding grants for the Piqua Small Business Grant Program.	
	2.	Deny the resolution to reject awarding grants for the Piqua Small Business Grant Program.	
<b>PROJECT TIMELINE</b>	The Small Business Grant Funds will be deployed over a period commencing in 2022 and extending into 2023.		
<b>STAFF RECOMMENDATION</b>	Approve the proposed resolution.		
<b>ATTACHMENTS</b>	Resolution, Small Business Grant Program		

EXHIBIT A

Small Business Grant Program  
 EDIC Recommended Awards Summary  
 November 10, 2022

Business	Applicant	Location	Summary of Work	Total Amount of Project Per Committee Recommendation	Percentage Eligible for Grant	Grant Amount Requested Per Committee Recommendation	Owner Matching Funds Per Committee Recommendation
VSF Investments 8	Brandon Virgilitto	512-514 W High Street	Windows, Doors, Fascia, Soffit, Gutter, Masonry	\$152,773	70%	\$70,000	\$82,773
Winans Roastery	Wilson Reiser	222 Spring Street	Parking Lot Reconstruction	\$137,208	70%	\$70,000	\$67,208
Crooked Handle Brewing Company	Jason Moore	123 N Main Street	Siding, Signage, Awning, Windows, Doors, Electrical, Landscaping, Entry, Sign	\$103,500	70%	\$70,000	\$33,500
Referees	Carlos Cordova	311 N Main Street	Paint, Flooring, Built Ins, Signage, Patio	\$68,664	64%	\$43,945	\$24,719
Edison Building	Keith Bowman	114 E Water Street	Roof, Masonry, Paint	\$67,474	64%	\$43,183	\$24,291
KSR Investments Ltd	Chad Lawson	113 E High Street	Windows, Doors, Stucco, Paint	\$47,240	60%	\$28,344	\$18,896
The Birch Tree	Melissa Harmon	319 N Main Street	Flooring, Ceiling, Sign, Paint, Electrical	\$40,874	59%	\$24,116	\$16,759
PSF Decker LLC	Thor T Penrod	719 E Ash Street	Signage, Lighting	\$9,085	52%	\$4,724	\$4,361
Barclays Men's & Women's Cloth	Bert Harrison	314-318 N Main Street	Roof 1, Roof 2, Wall Finishes, Ceiling, Carpet	\$65,506	64%	\$41,924	\$23,582
Schmidlapp N Wayne	Steven Schmidlapp	320-322 N Wayne Street	Facade Repairs, Paint, Windows, Siding, Soffit	\$23,230	55%	\$12,777	\$10,454
Piqua Florist Ltd	Casey Virgilitto	300 E Ash Street	Windows	\$18,200	54%	\$9,828	\$8,372
HR Associates	Steve Risner	400 N Wayne Street	Windows	\$14,866	53%	\$7,879	\$6,987
SEA Ventures	Melanie Walker	411 N Main Street	Windows, Paint, Repairs	\$14,049	53%	\$7,446	\$6,603
Dobo's Bakery	Cindy Dobo	417 N Main Street	Flooring, Walls Finishes, Facade Repairs	\$12,291	53%	\$6,514	\$5,777
Arabella Salon	Elizabeth Lyman	312 W Water Street	Signage, Paint, Exterior Lighting, Interior Lighting, Concrete Repairs	\$9,235	52%	\$4,802	\$4,433
Mark Sweitzer Heating, Cooling & Mark Sweitzer	Mark Sweitzer	531 W Water Street	Masonry, Paint	\$7,500	52%	\$3,900	\$3,600
Town & Country Pools	Amber Bradney	1714 W High Street	Exterior Paint	\$3,800	51%	\$1,938	\$1,862
The Mercantile	Mindy Gregerson	415 N Main Street	First Floor Electric Service, Lighting, Second Floor Electric Service, Lighting, Stairwell	\$19,100	54%	\$10,314	\$8,786
Lemon Meringue	Betsy Lyman	120 N Main Street	Signage	\$2,512	51%	\$1,281	\$1,231
ADM Real Estate	J. Gustavo Menzes	317 N Main Street	Awning, Electrical Panel Upgrade	\$3,367	51%	\$1,717	\$1,650
Eagle Printing	Robert DeLat	318 N Wayne Street	Replace Air Conditioning Unit	\$5,410	52%	\$2,813	\$2,597
Elite Etc	Melanie Walker	431 N Main Street	Awning	\$4,908	51%	\$2,503	\$2,405
Schmidlapp Homestead LLC	Steven Schmidlapp	509 N Main Street	Courtyard Upgrades, Brick Wall	\$9,653	52%	\$5,020	\$4,633
VSF Investments 3	Brandon Virgilitto	325 N Main Street	Facade Repairs, Paint	\$20,038	55%	\$11,021	\$9,017
VSF Investments 9	Brandon Virgilitto	121 W Ash Street	Windows, Doors, Paint, Masonry	\$19,400	54%	\$10,476	\$8,924
Totals				\$879,882		\$496,465	\$383,418
				\$128,479		\$83,312	\$45,167
				\$732,003		\$402,876	\$329,327
				\$19,400		\$10,476	\$8,924

**RESOLUTION NO. R-130-22**

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO MIAMI VALLEY RISK MANAGEMENT ASSOCIATION FOR PURCHASE OF INSURANCE**

WHEREAS, on January 22, 2002, the Commission passed Resolution No. R-16-02 awarding a contract to Miami Valley Risk Management Association, Inc. for the purpose of entering into a risk management pool for property and liability insurance; and

WHEREAS, it is a desire of the City of Piqua to continue participation in the risk management pool in calendar year 2023 through the Miami Valley Risk Management Association.

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 not to exceed \$494,664.00 to Miami Valley Risk Management Association for property and liability insurance for the calendar year 2023.

SEC. 2: The Finance Director is authorized to draw her warrant on the appropriate account in an amount not to exceed \$494,664.00 for said services.

SEC. 3: The Finance Director certifies funds are available or anticipated to come into the City Treasury and is hereby authorized to draw her warrants on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of \$494,664.00.

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

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

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

CITY COMMISSION CLERK

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson	_____	Commissioner Kathryn Hinds	_____
Commissioner Kris Lee	_____	Commissioner Chris Grissom	_____
Commissioner Jim Vetter	_____		



# Commission Agenda Staff Report

<b>MEETING DATE</b>	December 6, 2022		
<b>REPORT TITLE</b> (Should match resolution/ordinance title)	A Resolution authorizing a purchase order to Miami Valley Risk Management Association for purchase of Insurance		
<b>SUBMITTED BY</b>	Name & Title: Catherine M. Bogan, Human Resources Director Department: Human Resources		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<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:
<b>BACKGROUND</b> (Includes description, background, and justification)	This resolution updates the new contract year to 2023.		
<b>BUDGETING AND FINANCIAL IMPACT</b> (Includes project costs and funding sources)	Budgeted \$:	Included in the 2023 appropriations; \$ 449,790.00	
	Expenditure \$:	\$ 494,664	
	Source of Funds:	Various	
	<b>Narrative:</b>		
<b>OPTIONS</b> (Include Deny /Approval Option)	1.	Adopt the Resolution retaining MRVMA services	
	2.	Reject the Resolution and provide staff with further direction regarding liability and property insurance.	
<b>PROJECT TIMELINE</b>	January 1, 2023 – December 31, 2023		
<b>STAFF RECOMMENDATION</b>	It is recommended that the Resolution be approved and the City continue with MVRMA for liability and property insurance.		
<b>ATTACHMENTS</b>			

**RESOLUTION NO. R-131-22**

**A RESOLUTION AUTHORIZING THE CITY'S PURCHASING DEPARTMENT TO ADVERTISE FOR BIDS TO MAKE CERTAIN PURCHASES DURING THE 2023 YEAR**

WHEREAS, the present operations of the City require the purchase of various items and materials during the 2023 year as listed in Exhibit "A" appended hereto; and

WHEREAS, Section 34.19 of the Piqua Code or as the City Ordinance may require the advertisement for sealed, written bids be published at least once in the Miami Valley Today;

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's Purchasing Department is authorized to cause the publication of advertisement for bids on said items and materials listed in Exhibit "A", the exact specifications of which are on file and available from the office of the City's Purchasing Department and those that may arise throughout the year;

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

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

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

CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Mayor Cindy Pearson	_____	Commissioner Kathryn Hinds	_____
Commissioner Chris Grissom	_____	Commissioner Kris Lee	_____
Commissioner James Vetter	_____		

**Commission Agenda  
Staff Report**

<b>MEETING DATE</b>	December 6, 2022		
<b>REPORT TITLE</b>	<b>A RESOLUTION AUTHORIZING THE CITY'S PURCHASING DEPARTMENT TO ADVERTISE FOR BIDS TO MAKE CERTAIN PURCHASES DURING THE 2023 YEAR</b>		
<b>SUBMITTED BY</b>	Name & Title: Beverly Yount, Purchasing Analyst Department: Purchasing & Finance		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Finance Director
	<input checked="" type="checkbox"/> Department Director		<input type="checkbox"/> Law Director
<b>BACKGROUND</b>	We are required to advertise for bids for any capital or operational purchases the City makes that are over \$25,000 in a newspaper of local circulation. Therefore, we use the Miami Valley Today for this purpose. Exhibit "A" is a list of items that are compiled from the 2023 Budget Book. We are asking for Commission approval for the City's Purchasing Department to be authorized to fulfill this commitment.		
<b>BUDGETING AND FINANCIAL IMPACT</b>	Budgeted \$:	Each Department budgets their own advertising dollars	
	Expenditure \$:	Varies depending on bids actually done throughout the year	
	Source of Funds:	Department budget/City funds	
	Narrative:	The cost of the advertising is an estimate until we know how long the ad will be, which days it will run and which projects will move forward.	
<b>OPTIONS</b>	1.	Approve this Resolution to give approval to run advertising for city departments as needed	
	2.	Deny this Resolution and cause the departments to be in violation of the City Charter.	
<b>PROJECT TIMELINE</b>	Pass to allow the City's Purchasing Department to fill departmental needs throughout the year.		
<b>STAFF RECOMMENDATION</b>	I recommend passage of this Resolution. We have always obtained Commission approval for this bid advertising authorization each year.		
<b>ATTACHMENTS</b>	Exhibit "A" shows a listing of the anticipated bid items for 2023.		

**EXHIBIT "A"**  
**2023 Commodity/Bid Items**

<b>Department</b>	<b>Description</b>	<b>Bid</b>
Various	Excess Utility Insurance	Piqua
Economic Development	Environmental Assessments – any Phase Demolition of houses	Piqua Piqua/State
Parks	Lock 9 Park Improvements Parking lots Mote Park Restrooms	State/Piqua State/Piqua Piqua
Street	Road salt New Plow Truck Salt Barn Main & High intersection improvements E. High & Canal Corridor improvements	SWOP4G State/Piqua State/Piqua State/Piqua State/Piqua
Street Income Tax	Street Resurfacing & ADA ramps Looney Rd. Design Main St. traffic calming Lincoln St. construction GMR Trail Bridge construction	Piqua Piqua Piqua Piqua Piqua
Fire	Burn, Search, Rescue Building Air Pack Replacements	State/Piqua State/Piqua
Police	3 Cruiser Replacements and related upfitting 1 Unmarked vehicle replacement and related upfitting	State/Piqua State/Piqua
Power	55' Bucket Truck 45' Bucket Truck Distribution Transformers Upgrade Gas Turbine Controls Power Plant Dam & Dome Bridge Demo	State/Piqua State/Piqua Piqua Piqua Piqua
Water	Water Treatment Chemicals Booster Station Electrical Upgrade Lime removal services Lincoln St. rehabilitation	Piqua/SWOP4G Piqua Piqua State/Piqua

Wastewater	Annual sludge removal Replacement of CCTV Camera in S-31	State/Piqua Piqua
Stormwater	Lincoln St. rehabilitation Swift Run Main St. traffic calming	Piqua Piqua Piqua
Sanitation	Routing Software	State/Piqua
Golf	Chemicals Drainage repair	Piqua Piqua
MGC	Elevator control panel	Piqua

\*\*Any other items that may arise as needed throughout the year.

**RESOLUTION NO. R-132-22**

**A RESOLUTION ACCEPTING ANNEXATION OF 1.246 ACRES OF LAND FROM  
SPRINGCREEK TOWNSHIP TO THE CITY OF PIQUA**

WHEREAS, more than sixty (60) days have expired since the Clerk of Commission accepted for filing Miami County Commissioners certified Resolution No: 22-09-1149 and accompanying plat approving the petition to annex the property as described in Exhibit "A-1" ; and

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

WHEREAS, the legal description of the real property sought to be annexed to the City is Set forth in Exhibit "A-1" attached hereto and incorporated herein by reference; and

WHEREAS, the above-described property is adjacent and contiguous to the City of Piqua;

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

SECTION 1: The application for annexation of the property described in Exhibit "B" attached to the City of Piqua, Ohio is approved;

SECTION 2: This resolution shall take effect and be inforce from and after the earliest period allowed by law.

\_\_\_\_\_  
CINDY PEARSON, MAYOR

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

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

CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by \_\_\_\_\_

Seconded by \_\_\_\_\_ and on roll call the following vote ensued:

Commissioner Kathryn Hinds \_\_\_\_\_

Commissioner Kris Lee \_\_\_\_\_

Mayor Cindy Pearson \_\_\_\_\_

Commissioner Chris Grissom \_\_\_\_\_

Commissioner Jim Vetter \_\_\_\_\_

<b>MEETING DATE</b>	December 6, 2022		
<b>REPORT TITLE</b>	A RESOLUTION ACCEPTING ANNEXATION OF 1.246 ACRES OF LAND FROM SPRINGCREEK TOWNSHIP TO THE CITY OF PIQUA		
<b>SUBMITTED BY</b>	Chris Schmiesing, Community and Economic Development Director		
	Development Department		
<b>AGENDA CLASSIFICATION</b>	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Regular
<b>APPROVALS/REVIEWS</b>	<input checked="" type="checkbox"/> City Manager		<input checked="" type="checkbox"/> Law Director
	<input checked="" type="checkbox"/> Development Director		<input type="checkbox"/> Finance Director
<b>BACKGROUND</b> (Description, background, justification)	The owner of the parcel, Thom and Marsha Baker, seeking to build a single-family home on the lot, entered into an annexation agreement to obtain City utility services. The lot will be zoned R1AA upon annexation. The design of the home also meets the City's zoning code. The applicants have worked diligently to meet all requirements of annexation from Spring Creek Township. Staff recommends approval of the request.		
<b>BUDGET/FINANCIAL IMPACT</b> (Project costs and funding sources)	Budgeted \$:	0	
	Expenditure \$:	0	
	Narrative:	Approving the resolution will accept the annexation and fulfill the terms of an earlier annexation agreement to use City utility services (R-86-22)	
<b>OPTIONS</b> (Include deny /approval option)	1.	Pass the resolution to authorize the annexation of the property.	
	2.	Deny the resolution to reject the annexation of the property.	
<b>PROJECT TIMELINE</b>	July 19, 2022 – Amended Annexation Agreement November 8 – Planning Commission Zoning Designation Upon Annexation September 20 – City Commission Resolution to Accept Annexation		
<b>STAFF RECOMMENDATION</b>	Approve the Resolution		
<b>ATTACHMENTS</b>	Resolution and Exhibits		



# MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons  
*Commissioner*

Ted S. Mercer  
*Commissioner*

Wade H. Westfall  
*Commissioner*

September 23, 2022

Municipal Government Complex  
Attn: Clerk of Council  
201 W. Water Street  
Piqua, OH 45356

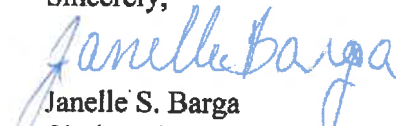
RE: Baker Annexation – 1.246 Acres +/-  
Type 1

Dear Clerk,

Enclosed, please find a certified copy of Resolution No. 22-09-1149 and the annexation packet in reference to the above mentioned annexation.

Should you have any questions or need anything further, please advise.

Sincerely,

  
Janelle S. Barga  
Clerk to the Commissioners

CERTIFICATION

ANNEXATION TO CITY OF PIQUA, OHIO  
OF 1.246 ACRES MORE OR LESS  
FROM SPRINGCREEK TOWNSHIP

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

PETITION

Map  
Legal Description  
List of Parcels Included in the Petition for Annexation  
List of Parcels Adjacent to the Territory Included in the Petition for Annexation  
Annexation Agreement(s) (Amended 6/27/2022) between the City of Piqua and  
Petitioners, Thomas G. Baker and Marsha E. Baker, Miami County

ENGINEER'S LETTER

RESOLUTION ACCEPTING ANNEXATION PETITION, APPROVING ANNEXATION,  
SIGNING MYLAR AND SIGNING CERTIFICATION  
(Resolution No. 22-09-1149)

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

MIAMI COUNTY COMMISSIONERS:

DATED: September 22, 2022

  
COMMISSIONER *mercer*

  
COMMISSIONER *Westfall*

  
COMMISSIONER *Simmons*

Janelle S. Barga, Clerk

RESOLUTION NO. 22-09-1149

ANNEXATION  
EXPEDITED TYPE 1  
1.246 ACRES +/- FROM SPRINGCREEK TOWNSHIP  
TO THE CITY OF PIQUA, OHIO

Mr. Simmons introduced the following resolution and moved it be adopted:

WHEREAS, on September 19, 2022, an annexation petition was filed on behalf of Thomas G. Baker and Marsha E. Baker, Agent being Craig T. Albers, Attorney at Law, 100 South Main Avenue, Suite 300, Sidney, OH 45365, for the annexation of 1.246 acres +/-, more or less, in Springcreek Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Springcreek Township Trustees of Miami County, Ohio entered into an annexation agreement on May 4, 2022 and amended on June 27, 2022 (Commission Resolution No. R-86-22) to be applied to the proposed annexation from Springcreek Township to the City of Piqua; and

WHEREAS, the County Engineer's Office reviewed revised maps and legal descriptions, list of parcels and adjacent parcels to be annexed and contract information of all owners, pursuant to ORC 709.022, and has submitted a letter dated September 21, 2022 stating that the map and description meet their requirements.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited I annexation petition filed on behalf of Thomas G. Baker and Marsha E. Baker, for the annexation of 1.246 acres, more or less, in Springcreek Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the mylar this date.

Mr. Westfall seconded the motion and the Board voted as follows upon roll call:

Mr. Mercer, Yea;

Mr. Westfall, Yea;

Mr. Simmons, Yea;

DATED: September 22, 2022

CERTIFICATION

I, Janelle S. Barga, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of September 22, 2022.

  
Janelle S. Barga, Clerk

CC: Journal  
Auditor  
Municipality Clerk  
Agent of Petitioner(s)



## Miami County Tax Map Department

201 West Main Street  
Troy, OH 45373-3239  
Miami County Safety Building

937-440-6025  
Fax 937-440-6026  
taxmap@miamicountyohio.gov

September 21, 2022

Honorable Board of Miami County Commissioners  
County Plaza  
Troy, OH 45373

Re: Proposed annexation of 1.246 acres, Section 25, Town 1, Range 12, Spring Creek  
Township to the City of Piqua (Expedited Type-1 Annexation)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 50.00% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory.

We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation. That list is complete and correct.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark S. Storms', written over a horizontal line.

Mark S. Storms  
Deputy Miami County Engineer  
Map Department Technician

# FGKS LAW

HARRY N. FAULKNER\*  
JOHN M. GARMHAUSEN  
RALPH F. KEISTER  
JAMES R. SHENK\*\*

MICHAEL A. STAUDT  
JAMES L. THIEMAN  
THOMAS J. POTTS  
DANIEL A. BENSMAN

BRYAN A. NIEMEYER  
JOHN M. DEEDS  
JOSHUA A. KOLTAK  
PHILIP M. BORGER

CRAIG T. ALBERS\*\*\*  
CAMERON C. DOWNER  
COLLEEN R. GONG

\* 1941 - 2021  
\*\* ALSO ADMITTED IN FLORIDA  
\*\*\* CERTIFIED PUBLIC ACCOUNTANT

SENDER'S E-MAIL: calbers@fgks-law.com

September 8, 2022

## HAND DELIVERED

Board of Miami County Commissioners  
Safety Building  
201 W. Main Street  
Troy, Ohio 45373

**Re: Petition for Annexation/Thomas G. Baker and Marsha E. Baker**

Dear Sir and Madam:

Enclosed are the following in connection with the above-referenced matter:

1. Eleven originally signed Petitions for Annexation (R.C. § 709.022) with certified copy of the Annexation Agreement and Amendment. Please return one file-stamped original to us for our records.
2. List of all tracts, lots, or parcels located adjacent to the Territory proposed for Annexation.
3. Permanent parcel number as required under the provisions of R.C. § 709.02.
4. Copy of the Plat of Survey for the Territory.
5. Check in the amount of \$150 for the filing fee.

It is my understanding that as set forth in R.C. § 709.022, upon the receipt of the Petition and the Annexation Agreement, the Board of County Commissioners, at the Board's next regular session, shall enter upon its journal a resolution granting the annexation, without holding a hearing.

I look forward to receiving the Commissioners' resolution granting the annexation at your earliest convenience. Should you have any questions, comments, or concerns, please contact me.

Very truly yours,



Craig T. Albers

## Enclosures

cc: Mr. and Mrs. Thomas G. Baker

\\Ads-22168675-03\22168675\$\Files\Baker, Thomas and Marsha\Miami County Annexation\tr Miami Co Comm ltrhd.dotx

Sidney Office: Courtview Center, Suite 300 | 100 South Main Avenue | Sidney, Ohio 45365 | Tel: 937.492.1271 | Fax: 937.498.1306  
Fort Loramie Office: 31 South Main Street | Fort Loramie, Ohio 45845 | Tel: 937.295.2983 | Fax: 937.295.3633  
Troy Office: 74 Troy Town Drive | Troy, Ohio 45373 | Tel: 937.524.5969 | Fax: 937.498.1306  
Celina Office: 104 S. Main Street | Celina, Ohio 45822 | Tel: 419.258.8275 | Fax: 937.498.1306  
[www.fgks-law.com](http://www.fgks-law.com)

RECEIVED  
2022 SEP 19 AM 11:31  
COMMISSIONERS  
TROY, OHIO

**Board of County Commissioners of Miami County, Ohio**  
**Proposed Annexation from the Township of Springcreek to the City of Piqua**  
**Lot 27 in Springbrook Subdivision Section 5 plus a 0.527 Acre tract immediately west**  
**Petitioners: Thomas G. Baker and Marsha E. Baker, Husband and Wife**  
**Territory Proposed for Annexation: 1.246 Acres, more or less**

As required under the provisions of R.C. § 709.02, following is the list of all tracts, lots, or parcels located adjacent to the Territory proposed for Annexation:

1. Parcel #N44-078790

Owners: Angela K. Cecil and Daren W. Cecil  
Mailing Address: 8750 N Looney Rd  
Piqua, Ohio 45356

2. Parcel #J27-055061

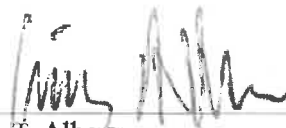
Owners: Steven L. Schulz and Jane L. Schulz  
Mailing Address: 8360 N Looney Road  
Piqua, Ohio 45356

3. Parcel #J27-031600

Owner: Joseph F. Laughlin  
8630 N Looney Road  
Piqua, Ohio 45356

4. Parcel #N44-250296


Owners: Upper Valley Joint Vocational School  
8811 Career Drive  
Piqua, Ohio 45356



Craig F. Albers  
Atty. Reg. No. 0090843  
FAULKNER, GARMHAUSEN, KEISTER & SHENK  
Suite 300, Courtview Center  
100 South Main Avenue  
Sidney, Ohio 45365  
(937) 492-1271  
Agent for Petitioners

**Board of County Commissioners of Miami County, Ohio**  
**Proposed Annexation from the Township of Springcreek to the City of Piqua**  
**Lot 27 in Springbrook Subdivision Section 5 plus a 0.527 Acre tract immediately west**  
**Petitioners: Thomas G. Baker and Marsha E. Baker, Husband and Wife**  
**Territory Proposed for Annexation: 1.246 Acres, more or less**

As required under the provisions of R.C. § 709.02, the territory proposed for annexation, i.e. the "Territory" as described in the accompanying Petition for Annexation, signed by the Petitioners, Thomas G. Baker and Marsha E. Baker, who are the owners of the Territory, has the following Permanent Parcel Numbers: J27-031620 and J27-055062.



---

Craig T. Aybers  
Atty. Reg. No. 0090843  
FAULKNER, GARMHAUSEN,  
KEISTER & SHENK  
Suite 300, Courtview Center  
100 South Main Avenue  
Sidney, Ohio 45365  
(937) 492-1271  
Agent for Petitioners

x:\files\baker, thomas and marsha\miami county annexation\permanent parcel no.doc

2022 SEP 19 AM 11:31  
COMMISSIONERS  
MIAMI COUNTY, OHIO

RECEIVED

**RESOLUTION NO. R-86-22**

**A RESOLUTION APPROVING AN AMENDMENT TO THE ANNEXATION AGREEMENT  
BETWEEN THE CITY OF PIQUA AND THE BOARD OF THE TOWNSHIP TRUSTEES  
SPRINGCREEK TOWNSHIP FOR PARCEL J27-055062 ON LOONEY ROAD IN PIQUA,  
OHIO**

WHEREAS, the City and the Owner have entered into an Annexation Agreement, dated May 4, 2022, ("Annexation Agreement"), a copy of which is attached hereto and incorporated herein by reference, to be applied to the proposed annexation to the City of property belonging to the Owner, said property situated in Springcreek Township, and known as parcel J27-055062, located at N. Looney Road, Piqua, Ohio, ("Parcel J27-055062"); and,

WHEREAS, the City and the Owner desire to amend the Annexation Agreement to also include additional property belonging to the Owner, said property situated in Springcreek Township, consisting of 0.527 acres adjacent to Parcel J27-055062 and more particularly described on Exhibit "B" attached hereto; and,

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

SEC. 1: The Amended Annexation Agreement included herewith is hereby approved and the City manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

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

PASSED:

July 19, 2022

ATTEST:

Jessica Stein  
JESSICA STEIN  
CLERK OF COMMISSION

Cindy Pearson  
CINDY PEARSON, MAYOR

The Motion to adopt the foregoing Resolution was offered by Mayor Pearson seconded by Comm. Lee and on roll call the following vote ensued:

Mayor Cindy Pearson

aye

Commissioner Chris Grissom

aye

Commissioner Kris Lee

aye

Commissioner Kazy Hinds

aye

Commissioner James Vetter

aye

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution is a true, accurate and correct copy of Resolution R-86-22 passed by the Commission of the City of Piqua, Ohio, on the 19<sup>th</sup> day of July, 2022

Jessica Stein  
CLERK OF COMMISSION

ANNEXATION TO THE CITY OF PIQUA  
 SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
 SECTION 25, TOWN 1, RANGE 12

MIAMI COUNTY ENGINEER  
 THIS ANNEXATION PLAT REVIEWED AND APPROVED  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PAUL P. HUELSKAMP, PE, PS

MIAMI COUNTY COMMISSIONERS  
 AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS  
 THE ANNEXATION OF THIS AREA WAS APPROVED THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY RESOLUTION NO. \_\_\_\_\_

ANNEXATION PROCEEDINGS RECORDED IN  
 DOCUMENT 20\_\_\_\_ OF \_\_\_\_\_  
 MIAMI COUNTY RECORDER'S RECORDS.

MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
 MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBER ASSIGNED  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MIAMI COUNTY AUDITOR  
 BY DEPUTY AUDITOR

CITY OF PIQUA  
 AT A MEETING OF THE CITY COMMISSION OF THE  
 CITY OF PIQUA, THIS PLAT WAS APPROVED THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY RESOLUTION NO. \_\_\_\_\_

MAYOR

CLERK

DESCRIPTION  
 BEING A TOTAL OF 1.246 ACRES, 0.719 ACRES  
 LOT 27, SPRINGBROOK SUBDIVISION SECTION 5,  
 AS SHOWN IN VOLUME 10, PAGE 38, MIAMI  
 COUNTY PLAT RECORDS, AND 0.527 ACRES AS  
 SHOWN IN VOLUME 61, PAGE 18, MIAMI COUNTY  
 ENGINEER'S LAND SURVEY RECORDS, AS  
 ACQUIRED BY THOMAS G. & MARSHA E. BAKER  
 IN DOCUMENTS 2022OR-03912 AND  
 2022OR-03913, BOTH OF WHICH RECORDS  
 LOCATED IN SECTION 25, TOWN 1, RANGE 12,  
 SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO.

REFERENCES  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS:  
 VOLUME 61, PAGE 18  
 MIAMI COUNTY RECORDER'S  
 RECORDS:  
 PLAT BOOK 10, PAGE 38

LEGEND  
 ● IRON PIN FOUND  
 ▲ MAG SPIKE FOUND  
 ✕ RAILROAD SPIKE FOUND  
 □ IRON PIN IN MONUMENT BOX  
 ===== EXISTING CORPORATION LINE  
 ===== PROPOSED CORPORATION LINE

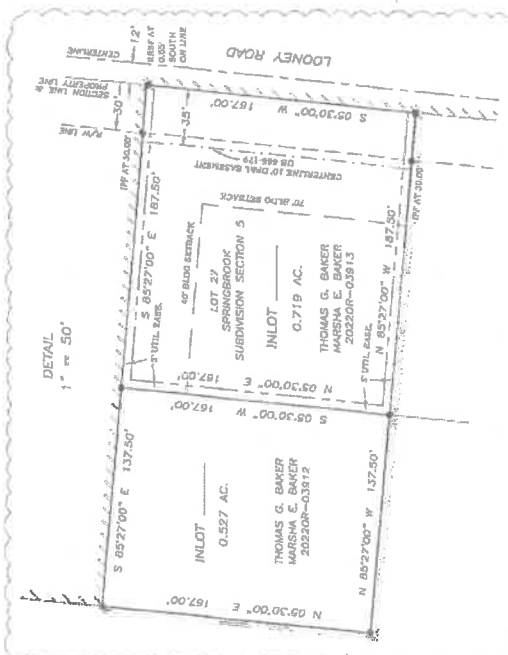
CERTIFICATION  
 THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS AND A FIELD INSPECTION. I CERTIFY  
 THIS PLAT TO BE CORRECT AS SHOWN HEREON.  
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN  
 ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 7433-17.



PREPARED BY:

GREGG S. BROOKHART  
 OHIO REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 1009  
 WESTERN DRIVE  
 PIQUA, OHIO 45359  
 (937) 792-6667

ANNEXATION PLAT FOR THOMAS G. MARSHA E. BAKER  
 BY MIAMI COUNTY, OHIO ON JUNE 15, 2022



NOTE: ALL RAILROAD SPIKES  
 FOUND ARE 0.65" SOUTH OF LINE  
 CENTERLINE AFTER  
 STREET RECONSTRUCTION.

PLAT 7056  
 MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 VOLUME 61, PAGE 18

SECTION L. & ANN. L. SCHULTZ  
 REC'D 12-23-09  
 2011-0001-12876-7000  
 2011-0001-12876-7000

33,538 AC. NET  
 L.A. 29-38  
 JAMES H. BENTLEY  
 & ESTATE OF SAMUEL BENTLEY  
 (1/4 AC.)  
 202006-01889  
 202006-01889

ARLENE A. BREWSTER (1/4 AC.)  
 JOHN W. BREWSTER (1/4 AC.)  
 202006-01889  
 202006-01889

SOUTHEAST CORNER  
 NORTHEAST QUARTER  
 SECTION 25,  
 TOWN 1,  
 RANGE 12



# MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons  
*Commissioner*

Ted S. Mercer  
*Commissioner*

Wade H. Westfall  
*Commissioner*

September 23, 2022

Municipal Government Complex  
Attn: Clerk of Council  
201 W. Water Street  
Piqua, OH 45356

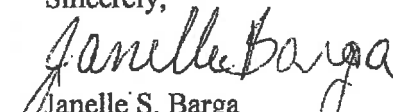
RE: Baker Annexation – 1.246 Acres +/-  
Type 1

Dear Clerk,

Enclosed, please find a certified copy of Resolution No. 22-09-1149 and the annexation packet in reference to the above mentioned annexation.

Should you have any questions or need anything further, please advise.

Sincerely,

  
Janelle S. Barga  
Clerk to the Commissioners

CERTIFICATION

ANNEXATION TO CITY OF PIQUA, OHIO  
OF 1.246 ACRES MORE OR LESS  
FROM SPRINGCREEK TOWNSHIP

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

PETITION

Map  
Legal Description  
List of Parcels Included in the Petition for Annexation  
List of Parcels Adjacent to the Territory Included in the Petition for Annexation  
Annexation Agreement(s) (Amended 6/27/2022) between the City of Piqua and  
Petitioners, Thomas G. Baker and Marsha E. Baker, Miami County

ENGINEER'S LETTER

RESOLUTION ACCEPTING ANNEXATION PETITION, APPROVING ANNEXATION,  
SIGNING MYLAR AND SIGNING CERTIFICATION  
(Resolution No. 22-09-1149)

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

MIAMI COUNTY COMMISSIONERS:

DATED: September 22, 2022

  
COMMISSIONER Mercer

  
COMMISSIONER Westfall

  
COMMISSIONER Simon

Janelle S. Barga, Clerk



# Miami County Tax Map Department

201 West Main Street  
Troy, OH 45373-3239  
Miami County Safety Building

937-440-6025  
Fax 937-440-6026  
taxmap@miamicountyohio.gov

September 21, 2022

Honorable Board of Miami County Commissioners  
County Plaza  
Troy, OH 45373

Re: Proposed annexation of 1.246 acres, Section 25, Town 1, Range 12, Spring Creek  
Township to the City of Piqua (Expedited Type-1 Annexation)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 50.00% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory.

We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation. That list is complete and correct.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mark S. Storms', is written over a horizontal line.

Mark S. Storms  
Deputy Miami County Engineer  
Map Department Technician

RECEIVED

2022 SEP 19 AM 11:32

MIAMI COUNTY  
COMMISSIONERS  
TROY, OHIO

**Petition for Annexation  
(R.C. § 709.022)**

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

The undersigned Petitioners, Thomas G. Baker and Marsha E. Baker, husband and wife (collectively, the "Petitioners"), being the owners of certain real estate proposed for annexation consisting of 1.246 acres, more or less ("Territory"), hereby petition to annex the Territory to the City of Piqua, Miami County, Ohio.

The Territory proposed for annexation is adjacent and contiguous with the City of Piqua and is identified by Parcel Numbers J27-055062 and J27-031620.

An accurate map or plat of the Territory proposed for annexation is attached to and made a part of this Petition as Exhibit "A."

An accurate legal description of the perimeter of the Territory proposed for annexation is attached to and made a part of this Petition as Exhibit "B."

Petitioners are the owner of the Territory proposed for annexation as set forth in the following deeds of record: General Warranty Deed dated March 7, 2022, filed for record in the office of the Miami County Recorder on March 11, 2022, and recorded as Instrument No. 2022OR-03913 of the Official Records of Miami County, Ohio, and General Warranty Deed dated March 7, 2022, filed for record in the office of the Miami County Recorder on March 11, 2022, and recorded as Instrument No. 2022OR-03912 of the Official Records of Miami County, Ohio.

An originally signed counterpart or certified copy of the Annexation Agreement entered into by and between the City of Piqua, the municipal corporation to which the annexation of Territory is proposed, the Township of Springcreek, Miami County, Ohio, and the Petitioners is attached to and made a part of this Petition as Exhibit "C."

Craig T. Albers, Esq., 100 South Main Avenue, Suite 300, Sidney, Ohio 45365, is appointed agent for the Petitioners as required by R.C. § 709.02, with full power to amend, increase, or decrease the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, without further expressed consent of the Petitioners.

Please take notice that, simultaneously with the filing of this Petition, Craig T. Albers is also filing a list of all tracts, lots, or parcels in the Territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that Territory, as required by R.C. § 709.02.

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

PETITIONERS

  
Thomas G. Baker

Date: 9/1/2022, 2022

  
Marsha E. Baker

Date: 9/1, 2022



**EXHIBIT "B"**

**Situate in Spring Creek Township, Miami County, Ohio and being a part of the Northeast Quarter of Section Twenty-Five (25), Town One (1), Range Twelve (12), as shown by survey filed in Volume No. \_\_\_\_\_, Page No. \_\_\_\_\_ of the Miami County Recorder's Record of Plats and being more particularly described as follows:**

Commencing at an Iron Pin found in a Monument Box at the Southeast corner of the Northeast Quarter of Section Twenty-Five (25), said Iron Pin being on Looney Road; thence North 05 degrees 30 minutes 00 seconds East with the east line of Section Twenty-Five and with Looney Road for a distance of 995.22 feet to a Mag Spike found at the southeast corner of Lot 27 in Springbrook Subdivision Section 5, said Mag Spike being at the point of beginning of the tract herein described, witness an Iron Pin found 30.00 feet on the line next described;

thence North 85 degrees 27 minutes 00 seconds West with the south line of Lot 27 for a distance of 187.50 feet to an Iron Pin found at the southwest corner of Lot 27;

thence continuing North 85 degrees 27 minutes 00 seconds West for a distance of 137.50 feet to an Iron Pin found;

thence North 05 degrees 30 minutes 00 seconds East for a distance of 167.00 feet to an Iron Pin found at the southwest corner of Inlot 8926 in the City of Piqua, said Iron Pin being on the current City of Piqua corporation limit line;

thence South 85 degrees 27 minutes 00 seconds East with the current City of Piqua corporation limit line and with the south line of Inlot 8926 for a distance of 137.50 feet to an Iron Pin found at the northwest corner of Lot 27 in Springbrook Subdivision Section 5;

thence continuing South 85 degrees 27 minutes 00 seconds East with the current City of Piqua corporation limit line and with the south line of Inlot 8926, also with the north line of Lot 27, for a distance of 187.50 feet to a point at the northeast corner of Lot 27, said point also being on the east line of Section Twenty-Five (25) and on the current City of Piqua Corporation limit line, said point also being on Looney Road, witness an Iron Pin found 30.00 feet on the line last described, also witness a Railroad Spike found 0.65 feet on the line next described;

thence South 05 degrees 30 minutes 00 seconds West with the east line of Lot 27 and with the east line of Section Twenty-Five (25) and with the current City of Piqua Corporation limit line, also with Looney Road, for a distance of 167.00 feet to the Mag Spike found at the point of beginning, containing a total of 1.246 Acres.

The above description was prepared by Gregg S. Brookhart, Ohio Registered Surveyor No. 6348.

# EXHIBIT C

## AMENDMENT TO ANNEXATION AGREEMENT

This Amendment to Annexation Agreement is entered into this 27<sup>th</sup> day of JUNE, 2022, between the City of Piqua, hereinafter "City", and Thomas and Marsha Baker, hereinafter "Owner":

WHEREAS, the City and the Owner have entered into an Annexation Agreement, dated May 4, 2022, ("Annexation Agreement"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, to be applied to the proposed annexation to the City of property belonging to the Owner, said property situated in Springcreek Township, and known as parcel J27-055062 located at N. Looney Road, Piqua, Ohio ("Parcel J27-055062"); and,

WHEREAS, the City and the Owner desire to amend the Annexation Agreement to also include additional property belonging to the Owner, said property situated in Springcreek Township, consisting of 0.527 acres adjacent to Parcel J27-055062 and more particularly described on Exhibit "B" attached hereto, hereinafter referred to as "Additional Property". Parcel J27-055062 and Additional Property shall be collectively referred to herein as "Real Property"; and


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

1. The City consents to allow electric, water, and sewer service connections to the Real Property at the same cost and under the same policies and conditions that said services are provided to the other properties served by municipal utilities, from the date this agreement is fully executed forward;
2. The Owner consents to the annexation of the said Real Property to the City, subject to compliance with Ohio R.C. Chapter 709;
3. The Owner shall institute proceedings to annex the said Real Property from the Township within one hundred eighty (180) days from the date of execution of the Annexation Agreement, and further agrees that the Real Property shall not remain part of Springcreek Township, Miami County, Ohio;
4. The City shall provide municipal electric service to the Real Property from existing municipal electric infrastructure along the roadway improvements in the highway easement adjacent to the Real Property, and deliver the electric service line to the site improvements found on the Real Property;
5. The City shall provide municipal sanitary sewer service to the Real Property from existing municipal sanitary sewer infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;
6. The City shall provide municipal water service to the Real Property from existing municipal water infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;

7. The Owner shall be responsible for extending the water and sewer service lines from the highway easement to the private property and connecting the water and sewer service lines to the plumbing system improvements found on the Real Property; and
8. The City consents to the Owner commencing with connecting to the water and electric and sewer services upon this agreement being fully executed by the City and the Owner.

IN WITNESS WHEREOF, the City and Owner, pursuant to resolutions duly approved, enter into this Amendment to Annexation Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF PIQUA  
MIAMI COUNTY, OHIO**


  
\_\_\_\_\_  
L. Paul Oberdorfer, City Manager  
City of Piqua

**OWNERS**



Ymaicha E. Baker

**APPROVED AS TO FORM ONLY:**

  
\_\_\_\_\_  
Frank J. Palazzo, Jr.  
City of Piqua Law Director

**THE BOARD OF TRUSTEES SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO** hereby approve the attached Amendment to Annexation Agreement entered into by and between the City of Piqua, Ohio and Thomas and Marsha Baker, and become an additional party thereto, and consent to the annexation described therein under the terms and conditions of said Amendment to Annexation Agreement.

**SPRINGCREEK TOWNSHIP  
MIAMI COUNTY, OHIO**

  
Trustee

  
Trustee

Trustee

**CERTIFICATION**

Approved and authorized by action of the Board of Trustees of Springcreek Township, Miami County, Ohio, taken on the 27<sup>th</sup> day of June, 2022, as reflected upon the Journal of said Board.

  
Fiscal Officer

## EXHIBIT "A"

### ANNEXATION AGREEMENT

This Agreement is entered into this 4<sup>th</sup> day of Nov, 2022, between the City of Piqua, hereinafter "City", and Baker's hereinafter "Owner":

WHEREAS, the City and the Owner desire to enter into an annexation agreement to be applied to the proposed annexation to the City of property belonging to the Owner, said property situated in Springcreek Township, and known as parcel J27-055063 located at Loone Rd. hereinafter "Real Property"; and

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

1. The City consents to allow electric, water, and sewer service connections to the Real Property at the same cost and under the same policies and conditions that said services are provided to the other properties served by municipal utilities, from the date this agreement is fully executed forward;
2. The Owner consents to the annexation of the said Real Property to the City, subject to compliance with Ohio R.C. Chapter 709;
3. The Owner shall institute proceedings to annex the said Real Property from the Township within one hundred eighty (180) days from the date this agreement is entered into, and further agrees that the Real Property shall not remain part of Springcreek Township, Miami County, Ohio;
4. The City shall provide municipal electric service to the Real Property from existing municipal electric infrastructure along the roadway improvements in the highway easement adjacent to the Real Property, and deliver the electric service line to the site improvements found on the Real Property;
5. The City shall provide municipal sanitary sewer service to the Real Property from existing municipal sanitary sewer infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;
6. The City shall provide municipal water service to the Real Property from existing municipal water infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;
7. The Owner shall be responsible for extending the water and sewer service lines from the highway easement to the private property and connecting the water and sewer service lines to the plumbing system improvements found on the Real Property;
8. The City consents to the Owner commencing with connecting to the water and electric and sewer services upon this agreement being fully executed by the City and the Owner;

IN WITNESS WHEREOF, the City and Owner, pursuant to resolutions duly approved, enter into this Agreement this 4<sup>th</sup> day of Nov, 2022.

**CITY OF PIQUA  
MIAMI COUNTY, OHIO**

  
**L. Paul Oberdorfer, City Manager  
City of Piqua**

**OWNERS**



**Cynthia E. Baker**

**APPROVED AS TO FORM ONLY:**

  
**Frank J. Patrizio, Jr.  
City of Piqua Law Director**

**THE BOARD OF TRUSTEES SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO** hereby  
approves the attached Annexation Agreement entered into by and between the City of Piqua, Ohio and  
**Baker's**, and become an additional party thereto, and consent to the annexation  
described therein under the terms and conditions of said Agreement.

**SPRINGCREEK TOWNSHIP  
MIAMI COUNTY, OHIO**

  
Trustee

  
Trustee

  
Trustee

**CERTIFICATION**

Approved and authorized by action of the Board of Trustees of Springcreek Township, Miami County, Ohio, taken on the 11<sup>th</sup> day of April, 2022, as reflected upon the Journal of said Board.



Fiscal Officer

**EXHIBIT "B"**

Situate in Spring Creek Township, Miami County, Ohio and being a part of the Northeast Quarter of Section Twenty-Five (25), Town One (1), Range Twelve (12), as shown by survey filed in Volume 61, Plat No. 18 of the Miami County Engineer's Record of Land Surveys and being more particularly described as follows:

Commencing at an Iron Pin found at the Northwest corner of Lot Number 27 of Springbrook Subdivision Section 5, said Iron Pin being at the point of beginning of the tract herein described;

Thence South 05 degrees 30 minutes 00 seconds West with the west line of Lot Number 27 for a distance of 167.00 feet to an Iron Pin found;

Thence North 85 degrees 27 minutes 00 seconds West for a distance of 137.50 feet to an Iron Pin set;

Thence North 05 degrees 30 minutes 00 seconds East for a distance of 167.00 feet to an Iron Pin found at the southwest corner of Inlot 8926 in the City of Piqua;

Thence South 85 degrees 27 minutes 00 seconds East with the south line of Inlot 8926 in the City of Piqua for a distance of 137.50 feet to the Iron Pin found at the point of beginning, containing 0.527 Acres and being subject to all highways, easements, and restrictions of record.

The above description was prepared by Gregg S. Brookhart, Ohio Registered Surveyor No. 6348.

Parcel No.: J27-031600

Property Address: Looney Road, Piqua, Ohio 45356

SAVING AND EXCEPTING the taxes and assessments due and payable in July, 2022, and thereafter, all of which the grantee herein assumes and agrees to pay. The grantee also agrees to accept the property subject to all easements, restrictions and covenants of record.

Prior Instrument Reference: Instrument No.: 2022OR-03912 of the Official Records of the Recorder of Miami County, Ohio.

RECEIVED  
2022 SEP 19 AM 11:32  
MIAMI COUNTY  
COMMISSIONERS  
TROY, OHIO

**Petition for Annexation  
(R.C. § 709.022)**

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

The undersigned Petitioners, Thomas G. Baker and Marsha E. Baker, husband and wife (collectively, the "Petitioners"), being the owners of certain real estate proposed for annexation consisting of 1.246 acres, more or less ("Territory"), hereby petition to annex the Territory to the City of Piqua, Miami County, Ohio.

The Territory proposed for annexation is adjacent and contiguous with the City of Piqua and is identified by Parcel Numbers J27-055062 and J27-031620.

An accurate map or plat of the Territory proposed for annexation is attached to and made a part of this Petition as Exhibit "A."

An accurate legal description of the perimeter of the Territory proposed for annexation is attached to and made a part of this Petition as Exhibit "B."

Petitioners are the owner of the Territory proposed for annexation as set forth in the following deeds of record: General Warranty Deed dated March 7, 2022, filed for record in the office of the Miami County Recorder on March 11, 2022, and recorded as Instrument No. 2022OR-03913 of the Official Records of Miami County, Ohio, and General Warranty Deed dated March 7, 2022, filed for record in the office of the Miami County Recorder on March 11, 2022, and recorded as Instrument No. 2022OR-03912 of the Official Records of Miami County, Ohio.

An originally signed counterpart or certified copy of the Annexation Agreement entered into by and between the City of Piqua, the municipal corporation to which the annexation of Territory is proposed, the Township of Springcreek, Miami County, Ohio, and the Petitioners is attached to and made a part of this Petition as Exhibit "C."

Craig T. Albers, Esq., 100 South Main Avenue, Suite 300, Sidney, Ohio 45365, is appointed agent for the Petitioners as required by R.C. § 709.02, with full power to amend, increase, or decrease the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, without further expressed consent of the Petitioners.

Please take notice that, simultaneously with the filing of this Petition, Craig T. Albers is also filing a list of all tracts, lots, or parcels in the Territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that Territory, as required by R.C. § 709.02.

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

PETITIONERS



Thomas G. Baker

Date: 9/1/2022, 2022



Marsha E. Baker

Date: 9/1, 2022



**EXHIBIT "B"**

**Situate in Spring Creek Township, Miami County, Ohio and being a part of the Northeast Quarter of Section Twenty-Five (25), Town One (1), Range Twelve (12), as shown by survey filed in Volume No. \_\_\_\_\_, Page No. \_\_\_\_\_ of the Miami County Recorder's Record of Plats and being more particularly described as follows:**

Commencing at an Iron Pin found in a Monument Box at the Southeast corner of the Northeast Quarter of Section Twenty-Five (25), said Iron Pin being on Looney Road; thence North 05 degrees 30 minutes 00 seconds East with the east line of Section Twenty-Five and with Looney Road for a distance of 995.22 feet to a Mag Spike found at the southeast corner of Lot 27 in Springbrook Subdivision Section 5, said Mag Spike being at the point of beginning of the tract herein described, witness an Iron Pin found 30.00 feet on the line next described;

thence North 85 degrees 27 minutes 00 seconds West with the south line of Lot 27 for a distance of 187.50 feet to an Iron Pin found at the southwest corner of Lot 27;

thence continuing North 85 degrees 27 minutes 00 seconds West for a distance of 137.50 feet to an Iron Pin found;

thence North 05 degrees 30 minutes 00 seconds East for a distance of 167.00 feet to an Iron Pin found at the southwest corner of Inlot 8926 in the City of Piqua, said Iron Pin being on the current City of Piqua corporation limit line;

thence South 85 degrees 27 minutes 00 seconds East with the current City of Piqua corporation limit line and with the south line of Inlot 8926 for a distance of 137.50 feet to an Iron Pin found at the northwest corner of Lot 27 in Springbrook Subdivision Section 5;

thence continuing South 85 degrees 27 minutes 00 seconds East with the current City of Piqua corporation limit line and with the south line of Inlot 8926, also with the north line of Lot 27, for a distance of 187.50 feet to a point at the northeast corner of Lot 27, said point also being on the east line of Section Twenty-Five (25) and on the current City of Piqua Corporation limit line, said point also being on Looney Road, witness an Iron Pin found 30.00 feet on the line last described, also witness a Railroad Spike found 0.65 feet on the line next described;

thence South 05 degrees 30 minutes 00 seconds West with the east line of Lot 27 and with the east line of Section Twenty-Five (25) and with the current City of Piqua Corporation limit line, also with Looney Road, for a distance of 167.00 feet to the Mag Spike found at the point of beginning, containing a total of 1.246 Acres.

The above description was prepared by Gregg S. Brookhart, Ohio Registered Surveyor No. 6348.

# EXHIBIT C

## AMENDMENT TO ANNEXATION AGREEMENT

This Amendment to Annexation Agreement is entered into this 21<sup>st</sup> day of JUNE, 2022, between the City of Piqua, hereinafter "City", and Thomas and Marsha Baker, hereinafter "Owner":

WHEREAS, the City and the Owner have entered into an Annexation Agreement, dated May 4, 2022, ("Annexation Agreement"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, to be applied to the proposed annexation to the City of property belonging to the Owner, said property situated in Springcreek Township, and known as parcel J27-055062 located at N. Loone Road, Piqua, Ohio ("Parcel J27-055062"); and,

WHEREAS, the City and the Owner desire to amend the Annexation Agreement to also include additional property belonging to the Owner, said property situated in Springcreek Township, consisting of 0.527 acres adjacent to Parcel J27-055062 and more particularly described on Exhibit "B" attached hereto, hereinafter referred to as "Additional Property". Parcel J27-055062 and Additional Property shall be collectively referred to herein as "Real Property"; and

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

1. The City consents to allow electric, water, and sewer service connections to the Real Property at the same cost and under the same policies and conditions that said services are provided to the other properties served by municipal utilities, from the date this agreement is fully executed forward;
2. The Owner consents to the annexation of the said Real Property to the City, subject to compliance with Ohio R.C. Chapter 709;
3. The Owner shall institute proceedings to annex the said Real Property from the Township within one hundred eighty (180) days from the date of execution of the Annexation Agreement, and further agrees that the Real Property shall not remain part of Springcreek Township, Miami County, Ohio;
4. The City shall provide municipal electric service to the Real Property from existing municipal electric infrastructure along the roadway improvements in the highway easement adjacent to the Real Property, and deliver the electric service line to the site improvements found on the Real Property;
5. The City shall provide municipal sanitary sewer service to the Real Property from existing municipal sanitary sewer infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;
6. The City shall provide municipal water service to the Real Property from existing municipal water infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;

7. The Owner shall be responsible for extending the water and sewer service lines from the highway easement to the private property and connecting the water and sewer service lines to the plumbing system improvements found on the Real Property; and
8. The City consents to the Owner commencing with connecting to the water and electric and sewer services upon this agreement being fully executed by the City and the Owner.

IN WITNESS WHEREOF, the City and Owner, pursuant to resolutions duly approved, enter into this Amendment to Annexation Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF PIQUA  
MIAMI COUNTY, OHIO**

  
\_\_\_\_\_  
L. Paul Oberdorfer, City Manager  
City of Piqua

**OWNERS**



Ymacha E. Baker

**APPROVED AS TO FORM ONLY:**

  
\_\_\_\_\_  
Frank J. Palazzo, Jr.  
City of Piqua Law Director

**THE BOARD OF TRUSTEES SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO** hereby approve the attached Amendment to Annexation Agreement entered into by and between the City of Piqua, Ohio and Thomas and Marsha Baker, and become an additional party thereto, and consent to the annexation described therein under the terms and conditions of said Amendment to Annexation Agreement.

**SPRINGCREEK TOWNSHIP  
MIAMI COUNTY, OHIO**

  
Trustee

  
Trustee

Trustee

**CERTIFICATION**

Approved and authorized by action of the Board of Trustees of Springcreek Township, Miami County, Ohio, taken on the 27<sup>th</sup> day of JUNE, 2022, as reflected upon the Journal of said Board.

  
Clerical Officer

## EXHIBIT "A"

### ANNEXATION AGREEMENT

This Agreement is entered into this 4<sup>th</sup> day of May, 2022, between the City of Piqua, hereinafter "City", and BAKER'S hereinafter "Owner";

WHEREAS, the City and the Owner desire to enter into an annexation agreement to be applied to the proposed annexation to the City of property belonging to the Owner, said property situated in Springcreek Township, and known as parcel J27-055062 located at Loane Rd. hereinafter "Real Property"; and

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

1. The City consents to allow electric, water, and sewer service connections to the Real Property at the same cost and under the same policies and conditions that said services are provided to the other properties served by municipal utilities, from the date this agreement is fully executed forward;
2. The Owner consents to the annexation of the said Real Property to the City, subject to compliance with Ohio R.C. Chapter 709;
3. The Owner shall institute proceedings to annex the said Real Property from the Township within one hundred eighty (180) days from the date this agreement is entered into, and further agrees that the Real Property shall not remain part of Springcreek Township, Miami County, Ohio;
4. The City shall provide municipal electric service to the Real Property from existing municipal electric infrastructure along the roadway improvements in the highway easement adjacent to the Real Property, and deliver the electric service line to the site improvements found on the Real Property;
5. The City shall provide municipal sanitary sewer service to the Real Property from existing municipal sanitary sewer infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;
6. The City shall provide municipal water service to the Real Property from existing municipal water infrastructure along the roadway improvements in the highway easement adjacent to the Real Property;
7. The Owner shall be responsible for extending the water and sewer service lines from the highway easement to the private property and connecting the water and sewer service lines to the plumbing system improvements found on the Real Property;
8. The City consents to the Owner commencing with connecting to the water and electric and sewer services upon this agreement being fully executed by the City and the Owner;

IN WITNESS WHEREOF, the City and Owner, pursuant to resolutions duly approved, enter into this Agreement this 4<sup>th</sup> day of May, 2022.

**CITY OF PIQUA  
MIAMI COUNTY, OHIO**

  
**L. Paul Oberdorfer, City Manager  
City of Piqua**

**OWNERS**





**APPROVED AS TO FORM ONLY:**

  
**Frank J. Patrizio, Jr.  
City of Piqua Law Director**

**THE BOARD OF TRUSTEES SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO** hereby approve the attached Annexation Agreement entered into by and between the City of Piqua, Ohio and Buick's, and become an additional party thereto, and consent to the annexation described therein under the terms and conditions of said Agreement.

**SPRINGCREEK TOWNSHIP  
MIAMI COUNTY, OHIO**

  
Trustee

  
Trustee

  
Trustee

**CERTIFICATION**

Approved and authorized by action of the Board of Trustees of Springcreek Township, Miami County, Ohio, taken on the 11<sup>th</sup> day of April, 2022, as reflected upon the Journal of said Board.



Fiscal Officer

**EXHIBIT "B"**

Situate in Spring Creek Township, Miami County, Ohio and being a part of the Northeast Quarter of Section Twenty-Five (25), Town One (1), Range Twelve (12), as shown by survey filed in Volume 61, Plat No. 18 of the Miami County Engineer's Record of Land Surveys and being more particularly described as follows:

Commencing at an Iron Pin found at the Northwest corner of Lot Number 27 of Springbrook Subdivision Section 5, said Iron Pin being at the point of beginning of the tract herein described;

Thence South 05 degrees 30 minutes 00 seconds West with the west line of Lot Number 27 for a distance of 167.00 feet to an Iron Pin found;

Thence North 85 degrees 27 minutes 00 seconds West for a distance of 137.50 feet to an Iron Pin set;

Thence North 05 degrees 30 minutes 00 seconds East for a distance of 167.00 feet to an Iron Pin found at the southwest corner of Inlot 8926 in the City of Piqua;

Thence South 85 degrees 27 minutes 00 seconds East with the south line of Inlot 8926 in the City of Piqua for a distance of 137.50 feet to the Iron Pin found at the point of beginning, containing 0.527 Acres and being subject to all highways, easements, and restrictions of record.

The above description was prepared by Gregg S. Brookhart, Ohio Registered Surveyor No. 6348.

Parcel No.: J27-031600

Property Address: Looney Road, Piqua, Ohio 45356

SAVING AND EXCEPTING the taxes and assessments due and payable in July, 2022, and thereafter, all of which the grantee herein assumes and agrees to pay. The grantee also agrees to accept the property subject to all easements, restrictions and covenants of record.

Prior Instrument Reference: Instrument No.: 2022OR-03912 of the Official Records of the Recorder of Miami County, Ohio.