REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, JANUARY 3, 2017
7:30 PM
COMMISSION CHAMBER – 2nd FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS

JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES & PIQUA CITY COMMISSION

ROLL CALL

CONSENT AGENDA

1. APPROVAL OF MINUTES
   Approval of the minutes from the January 5, 2016 Joint Meeting of the Washington Township Trustees and Piqua City Commission

2. RES. NO. R-1-17
   A Resolution reappointing a member to the Board of Trustees of Forest Hill Union Cemetery

ADJOURNMENT

REGULAR CITY COMMISSION MEETING

CONSENT AGENDA

3. APPROVAL OF MINUTES
   Approval of the minutes from the December 20, 2016 Regular City Commission Meeting

4. RES. NO. R-2-17
   A Resolution of Appreciation for the Public Service of David A. Davis as a City Employee

OLD BUSINESS

5. ORD. NO. 19-16 (2nd Reading)
   An Ordinance amending Sections 53.01 and 53.07 of the Piqua Code, relating to water rates and new service

6. ORD. NO. 20-16 (2nd Reading)
   An Ordinance amending Sections 51.46 and 51.81 of the Piqua Code, relating to Wastewater Rates and new service

NEW BUSINESS

7. RES. NO. R-3-17
   A Resolution authorizing the City Purchasing Analyst to advertise for bids to make certain purchases during the 2017 year
8. **RES. NO. R-4-17**
   A Resolution authorizing the City Manager to enter into an agreement with the River Corridor Improvement Subdistrict of the Miami Conservancy District to participate in the Great Miami Riverway Coalition

9. **RES. NO. R-5-17**
   A Resolution authorizing an amendment to Zoning Map to Change the zoning designation of 608 Weber Street to B (General Business)

10. **RES. NO. R-6-17**
    A Resolution approving the purchase of Parcel No. N44-008040

11. **RES. NO. R-7-17**
    A Resolution authorizing an amendment to a Professional Services Agreement with 292 Design Group for the Community Center Campus Feasibility Plan

**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.)

**CITY MANAGER’S REPORT**

**COMMISSIONERS COMMENT**

**ADJOURNMENT**
MINUTES
PIQUA CITY COMMISSION
Tuesday, January 5, 2016 7:30 P.M.

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

JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES

Consent Agenda

Approval of Minutes

Approval of the minutes from the January 6, 2015 Joint Meeting of the Washington Township Trustees and Piqua City Commission

Moved by Commissioner Martin, seconded by Commissioner Wilson, that the minutes of the January 6, 2015 Joint Meeting of the Washington Township Trustees and the Piqua City Commission be approved. Voice vote, Aye: Hinds, Martin, Wilson, Vogt, Terry, Hartley, McMaken, and Hiegel. Nay, None. Motion carried unanimously.

NEW BUSINESS

RES. NO. R-1-16
A Resolution appointing a member to the Board of Trustees of Forest Hill Union Cemetery

City Manager Huff stated this resolution appoints Kathryn B. Hinds to fill the unexpired term of Lucinda L. Fess on the Board of Trustees of the Forest Hill Union Cemetery to expire on December 31, 2017.

RES. NO. R-2-16
A Resolution reappointing a member to the Forest Hill Union Cemetery Board

City Manager Huff stated this resolution reappoints Frank J. Patrizio to the Forest Hill Union Cemetery Board for a term to expire on December 31, 2018.

Moved by Commissioner Vogt, seconded by Commissioner Martin, that the Consent Agenda be Approved. Voice vote, Trustee Hiegel, Trustee Hartley, Trustee McMaken, Commissioner Terry, Commissioner Wilson, Commissioner Vogt, and Commissioner Martin. Nay: None. Motion carried unanimously.

Moved by Commissioner Terry, seconded by Trustee Hiegel, to adjourn from the Joint Meeting with the Washington Township Trustees and the Piqua City Commission at 7:45 P.M. Voice vote, Aye: Hiegel, Hartley, McMaken, Martin, Terry, Hinds, Vogt, and Wilson. Nay: None. Motion carried unanimously.

PASSED: _____________________________

WASHINGTON TOWNSHIP TRUSTEE

ATTEST: _____________________________

______________________________

______________________________

1
RESOLUTION NO. R-1-17

A RESOLUTION REAPPOINTING A MEMBER TO
THE BOARD OF TRUSTEES OF FOREST HILL UNION
CEMETERY

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

SEC. 1: Jim Hiegel is hereby reappointed as a member of the Board of Trustees of Forest Hill Union Cemetery for a three-year term to expire on December 31, 2019, 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.

________________________
KATHRYN B. HINDS, MAYOR

PASSED: _______________________

ATTEST: _______________________
REBECCA J. COOL
CLERK OF COMMISSION

WASHINGTON TOWNSHIP TRUSTEES

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MINUTES
PIQUA CITY COMMISSION
Tuesday, December 20, 2016
7:30 P.M.

Piqua City Commission met at 7:30 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Hinds called the meeting to order. Also present were Commissioners Wilson, Vogt, Terry, and Martin. Absent: None.

ANNOUNCEMENTS

No one came forward to speak at this time.

EXECUTIVE SESSION
Move to Executive Session to prepare for and review negotiations on compensation or other items and conditions of employment for City personnel.

Moved by Commissioner Terry, seconded by Commissioner Martin to move into Executive Session at 7:32 P.M. Roll call, Aye: Martin, Terry, Wilson, Hinds and Vogt. Nay, None.

Moved by Commissioner Martin, seconded by Commission Wilson to adjourn from Executive Session and move into the Regular City Commission Meeting at 8:30 P.M. Voice vote, Aye: Vogt, Terry, Martin, Wilson and Hinds. Nay, None.

REGULAR CITY COMMISSION MEETING

Consent Agenda

Approval of Minutes

Approval of the minutes from the December 6, 2016 Regular Piqua City Commission Meeting.

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

OLD BUSINESS

ORD. NO. 14-16 (3rd Reading)
An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2017

Assistant City Manager/Finance Director Cynthia Holtzapple, provided the Staff Report.

The City is required to present and pass the 2017 Annual Budget by the end of the year. This is the second of three reading of Ordinance 14-16. The Commission reviewed the Department Budgets at the Budget Review Meeting on November 16, 2016. This is the final reading and has been amended slightly since the last reading.

Several questions were raised by Commissioner Wilson, Ms. Holtzapple and City Manager Huff provided the information.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 14-16 at this time.
Moved by Commissioner Wilson, seconded by Commissioner Terry, that Ordinance No. 14-16 be adopted. Roll call, Aye: Martin, Terry, Hinds, Wilson, and Vogt. Nay, None. Motion carried unanimously.

ORD. NO. 15-16 (2nd 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

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

Schedule A covers the salaries of the full-time non-union employees. There are 6 steps in each classification. Each step has been increased by 2%. This is the same increase approved by the City Commission in the Police (FOP and OPDA) contrast, stated Ms. Holtzapple.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 15-16 at this time.

Moved by Commissioner Vogt, seconded by Commissioner Martin, that the rule requiring Ordinance No. 15-16 be read fully and distinctly on three separate days be suspended. Roll call vote, Aye: Martin, Wilson, Terry, Vogt, and Hinds. Nay, None. Motion carried unanimously.

Moved by Commissioner Martin, seconded by Commissioner Wilson, that Resolution No. 15-16 be adopted. Roll call vote Aye: Martin, Terry, Hinds, Wilson, and Vogt. Nay: None. Motion carried unanimously.

ORD. NO. 16-16 (2nd 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

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

Schedule A-1 covers part-time, seasonal, and temporary employees. The wages for these Employees will be adjusted by 2% as that afforded to other city employees, stated Ms. Holtzapple.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 16-16 at this time.

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

Moved by Commissioner Terry, seconded by Commissioner Wilson, that Resolution No. 16-16 be adopted. Roll call vote Aye: Terry, Hinds, Wilson, Vogt, and Martin. Nay: None. Motion carried unanimously.

ORD. NO. 17-16 (2nd Reading)
An Ordinance repealing Chapter 33.08 and enacting a New Chapter 33.08 of the Piqua Code, relating to employee insurance

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

This Ordinance updates Chapter 33.08 of the Piqua Code to set the new benefit year for employee health insurance to 2017, and includes an additional category for employees to participate to receive wellness credits. Everything else will remain the same, stated Ms.
Holtzapple.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 17-16 at this time.

Moved by Commissioner Wilson, seconded by Commissioner Martin, that the rule requiring Ordinance No. 17-16 be read fully and distinctly on three separate days be suspended. Roll call vote, Aye: Martin, Wilson, Terry, Vogt, and Hinds. Nay, None. Motion carried unanimously.

Moved by Commissioner Wilson, seconded by Commissioner Terry, that Resolution No. 17-16 be adopted. Roll call vote, Aye: Hinds, Wilson, Vogt, Martin, and Terry. Nay: None. Motion carried unanimously.

NEW BUSINESS

ORD. NO. 18-16 (1st Reading)
An Emergency amended Ordinance to make Appropriations for the City of Piqua, Ohio for the Year 2016

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

This is the final appropriations for the 2016 year. This is the actual expenditures for goods and services or other government functions performed in the calendar year 2016, stated Ms. Holtzapple.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 18-16 at this time.

Moved by Commissioner Martin, seconded by Commissioner Vogt, that the rule requiring Ordinance No. 18-16 be read fully and distinctly on three separate days be suspended. Roll call vote, Aye: Martin, Wilson, Terry, Vogt, and Hinds. Nay, None. Motion carried unanimously.

Moved by Commissioner Terry, seconded by Commissioner Martin, that Resolution No. 18-16 be adopted. Roll call vote, Aye: Wilson, Vogt, Martin, Terry, and Hinds. Nay: None. Motion carried unanimously.

ORD. NO. 19-16 (1st Reading)
An Ordinance amending Sections 53.01 and 53.07 of the Piqua Code, relating to Water Rates and new service

City Manager Huff provided background information further explaining the need for amending the water rates at this time. Mayor Hinds provided additional information on why the city was required to build the Water Plant by the EPA.

Commissioner Wilson provided additional information on the reason to build the new Water Plant.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 19-16 at this time.

After a brief discussion Ordinance No. 19-16 was given a first reading.

ORD. NO. 20-16 (1st Reading)
An Ordinance amending Sections 51.46 and 51.81 of the Piqua Code, relating to Wastewater
Rates and new service

City Manager Huff provided background information further explaining the need for amending the wastewater rates at this time. Cynthia Holtzapple, Assistant City Manager/Finance Director provided additional information on why the city was required to build the new Wastewater Plant by the EPA. As always the overall goal of the City is to keep wastewater rates as low as possible, stated Ms. Holtzapple.

Commissioner Vogt voiced his concern over the many senior citizens who live on a fixed income with Social Security and asked if the rates compared to other communities around Piqua.

Mayor Hinds stated citizens can contact the City Manager office to inquire about the rate increase chart.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 20-16 at this time.

After a brief discussion Ordinance No. 20-16 was given a first reading.

RES. NO. 130-16
A Resolution authorizing transfers of cash from the General Fund to the other funds for the fiscal year 2016

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

The Auditor of State of Ohio Compliance Supplement required that “Transfers require a Resolution authorizing the transfers”, and this is the resolution authorizing the transfers, stated Ms. Holtzapple.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. 130-16 at this time.

Moved by Commissioner Terry, seconded by Commissioner Martin that Resolution No. R-130-16 be adopted. Voice vote, Aye: Vogt, Wilson, Hinds, Martin, and Terry. Nay: None. Motion carried unanimously.

RES. NO. 131-16
A Resolution authorizing transfers of cash from the General Fund to the other funds for the fiscal year 2017

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

The Auditor of State of Ohio Compliance Supplement required that “Transfers require a Resolution authorizing the transfers”, and this is the resolution authorizing the transfers, stated Ms. Holtzapple.

Public Comment

No one came forward to speak for or against Resolution R-131-16 at this time.


RES. NO. R-132-16
A Resolution authorizing a purchase order to Miami Valley Risk Management Association for
purchase of insurance

Law Director Stacy Wall provided the Staff Report.

The Commission passed Resolution No. R-16-02 on January 22, 2002 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. It is the desire of the City of Piqua to continue participation in the risk management pool in the calendar year 2017 through the Miami Valley Risk Management Association for property and liability insurance, stated Ms. Wall

Ms. Wall noted there was a slight decrease this year in the premium.

**Public Comment**

No one came forward to speak for or against Resolution No. R-132-16 at this time.


**RES. NO. R-133-16**

A Resolution acquiring the services of Master Maintenance to provide professional cleaning services for the City of Piqua

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

Quotes were received from three different companies and Master Maintenance has the best price, good references, and has been cleaning the Underground Utilities facility for the last several months and the city is satisfied with their services.

**PUBLIC COMMENT**

No one came forward to speak for or against Resolution No. R-133-16 at this time.


**RES. NO. R-134-16**

A Resolution authorizing the City Manager to apply for City Membership to American Municipal Power, Inc.

Ed Krieger, Power System Director provided the Staff Report.

The American Municipal Power, Inc. purpose is for providing the generation, transmission and distribution of electric power and energy to its members a lower costs. Section 30.01 of the Piqua Code require Commission approval to join trade organizations with annual membership dues in excess of $25,000. This was presented to the Energy Board and unanimously approved at the November 22, 2016 meeting stated Mr. Krieger.

**PUBLIC COMMENT**

No one came forward to speak for or against Resolution No. R-134-16 at this time.

RES. NO. R-135-16
A Resolution retaining the services of Cooperative Response Center, Inc. to provide professional customer call answering and dispatch services for the Power System

Ed Krieger, Power System Director, provided the Staff Report.

In March of 2007, the Power System began utilizing the Cooperative Response Center to provide after-hours call answering and dispatch services. This was necessitated when the steam and hot water system was shut down in December of 2006. This resulted in the elimination of shift operators who provided these same services stated Mr. Krieger. The Energy Board members unanimously recommended to retain the services of the Cooperative Response Center for the year 2017.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-135-16 at this time.


RES. NO. R-136-16
A Resolution authorizing the City Purchasing Agent to purchase #2 fuel oil on the open and spot market

Ed Krieger, Power System Director provided the Staff Report.

The Power System purchases #2 fuel oil at various times during the years, depending on how often the combustion turbine generators are operated. Previous years quotes were taken prior to placing an order. It is necessary for the Power System to purchase #2 fuel oil as needed for 2017 from one or more suppliers. The Energy Board unanimously recommended the City Commission approve these purchase for 2017 as needed, stated Mr. Krieger.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-136-16 at this time.


RES. NO. R-137-16
A Resolution retaining the services of Sawvel and Associates to provide professional Consulting and engineering service for the Power System

Ed Krieger, Power System Director provided the Staff Report.

Sawvel and Associates have proven to be readily available, as well as an invaluable resource to assist the Power System with making difficult decisions related to the long-term interests of the Power System, stated Mr. Krieger.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-137-16 at this time.

RES. NO. R-138-16
A Resolution authorizing temporary loan of cash from the General Fund to the Other Funds for the Fiscal Year 2016

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

The Auditor of State of Ohio Compliance Supplement requires that “Temporary loans requires a resolution authorizing the temporary loans” and this is the resolution requesting the loan.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-138-16 at this time.


RES. NO. R-139-16
A Resolution authorizing temporary loan of cash from the General Fund to the other funds for the fiscal year 2017

Cynthia Holtzapple, Assistant City Manager/Finance Director provided the Staff Report.

The Auditor of State of Ohio Compliance Supplement requires that “Temporary loans requires a resolution authorizing the temporary loans” and this is the resolution requesting the loan.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-139-16 at this time.


RES. NO. R-140-16
A Resolution of Intent to Vacate Public Right of Way

Justin Sommer, Assistant City Manager/Economic Development Director provided the Staff Report

A petition requesting the vacation of a portion of a platted public right of way known as the alley located north of South Street and west of College Street, has been submitted for consideration. The first step in facilitating the request if for the City Commission to declare their “intent to vacate” and refer the items to the Planning Commission for a public hearing and their recommendation, stated Mr. Sommer.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-140-16 at this time.


RES. NO. R-141-16
A Resolution authorizing the City Manager to enter into a Collective Bargaining Agreement with
The American Federation of State, County and Municipal Workers, Inc. (AFSCME), Ohio Council 8 Local 984 (Blue Collar)

Stacy Wall, Law Director provided the Staff Report.

The City of Piqua and the American Federation of State, County and Municipal Workers, Inc. (‘AFSCME’), Ohio Council 8, Local #894 (Blue Collar) have negotiated a tentative collective Bargaining agreement effective January 1, 2017 through December 31, 2019.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-141-16 at this time.


RES. NO. R-142-16
A Resolution authorizing the City Manager to enter into a Collective Bargaining Agreement with Local Union 252, International Association of Firefighters AFL-CIO-CLC (Fire Officers)

Stacy Wall, Law Director provided the Staff Report.

The City of Piqua and the Local Union 252, International Association of Firefighters AFL-CIO-CLC (IAFF) have negotiated and have tentatively agreed to enter into a collective bargaining agreement effective January 1, 2017 through December 31, 2019 for the fire officers.

PUBLIC COMMENT

Bob Bloom, President of the Fire Officers and Firefighters Union came forward and thanked the City for their cooperation at the bargaining table and for completing all of the agreements.

Mayor Hinds thanked the Fire Officers and Firefighters for what they do every day for the community.


RES. NO. R-143-16
A Resolution authorizing the City Manager to enter into a Collective Bargaining Agreement with Local 252, International Association of Firefighters, AFL-CIO-CLC (Firefighters)

Stacy Wall, Law Director provided the Staff Report.

The City of Piqua and the Local Union 252, International Association of Firefighters AFL-CIO-CLC (IAFF) have negotiated and have tentatively agreed to enter into a collective bargaining agreement effective January 1, 2017 through December 31, 2019 for the firefighters.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-143-16 at this time.

Moved by Commissioner Terry, seconded by Commissioner Wilson, that Resolution No. R-143 16 be adopted. Roll call vote, Aye, Terry, Hinds, Wilson, Martin and Vogt. Nay: None. Motion carried unanimously. Mayor Hinds then declared Resolution No. R-143-16 adopted.
PUBLIC COMMENT

No one came forward to speak at this time.

City Manager's Report

The City of Piqua was named one of the Top 13 Best Decorated Main Streets for Christmas 2016.

The Ft. Piqua Flaza and the downtown lights were changed over to LED lights this year, which is a cost savings and also looks great.

City Manager Huff wished everyone a very Merry Christmas and a Happy New Year.

Commissioners Comments

Commissioner Terry wished everyone a Merry Christmas and a Happy New Year.

Commissioner Vogt stated Downtown Piqua looks great this year, and likes the new decorations. Commissioner Vogt also mentioned that if citizens were not in the Holiday Spirit yet, to take a drive down Broadway, Riverside Drive, and up on Ford Drive.

Commissioner Vogt wished everyone a Merry Christmas and a safe Happy New Year.

Mayor Hinds mentioned the appearance of the Railroad Overpass on Ash Street, stating it is an eyesore. City Manager Huff stated they are looking into it.

Mayor Hinds stated she attended Career Day at the Junior High, they are a very lively and active group of 8th graders.

Mayor Hinds wished citizens a very Merry Christmas and a Happy New Year, further stating she is looking forward to 2017.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn from the Regular City Commission Meeting at 9:20 P.M. Voice vote, Aye: Martin, Vogt, Wilson, Terry, and Hinds. Nay: None.

KATHRYN B. HINDS, MAYOR

PASSED: _______________________

ATTEST: _______________________

REBECCA J. COOL
CLERK OF COMMISSION
RESOLUTION NO. R-2-17

A RESOLUTION OF APPRECIATION FOR THE PUBLIC SERVICE OF DAVID A. DAVIS AS A CITY EMPLOYEE

WHEREAS, David A. Davis has retired as Wastewater Superintendent with the Wastewater Treatment Plant; and

WHEREAS, his retirement follows 32 years of faithful and dedicated service to the City and its citizens;

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

SEC. 1: In recognition and appreciation of the public service of David A. Davis as Wastewater Superintendent with the Wastewater Treatment Plant, this Commission tenders its unanimous and respectful tribute by this Resolution, which shall be a matter of public and permanent record.

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

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KATHRYN B. HINDS, MAYOR

PASSED: _______________________

ATTEST: _______________________
REBECCA J. COOL
CLERK OF COMMISSION
ORDINANCE 19-16

AN ORDINANCE AMENDING SECTIONS 53.01 AND 53.07 OF THE PIQUA CODE, RELATING TO WATER RATES AND NEW SERVICE

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

SEC. 1: Section 53.01 of the Piqua Code is hereby amended to read as follows (with additions underlined and deletions lined out):

§ 53.01 RATES WITHIN CITY.

(A) Water rates. The following rates are available to residential, commercial, and industrial water consumers in the city, for brackets one through six, and apply to single establishments or dwellings. For these rates the available meter sizes are -inch, -inch, 1-inch, 1½-inch, 2-inch, 3-inch, 4-inch, 6-inch, 8-inch, 10-inch, and 12-inch.

(1) Bracket One. The first 1,000 gallons, or any part thereof, consumed per month.

<table>
<thead>
<tr>
<th>Size of Meter</th>
<th>Monthly Meter Charge</th>
<th>Effective 1/1/2017</th>
<th>Effective 1/1/2018</th>
<th>Effective 1/1/2019</th>
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<tr>
<td>5/8-inch</td>
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<td>21.21</td>
<td>23.33</td>
<td>25.66</td>
<td>28.23</td>
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<tr>
<td>¾-inch</td>
<td>26.45</td>
<td>28.77</td>
<td>31.64</td>
<td>34.81</td>
<td>38.29</td>
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<tr>
<td>1-inch</td>
<td>34.32</td>
<td>37.75</td>
<td>41.53</td>
<td>45.68</td>
<td>50.25</td>
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<tr>
<td>1½-inch</td>
<td>48.52</td>
<td>53.37</td>
<td>58.71</td>
<td>64.58</td>
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<tr>
<td>2-inch</td>
<td>124.29</td>
<td>133.42</td>
<td>146.76</td>
<td>161.44</td>
<td>177.58</td>
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<tr>
<td>3-inch</td>
<td>177.30</td>
<td>195.03</td>
<td>214.53</td>
<td>235.99</td>
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<tr>
<td>4-inch</td>
<td>295.54</td>
<td>325.09</td>
<td>357.6</td>
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<tr>
<td>6-inch</td>
<td>573.95</td>
<td>631.35</td>
<td>694.48</td>
<td>763.93</td>
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<td>8-inch</td>
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<td>1105.94</td>
<td>1216.53</td>
<td>1338.19</td>
<td>1472.01</td>
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<td>1437.14</td>
<td>1580.86</td>
<td>1738.94</td>
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<tr>
<td>12-inch</td>
<td>1868.73</td>
<td>2055.60</td>
<td>2261.16</td>
<td>2487.28</td>
<td>2736.01</td>
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(2) Bracket Two. Monthly charge for water in excess of 1,000 gallons, but not exceeding 25,000 gallons shall be $7.40 $7.81 per 1,000 gallons.

<table>
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<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
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<td></td>
<td>8.59</td>
<td>9.45</td>
<td>10.40</td>
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</table>
(3) **Bracket Three.** Monthly charge for water in excess of 25,000 gallons, but not exceeding 250,000 gallons shall be $5.04 $5.51 per 1,000 gallons.

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
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<td>5.51</td>
<td>6.06</td>
<td>6.67</td>
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(4) **Bracket Four.** Monthly charge for water in excess of 250,000 gallons, but not exceeding 1,000,000 gallons shall be $4.44 $4.88 per 1,000 gallons.

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
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<td>4.88</td>
<td>5.37</td>
<td>5.91</td>
<td>6.50</td>
</tr>
</tbody>
</table>

(5) **Bracket Five.** Monthly charge for water in excess of 1,000,000 gallons, but not exceeding 3,000,000 gallons shall be $3.93 $4.32 per 1,000 gallons.

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4.32</td>
<td>4.76</td>
<td>5.23</td>
<td>5.75</td>
</tr>
</tbody>
</table>

(6) **Bracket Six.** Monthly charge for all water in excess of 3,000,000 gallons shall be $3.83 $3.88 per 1,000 gallons.

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3.88</td>
<td>4.27</td>
<td>4.70</td>
<td>5.17</td>
</tr>
</tbody>
</table>

(B) **Temporary water service charge.** A charge of $48 $53, will be made for installation and removal of metering equipment for temporary service.

(C) **Private fire service maintenance fees.**

<table>
<thead>
<tr>
<th>Size of Tap</th>
<th>Monthly Fee</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-inch or less</td>
<td>21.28</td>
<td>23.41</td>
<td>25.75</td>
<td>28.33</td>
<td>31.16</td>
</tr>
<tr>
<td>6-inch</td>
<td>47.87</td>
<td>52.66</td>
<td>57.93</td>
<td>63.72</td>
<td>70.09</td>
</tr>
<tr>
<td>8-inch</td>
<td>66.90</td>
<td>73.59</td>
<td>80.96</td>
<td>89.05</td>
<td>90.15</td>
</tr>
<tr>
<td>10-inch</td>
<td>87.48</td>
<td>95.90</td>
<td>105.49</td>
<td>116.04</td>
<td>127.64</td>
</tr>
<tr>
<td>12-inch</td>
<td>106.20</td>
<td>116.82</td>
<td>128.50</td>
<td>141.35</td>
<td>155.49</td>
</tr>
</tbody>
</table>

(D) **Municipal golf course.** The rate charged to the Echo Hills Municipal Golf Course shall be 75% of the otherwise applicable rate.

(*'97 Code, § 54.01) (Ord. 48-68, passed 12-2-68; Am. Ord. 8-92, passed 3-16-92; Am. Ord. 8-93, passed 3-15-93; Am. Ord. 7-95, passed 3-20-95; Am. Ord. 24-05, passed 12-19-05; Am. Ord. 17-07 passed 9-17-07).
SEC. 2: Section 53.07 of the Piqua Code is hereby amended to read as follows (with additions underlined and deletions lined out):

§ 53.07 NEW SERVICE.

The following charges are established for the installation of new water services.

(A) The tap-in charge for new ¾-inch water services with -inch x ¾-inch meters shall be according to the following schedule.

<table>
<thead>
<tr>
<th>Year</th>
<th>1/1/2017</th>
<th>1/1/2018</th>
<th>1/1/2019</th>
<th>1/1/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$600</td>
<td>660</td>
<td>726</td>
<td>798.60</td>
</tr>
</tbody>
</table>

(B) The tap-in charges for new services larger than ¾-inch shall be according to the following schedule plus labor and material.

<table>
<thead>
<tr>
<th>Tap Size</th>
<th>Effective 1/1/2017</th>
<th>Effective 1/1/2018</th>
<th>Effective 1/1/2019</th>
<th>Effective 1/1/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-inch</td>
<td>$686</td>
<td>754.60</td>
<td>830.06</td>
<td>913.07</td>
</tr>
<tr>
<td>2-inch</td>
<td>$4745 plus labor &amp; material</td>
<td>1886.50</td>
<td>2075.15</td>
<td>2262.67</td>
</tr>
<tr>
<td>4-inch</td>
<td>$6445 plus labor &amp; material</td>
<td>5659.50</td>
<td>6225.45</td>
<td>6848</td>
</tr>
<tr>
<td>6-inch</td>
<td>$6960 plus labor &amp; material</td>
<td>7546</td>
<td>8300.60</td>
<td>9130.66</td>
</tr>
<tr>
<td>8-inch</td>
<td>$8675 plus labor &amp; material</td>
<td>9432.50</td>
<td>10375.75</td>
<td>11413.33</td>
</tr>
<tr>
<td>10-inch</td>
<td>$10290 plus labor &amp; material</td>
<td>11319</td>
<td>12450.90</td>
<td>13695.99</td>
</tr>
</tbody>
</table>

(C) New water service charges shall be billed by and payable at the utilities collection office.

(D) The tap-in charge for fire service only shall be as follows.

<table>
<thead>
<tr>
<th>Tap Size</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-inch tap or less</td>
<td>labor &amp; material</td>
</tr>
<tr>
<td>6-inch tap</td>
<td>labor &amp; material</td>
</tr>
<tr>
<td>8-inch tap</td>
<td>labor &amp; material</td>
</tr>
<tr>
<td>10-inch tap</td>
<td>labor &amp; material</td>
</tr>
</tbody>
</table>
(E) If a service is used for both domestic and fire and is metered with an FMCT meter, the tap-in charge shall be based upon the smaller service meter according to the following schedule plus labor and material.

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Effective 1/1/2017</th>
<th>Effective 1/1/2018</th>
<th>Effective 1/1/2019</th>
<th>Effective 1/1/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-inch</td>
<td>$1746-plus labor</td>
<td>1886.50</td>
<td>2075.15</td>
<td>2282.67</td>
</tr>
<tr>
<td></td>
<td>&amp; material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-inch</td>
<td>$3430-plus labor</td>
<td>3773</td>
<td>4150.30</td>
<td>4565.33</td>
</tr>
<tr>
<td></td>
<td>&amp; material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-inch</td>
<td>$5145-plus labor</td>
<td>5659.50</td>
<td>6225.45</td>
<td>6848</td>
</tr>
<tr>
<td></td>
<td>&amp; material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-inch</td>
<td>$6860-plus labor</td>
<td>7546</td>
<td>8300.60</td>
<td>9130.66</td>
</tr>
<tr>
<td></td>
<td>&amp; material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8-inch</td>
<td>$8575-plus labor</td>
<td>9432.50</td>
<td>10375.75</td>
<td>11413.33</td>
</tr>
<tr>
<td></td>
<td>&amp; material</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SEC. 3: Sections (97 Code, § 54.10) (Ord. 14-58, passed 4-7-58; Am. Ord. 8-92, passed 3-16-92; Am. Ord. 8-93, passed 3-15-93; Am. Ord. 7-95, passed 3-20-95; Am. Ord. 17-07 passed 9-17-07) of the Piqua Code as previously enacted and amended, are hereby repealed;

SEC. 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law, such that all bills issued on or after January 1, 2017 shall reflect these amendments.

1st Reading 12-26-2016

____________________________
KATHRYN B. HINDS, MAYOR

PASSED: ______________________

ATTEST: ______________________

REBECCA J. COOL

CLERK OF COMMISSION
**Meeting Date:** January 3, 2017

**Report Title:** AN ORDINANCE AMENDING SECTIONS 53.01 AND 53.07 OF THE PIQUA CODE, RELATING TO WATER RATES AND NEW SERVICE

**Submitted By:** Name & Title: Cynthia A. Holtzapple, Asst. City Manager & Finance Director  
Department: Finance Dept.

**Agenda Classification:**  
☐ Consent  □ Ordinance  ☐ Resolution  ☐ Regular

**Approvals/Reviews:**  
☒ City Manager  ☒ Asst. City Manager/Finance  
☑ Asst. City Manager/Development  ☐ Law Director  
☒ Department Director  ☐ Other:

**Background:** The City, in large part due to EPA mandates, has and will continue to invest in multiple water facility and infrastructure replacements and updates. Current projects include the new water plant, new water tower, and automated metering system. Generous donations, over $1M in grants and borrowing at record low interest rates have helped with overall costs.

To support these projects we request amendments of the above referenced sections of the city ordinance to increase water rates over the next four years. The proposed increases cover both water fees and tap in fees. The proposed increases for water rates over the next four years are as follows: Jan. 2017 – 10%, Jan. 2018 – 10%, Jan. 2019 – 10%, Jan. 2020 – 10%.

As there will be an ongoing need to continue to address and improve aging water infrastructure, budgets and rates will continue to be reviewed annually.

As always the overall goal of the City is to keep water rates as low as possible.

**Budgeting and Financial Impact:**  
Budgeted $:  
Expenditure $:  
Source of Funds: Utility Bill Payments
<table>
<thead>
<tr>
<th>OPTIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Approve Ordinance 19-16 as proposed.</td>
<td></td>
</tr>
<tr>
<td>2. Approve Ordinance 19-16 with changes in the amounts proposed.</td>
<td></td>
</tr>
<tr>
<td>3. Do not approve Ordinance 19-16 and provide direction on how you would like staff to proceed.</td>
<td></td>
</tr>
<tr>
<td>PROJECT TIMELINE</td>
<td></td>
</tr>
<tr>
<td>2017-2020</td>
<td></td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td></td>
</tr>
<tr>
<td>We recommend approval of this Ordinance 19-16 as proposed.</td>
<td></td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td></td>
</tr>
<tr>
<td>Exhibit “A” shows the water rates and the increases broken down by the size of the meters for 2017.</td>
<td></td>
</tr>
</tbody>
</table>
## Rate Increase Effects

<table>
<thead>
<tr>
<th>Monthly</th>
<th>Now</th>
<th>10% 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 2 People</td>
<td>$40.58</td>
<td>$44.64</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 4 People</td>
<td>61.88</td>
<td>68.07</td>
</tr>
<tr>
<td>Small Commercial</td>
<td>137.15</td>
<td>147.09</td>
</tr>
<tr>
<td>Large Commercial</td>
<td>881.77</td>
<td>969.86</td>
</tr>
<tr>
<td>Industrial</td>
<td>2041.63</td>
<td>2245.16</td>
</tr>
</tbody>
</table>
ORDINANCE 20-16

AN ORDINANCE AMENDING SECTIONS 51.46 AND 51.81 OF THE PIQUA CODE, RELATING TO WASTEWATER RATES AND NEW SERVICE

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

SEC. 1: Section 51.46 of the Piqua Code is hereby amended to read as follows (with additions underlined and deletions lined out):

BUILDING SEWERS AND CONNECTIONS

§ 51.46 PERMIT APPLICATION; FEES.

(A) The owner or his or her agent shall make application for a building sewer permit. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the Health Officer or his or her designated representative.

(B) A permit and inspection fee of as noted in the chart below, for a building sewer permit shall be paid to the city at the time the application is filed, based upon the size of the water service.

<table>
<thead>
<tr>
<th>Size</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-inch tap</td>
<td>$350</td>
</tr>
<tr>
<td>1-1/2 inch tap</td>
<td>$750</td>
</tr>
<tr>
<td>2-inch tap</td>
<td>$4,000</td>
</tr>
<tr>
<td>3-inch tap</td>
<td>$3,000</td>
</tr>
<tr>
<td>4-inch tap</td>
<td>$5,000</td>
</tr>
<tr>
<td>6-inch tap</td>
<td>$7,000</td>
</tr>
<tr>
<td>8-inch tap and above</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

(‘97 Code, § 51.21) (Ord. 35-84, passed 8-20-84; Am. Ord. 5-90, passed 1-15-90; Am. Ord. 18-07, passed 9-17-07; Am. Ord. 21-12, passed 10-16-12) Penalty. see § 51.99
SEC. 2: Section 51.81 of the Piqua Code is hereby amended to read as follows (with additions underlined and deletions lined out):

RATES; METERS; ADMINISTRATION

§ 51.81 WASTEWATER SERVICE FEES.

(A) Base charge per month - includes first 1,000 gallons:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Base charge</td>
<td>$2.31</td>
<td>$7.35</td>
<td>$13.89</td>
<td>$16.67</td>
<td>$20.00</td>
<td>$24.00</td>
<td>$28.80</td>
</tr>
</tbody>
</table>

(B) Volume charge (per 1,000 gallons):

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Class</td>
<td>$1.02</td>
<td>$2.03</td>
<td>$4.39</td>
<td>$5.27</td>
<td>$6.32</td>
<td>$7.58</td>
<td>$9.10</td>
</tr>
<tr>
<td>Commercial Class</td>
<td>$1.19</td>
<td>$1.70</td>
<td>$4.16</td>
<td>$4.99</td>
<td>$5.99</td>
<td>$7.19</td>
<td>$8.63</td>
</tr>
<tr>
<td>Industrial Class</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First 1,000,000 gallons</td>
<td>$6.98</td>
<td>$1.47</td>
<td>$3.53</td>
<td>$4.24</td>
<td>$5.09</td>
<td>$6.11</td>
<td>$7.33</td>
</tr>
<tr>
<td>Over 1,000,000 gallons</td>
<td>$6.93</td>
<td>$0.67</td>
<td>$2.30</td>
<td>$2.76</td>
<td>$3.31</td>
<td>$3.97</td>
<td>$4.76</td>
</tr>
<tr>
<td>Per Month</td>
<td>Effective 1-1-2010 to 12-31-2016</td>
<td>Effective 1-1-2017</td>
<td>Effective 1-1-2018</td>
<td>Effective 1-1-2019</td>
<td>Effective 1-1-2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>---------------------------------</td>
<td>-------------------</td>
<td>-------------------</td>
<td>-------------------</td>
<td>-------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Biochemical oxygen demand per 100 lbs</td>
<td>$45.84</td>
<td>$18.97</td>
<td>$22.76</td>
<td>$27.31</td>
<td>$32.77</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suspended solids per 100 lbs</td>
<td>$17.44</td>
<td>$20.53</td>
<td>$24.64</td>
<td>$29.57</td>
<td>$35.48</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(C) Industrial waste surveillance charge (per month):

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$122.20</td>
<td>$146.64</td>
<td>$175.97</td>
<td>$211.16</td>
<td>$253.39</td>
</tr>
</tbody>
</table>

(D) (1) All charges for users situated outside the corporate limits of the city (except for city departments) shall be 115% of the above charges.

(2) Customers who are located outside of the city corporate limits will receive city rates if all of the following are satisfied:

(a) The customer is a government entity legally created under the State of Ohio;

(b) The customer has signed an annexation agreement at the city's request that it will annex immediately on becoming contiguous to the city; and

(c) 75% of the primary business of the customer is physically located within the city limits at the time the customer commences using city water.

(E) Delayed payment charge. Five percent of the balance due shall be added if not paid within the net payable date for the service.

(F) Service call. For all service calls outside normal duty hours, a charge of $60 may be made. For all service calls within normal duty hours, a charge of $25 may be made. For non-routine service calls outside the normal duty hours, the city will bill the customer the full cost if not the responsibility of the city.

(G) Wastewater discharge from septic tank services, recreational vehicles, portable toilet services and other batch-type discharges to the wastewater treatment plant superintendent. Charges will be at a rate of $0.15 per gallon, based on tank size.

(H) Each user is to be notified at least annually, in conjunction with a regular bill, of the rate and that portion of the sewer service charge which is attributable to OM&R costs of the wastewater treatment services.

(I) Meter test fee. If a meter registers within the accuracy limits, a $50 fee will be charged.

("97 Code, § 51.61) (Ord. 35-84, passed 8-20-84; Am. Ord. 54-91, passed 11-18-91; Am. Ord. 14-94, passed 3-21-94; Am. Ord. 9-95, passed 2-20-95; Am. Ord. 15-06, passed 8-7-06; Am. Ord. 18-07, passed 9-17-07; Am. Ord. 5-11, passed 7-19-11; Am. Ord. 21-12, passed 10-16-12)
**SEC. 3:** Sections (’97 Code, § 51.21) (Ord. 35-84, passed 8-20-84; Am. Ord. 5-90, passed 1-15-90; Amt. Ord. 18-07, passed 9-17-07; Am. Ord. 21-12, passed 10-16-12) & (’97 Code, § 51.61) (Ord. 35-84, passed 8-20-84; Am. Ord. 54-91, passed 11-18-91; Am. Ord. 14-94, passed 3-21-94; Amt. Ord. 9-95, passed 2-20-95; Am. Ord. 15-06, passed 8-7-06; Am. Ord. 18-07, passed 9-17-07; Am. Ord. 5-11, passed 7-19-11; Am. Ord. 21-12, passed 10-16-12) of the Piqua Code as previously enacted and amended, are hereby repealed;

**SEC. 4:** This Ordinance shall take effect and be in force from and after the earliest period allowed by law, such that all bills issued on or after January 1, 2017 shall reflect these amendments.

1st Reading 12/20/2016

______________________________

KATHRYN B. HINDS, MAYOR

PASSED: ________________________

ATTEST: ________________________

REBECCA J. COOL

CLERK OF COMMISSION
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>January 3, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>AN ORDINANCE AMENDING SECTIONS 51.46 AND 51.81 OF THE PIQUA CODE, RELATING TO WASTEWATER RATES AND NEW SERVICE</td>
</tr>
</tbody>
</table>
| SUBMITTED BY | Name & Title: Cynthia A. Holtzapple, Asst. City Manager & Finance Director  
Department: Finance Dept. |
| AGENDA CLASSIFICATION | ☒Consent  
☒Ordinance  
☐Resolution  
☐Regular |
| APPROVALS/REVIEWS | ☒City Manager  
☒Asst. City Manager/Finance  
☐Law Director  
☒Department Director  
☐Other: |
| BACKGROUND | The City, due to EPA mandates, will need to invest in wastewater facility and infrastructure replacements and updates. Proposed projects include a significant wastewater plant expansion and automated metering system. Generous donations and borrowing at record low interest rates will help with overall costs. We will be applying to the EPA in January to hopefully receive zero-3% interest rates on this project.  
To support these projects we request amendments of the above referenced sections of the city ordinance to increase wastewater rates over the next four years. The proposed increases cover both wastewater fees and tap in fees. The proposed increases for wastewater rates over the next four years are as follows: Jan. 2017 – 20%, Jan. 2018 – 20%, Jan. 2019 – 20%, Jan. 2020 – 20%.  
As there will be an ongoing need to continue to address and improve aging wastewater infrastructure, budgets and rates will continue to be reviewed annually.  
As always the overall goal of the City is to keep wastewater rates as low as possible. |
| BUDGETING AND FINANCIAL IMPACT | Budgeted $:  
Expenditure $:  
Source of Funds: Utility Bill Payments |
| OPTIONS  | 1. Approve Ordinance 20-16 as proposed.  
2. Approve Ordinance 20-16 with changes in the amounts proposed.  
3. Do not approve Ordinance 20-16 and provide direction on how you would like staff to proceed. |
| PROJECT TIMELINE | 2017-2020 |
| STAFF RECOMMENDATION | We recommend approval of this Ordinance 20-16 as proposed. |
| ATTACHMENTS | Exhibit “A” shows the wastewater rates and the increases broken down by classes and the size of the meters for 2017. |
### Rate Increase Effects

<table>
<thead>
<tr>
<th>Monthly</th>
<th>Now</th>
<th>20%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential - 2 People</td>
<td>$27.06</td>
<td>$32.48</td>
</tr>
<tr>
<td>Residential - 4 People</td>
<td>40.23</td>
<td>48.29</td>
</tr>
<tr>
<td>Small Commercial</td>
<td>72.13</td>
<td>86.53</td>
</tr>
<tr>
<td>Large Commercial</td>
<td>459.01</td>
<td>550.60</td>
</tr>
<tr>
<td>Industrial</td>
<td>1371.59</td>
<td>1647.31</td>
</tr>
</tbody>
</table>
RESOLUTION NO. R-3-17

A RESOLUTION AUTHORIZING THE CITY PURCHASING ANALYST TO ADVERTISE FOR BIDS TO MAKE CERTAIN PURCHASES DURING THE 2017 YEAR

WHEREAS, the present operations of the City require the purchase of various items and materials during the 2017 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 Piqua Daily Call;

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 Purchasing Analyst 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 Purchasing Analyst 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.

KATHRYN B. HINDS, MAYOR

PASSED:

ATTEST: REBECCA J. COOL
CLERK OF COMMISSION
## Commission Agenda
### Staff Report

<table>
<thead>
<tr>
<th><strong>MEETING DATE</strong></th>
<th>January 3, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REPORT TITLE</strong></td>
<td>A RESOLUTION AUTHORIZING THE CITY PURCHASING ANALYST TO ADVERTISE FOR BIDS TO MAKE CERTAIN PURCHASES DURING THE 2017 YEAR</td>
</tr>
</tbody>
</table>
| **SUBMITTED BY** | Name & Title: Beverly M. Yount, CPPB, Purchasing Analyst  
Department: Purchasing & Finance |
| **AGENDA CLASSIFICATION** | ☐ Consent  
☐ Ordinance  
☒ Resolution  
☐ Regular |
| **APPROVALS/REVIEWS** | ☒ City Manager  
☒ Asst. City Manager/Finance  
☐ Asst. City Manager/Development  
☒ Law Director  
☒ Department Director;  
☐ Other: |
| **BACKGROUND** | 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 Piqua Daily Call for this purpose. Exhibit “A” is a list of items that are compiled from the 2017 Budget Book. At the first Commission meeting each year, we ask for Commission approval for the Purchasing Analyst to be authorized to fulfill this commitment. |
| **BUDGETING AND FINANCIAL IMPACT** | 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. |
| **OPTIONS** | 1. Approve Resolution R-3-17 to give approval to run advertising for city departments as needed  
2. Deny Resolution R-3-17 and cause the departments to be in violation of the City Charter. |
| **PROJECT TIMELINE** | Pass the first Commission meeting of the year to allow the Purchasing Analyst to fill departmental needs throughout the year. |
| **STAFF RECOMMENDATION** | I recommend passage of this Resolution. We have always obtained Commission approval for this bid advertising authorization each year. |
| **REASON FOR SELECTING CONSULTANT/COMPANY** | n/a |
| **ATTACHMENTS** | Exhibit “A” shows a listing of the anticipated bid items for 2017. |
## EXHIBIT “A”
### 2017 Commodity/Bid Items

<table>
<thead>
<tr>
<th>Department</th>
<th>Description</th>
<th>Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Various</td>
<td>Copiers</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Excess Utility Insurance</td>
<td>Piqua</td>
</tr>
<tr>
<td></td>
<td>Postage Machine</td>
<td>State/Piqua</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Environmental Assessments – any Phase</td>
<td>Piqua</td>
</tr>
<tr>
<td></td>
<td>Demolition of Houses</td>
<td>Piqua/State</td>
</tr>
<tr>
<td>Health</td>
<td>Demolition of houses, etc.</td>
<td>Piqua</td>
</tr>
<tr>
<td></td>
<td>Home repairs</td>
<td>Piqua</td>
</tr>
<tr>
<td></td>
<td>Vehicle replacement</td>
<td>State</td>
</tr>
<tr>
<td>Parks</td>
<td>“Z” Sprayer</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>4Zero Turn Mowers</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Fountain Park Rubber Playground Surfacing</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>1-ton Dump Truck Replacement</td>
<td>State/Piqua</td>
</tr>
<tr>
<td>Street</td>
<td>Road salt</td>
<td>SWOP4G</td>
</tr>
<tr>
<td></td>
<td>Resurfacing/Asphalt &amp; Full Depth Reclamation</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Asphalt Milling</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>New Dump Truck</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Rental of Tub Grinder and Screener</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Sidewalk Sweeper</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>3 Pickup Trucks</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>SUV to replace 1999 Chevy Blazer</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>4 mowers</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Big Belly Trash Compacting Cans</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Public Works Complex Repairs</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Design &amp; Installation of PAPI System</td>
<td>State/Piqua</td>
</tr>
<tr>
<td>Street Income Tax</td>
<td>Street Resurfacing &amp; ADA Compliance</td>
<td>Piqua</td>
</tr>
<tr>
<td></td>
<td>Commercial St. Corridor Bike Route</td>
<td>Piqua</td>
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<tr>
<td></td>
<td>Covington Ave. Resurfacing</td>
<td>Piqua</td>
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<tr>
<td></td>
<td>Carbery/Looney Rd. Intersection Improvements</td>
<td>Piqua</td>
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<tr>
<td></td>
<td>E. Ash St. Bike/Pedestrian Facility Design</td>
<td>Piqua</td>
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<tr>
<td></td>
<td>Pedestrian Bridge Replacement</td>
<td>Piqua</td>
</tr>
<tr>
<td>Fire</td>
<td>Replace Furnaces</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Replace Kitchen counters &amp; cabinets</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Replace Medic (approved in 2016)</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Replace F-18 SUV</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Replace Aerial Ladder</td>
<td>State/Piqua</td>
</tr>
<tr>
<td>Category</td>
<td>Item</td>
<td>Location(s)</td>
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<td>-------------</td>
<td>----------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Police</td>
<td>3 Cruiser Replacements and related upfitting</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Unmarked car replacement and related upfitting</td>
<td>State/Piqua</td>
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<tr>
<td>Power</td>
<td>Substation #4 Gate &amp; Substation #5 Fence</td>
<td>Piqua/State</td>
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<td></td>
<td>Poles, Transformers &amp; Conduit</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>SCADA server workstation upgrade</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>60' Bucket Truck (approved in 2016)</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Riverfront Redevelopment</td>
<td>Piqua/State</td>
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<tr>
<td></td>
<td>Field Area Communication Network</td>
<td>State/Piqua</td>
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<tr>
<td>Water</td>
<td>Water Treatment Chemicals</td>
<td>Piqua/SWOP4G</td>
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<td></td>
<td>Ferric Sulfate, Lime, Potassium Permanganate</td>
<td>State/Piqua</td>
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<td></td>
<td>Underground Utility Truck</td>
<td>State/Piqua</td>
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<td></td>
<td>Large Mower</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Hydropillar Engineering &amp; Construction</td>
<td>State/Piqua</td>
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<td></td>
<td>Ridge St.</td>
<td>State/Piqua</td>
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<td></td>
<td>HAB Automated Toxic algae lab equipment</td>
<td>State/Piqua</td>
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<tr>
<td>Wastewater</td>
<td>Design &amp; Bidding of WWTP</td>
<td>State/Piqua</td>
</tr>
<tr>
<td></td>
<td>Testing services for construction materials</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Construction administration of WWTP SSO</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Construction of WWTP SSO</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Replacement truck</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Echo Hills Lift Station vehicle</td>
<td>State/Piqua</td>
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<tr>
<td></td>
<td>Marc's System upgrade on radios</td>
<td>State/Piqua</td>
</tr>
<tr>
<td>Sanitation</td>
<td>Building project (design, construction, relocation)</td>
<td>State/Piqua</td>
</tr>
<tr>
<td>Stormwater</td>
<td>Commercial St. Bike Connector Project</td>
<td>Piqua</td>
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<tr>
<td></td>
<td>Shawnee Storm Water Phase I</td>
<td>Piqua</td>
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<tr>
<td></td>
<td>Ford &amp; Linden Storm Sewer Lining</td>
<td>Piqua</td>
</tr>
<tr>
<td></td>
<td>Covington Ave resurfacing project</td>
<td>Piqua</td>
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<tr>
<td></td>
<td>Riverfront Redevelopment</td>
<td>Piqua</td>
</tr>
<tr>
<td>Golf</td>
<td>Chemicals</td>
<td>Piqua</td>
</tr>
<tr>
<td></td>
<td>Mowing Equipment</td>
<td>State/Piqua</td>
</tr>
</tbody>
</table>

**Any other items that may arise as needed throughout the year.**
RESOLUTION NO. R-4-17

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE RIVER CORRIDOR IMPROVEMENT SUBDISTRICT OF THE MIAMI CONSERVANCY DISTRICT TO PARTICIPATE IN THE GREAT MIAMI RIVERWAY COALITION

WHEREAS, The Great Miami Riverway is a mixed-use district of vibrant city waterfronts interconnected by extensive land and water trails and includes the communities along the Great Miami River corridor from Sidney to Hamilton; and

WHEREAS, City of Piqua recognizes the potential to maximize existing and planned riverfront investments and economic development by approaching the river corridor as a unified, connected, regional place; and

WHEREAS, A 2013 U.S. Army Corps of Engineers study provided a regional perspective of existing river and riverfront development and validates communities’ efforts to improve and market the river corridor is practical, achievable, and can be successful; and

WHEREAS, the strongest recommendation in the 2013 U.S. Army Corps of Engineers study are programmatic challenges including:

- Need for a strong, unified identity for the river corridor
- Promotion of the recreational, historical and cultural resources to increase tourism
- Community events that incorporate the river into events; and

WHEREAS, the River Corridor Improvement Subdistrict of the Miami Conservancy District is leading this regional effort to address these challenges by facilitating a coalition of the communities; and

WHEREAS, the Miami Conservancy District has many years of experience bringing diverse communities together to establish programs that benefit the Miami Valley including regional approaches to flood protection, recreation, and water management; and

WHEREAS, the goal of the Great Miami Riverway Placemaking Initiative is to develop and implement ongoing marketing, planning, and programming to:

1) Increase use of recreational, historical, and cultural assets,
2) Attract more visitors,
3) Support economic development,
4) Strengthen river corridor neighborhoods,

WHEREAS, City of Piqua will participate in the Great Miami Riverway Coalition (Coalition) whose purpose is to enhance the community connections to our river, trail and each other — through communications, programs, outreach and development — so that we can achieve regional vitality; and
NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: The City Manager is hereby authorized to execute the Agreement with the River Corridor Improvement Subdistrict of the Miami Conservancy District substantially in the form attached hereto as Exhibit A.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw her warrant from time to time on the appropriate account of the city treasury in payment according to Agreement terms, commencing with the 2017 payment not exceeding a total of $14,500.

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

__________________________________________
KATHRYN B. HINDS, MAYOR

PASSED: ________________________________

ATTEST: ________________________________
REBECCA J. COOL
CLERK OF COMMISSION
AGREEMENT

This AGREEMENT, made this ___ day of January, 2017, by and between the RIVER CORRIDOR IMPROVEMENT SUBDISTRICT of the MIAMI CONSERVANCY DISTRICT, a body corporate and political subdivision of the State of Ohio, pursuant to §6101 of the Ohio Revised Code, located at 38 East Monument Avenue, Dayton Ohio 45402, and the CITY OF PIQUA, an Ohio municipality located at 201 W. WATER STREET, PIQUA, OHIO 45356, and hereinafter referred to as “CITY OF PIQUA”.

WHEREAS, The Great Miami Riverway is a mixed-use district of vibrant city waterfronts interconnected by extensive land and water trails and includes the communities along the Great Miami River corridor from Sidney to Hamilton; and

WHEREAS, City of Piqua recognizes the potential to maximize existing and planned riverfront investments and economic development by approaching the river corridor as a unified, connected, regional place; and

WHEREAS, A 2013 U.S. Army Corps of Engineers study provided a regional perspective of existing river and riverfront development and validates communities’ efforts to improve and market the river corridor is practical, achievable, and can be successful; and

WHEREAS, the strongest recommendation in the 2013 U.S. Army Corps of Engineers study are programmatic challenges including:
• Need for a strong, unified identity for the river corridor
• Promotion of the recreational, historical and cultural resources to increase tourism
• Community events that incorporate the river into events; and

WHEREAS, the River Corridor Improvement Subdistrict of the Miami Conservancy District is leading this regional effort to address these challenges by facilitating a coalition of the communities; and

WHEREAS, the Miami Conservancy District has many years of experience bringing diverse communities together to establish programs that benefit the Miami Valley including regional approaches to flood protection, recreation, and water management; and

WHEREAS, the goal of the Great Miami Riverway Placemaking Initiative is to develop and implement ongoing marketing, planning, and programming to:
1) Increase use of recreational, historical, and cultural assets,
2) Attract more visitors,
3) Support economic development,
4) Strengthen river corridor neighborhoods,

WHEREAS, City of Piqua will participate in the Great Miami Riverway Coalition (Coalition) whose purpose is to enhance the community connections to our river, trail and each other — through communications, programs, outreach and development — so that we can achieve regional vitality; and
NOW THEREFORE, in consideration of the mutual promises hereinafter contained, it is AGREED as follows:

1. City of Piqua agrees to pay River Corridor Improvement Subdistrict (RCIS) in accordance with the Attachment A, Project Budget for RCIS to conduct specific activities listed in Attachment B, Action Plan, the sum of not more than $62,500, with $14,500 payable upon execution of this agreement and equal payments of $12,000 on January 15 of year from 2018 through 2021, contingent upon Piqua City Commission authorization of each annual payment.

2. River Corridor Improvement Subdistrict and City of Piqua agree to maintain records for audit by agencies of the State of Ohio.

3. This AGREEMENT represents the entire agreement between the parties with respect to the subject matter hereof.

4. This AGREEMENT may be amended or supplemented at any time by full consent in writing of both parties hereto.

5. This AGREEMENT shall be governed by the laws of the State of Ohio.

6. This AGREEMENT shall be in effect until DATE.

IN WITNESS WHEREOF, pursuant to authorization of the Board of Directors of THE MIAMI CONSERVANCY DISTRICT on behalf of the RIVER CORRIDOR IMPROVEMENT SUBDISTRICT, the General Manager of THE MIAMI CONSERVANCY DISTRICT and the City Manager of the CITY OF PIQUA have respectively executed this agreement on the day and date first written, in duplicate.

THE RIVER CORRIDOR IMPROVEMENT SUBDISTRICT OF THE MIAMI CONSERVANCY DISTRICT

By:

Janet M. Bly
General Manager
The Miami Conservancy District

CITY OF PIQUA

By:

Gary A. Huff
City Manager
City of Piqua, Ohio

Great Miami Riverway Placemaking Initiative Agreement

October 10, 2016
RESOLUTION NO. R-5-17

A RESOLUTION AUTHORIZING AN AMENDMENT TO ZONING MAP TO CHANGE THE ZONING DESIGNATION OF 608 WEBER STREET TO B (GENERAL BUSINESS)

WHEREAS, the Planning Commission has studied a proposed amendment to the zoning map to change the zoning designation of 608 Weber Street to B (General Business); and

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

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

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

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

SEC. 1: The zoning designation of B (General Business) for 608 Weber Street is hereby approved.

SEC. 2: The zoning map attached to Ordinance No. 42-96 as subsequently amended is hereby revised and amended to assign a zoning designation of B (General Business) for 608 Weber Street, and the City Planner is hereby authorized to make said change on the original zoning map.

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

______________________________
KATHRYN B. HINDS, MAYOR

PASSED: _______________________

ATTEST: _______________________
REBECCA J. COOL
CLERK OF COMMISSION
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>JANUARY 3, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION AUTHORIZING AN AMENDMENT TO ZONING MAP TO CHANGE THE ZONING DESIGNATION OF 608 WEBER STREET TO B (GENERAL BUSINESS)</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Name &amp; Title: Chris Schmiesing, City Planner  Department: Development Department</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☑ Resolution  ☐ Consent  ☐ Ordinance  ☐ Regular</td>
</tr>
<tr>
<td>APPROVALS/REVIEWS</td>
<td>☑ Asst. City Manager/Development  ☐ Asst. City Manager/Finance  ☑ City Planner  ☐ Law Director  ☑ City Planner</td>
</tr>
<tr>
<td>BACKGROUND</td>
<td>The application has petitioned to change the zoning of 608 Weber Street to more accurately reflect the planned continued use of the property as a carry out/drive thru. A review of the Comprehensive Plan and Zoning Code has determined the request is appropriate and consistent with adopted community land use policy and plans.</td>
</tr>
<tr>
<td>BUDGETING AND FINANCIAL IMPACT</td>
<td>Budgeted $:  Expenditure $:  Source of Funds:</td>
</tr>
<tr>
<td>PROJECT TIMELINE</td>
<td>January 3, 2017 – City Commission authorize zoning change</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>Approve resolution</td>
</tr>
<tr>
<td>REASON FOR SELECTING CONSULTANT/COMPANY</td>
<td>N/A</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>Applicant submittals; Planning Commission recommendation</td>
</tr>
</tbody>
</table>

OPTIONS (Include Deny/Approval Option)

1. Adopt the resolution to authorize the zoning change
2. Defeat the resolution to reject the zoning change.
RESOLUTION No. PC 19-16

WHEREAS, Amy Mosley, doing business as A & J Drive Thru, Applicant for the subject property located at 608 Weber Street, in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcel N44-039840 from R-1 (One Family Residential) to B (General Business); and

WHEREAS, Section 154.025(D)(3)(f) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Special use request for a drive-through at this location; and

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation:

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

NOW THEREFORE BE IT RESOLVED, board member [Signature] hereby moves to recommend [approval or denial] of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member [Signature], and the voting record on this motion is hereby recorded as follows.

<table>
<thead>
<tr>
<th>Name</th>
<th>AXE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
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<tr>
<td>Mr. Jim Oda</td>
<td>☒</td>
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<tr>
<td>Mr. Gary Kuenig</td>
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<tr>
<td>Mr. Stu Shear</td>
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<tr>
<td>Mrs. Cindy Pearson</td>
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<td>Mr. Mark Spoltman</td>
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</tbody>
</table>
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name  Amy Mosley  Phone 937-279-7854
   Applicant's Address  320 E. MAIN  P.O. BOX 44

2. Owner's Name  
   Owner's Address  

3. Type of legal interest held by applicant  Lease Building

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description)  N440397840
   B. Address  608 WEBER STREET

5. Existing zoning  R1

6. Existing usage  DRIVE THRU - F&B

7. Proposed zoning  B

8. Proposed usage  DRIVE THRU

9. Is this 'Request for Zoning' contingent upon annexation?  Y  N  X

10. Describe the reason for the requested rezoning:  To Re-open

11. Has a Rezoning Request for this location been made before?  Y  N  X
    If yes, give date of previous application:  

12. No. of site plans submitted (16 required UNLESS waived)  

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

* Signature of Applicant  Amy Mosley  Date 11-4-16

* Signature of Owner  Date  

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

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

$50.00 Fee paid 100.00  Date fee paid 11-4-16

Receipt no. 221977  P.C. Res. no. 19-16
CHANGE ZONING
FROM R-1 TO
B GENERAL BUSINESS
RESOLUTION NO. 6-17

A RESOLUTION APPROVING THE PURCHASE OF PARCEL NO. N44-008040

WHEREAS, Parcel No. N44-008040 is located 110 S. Downing Street, Piqua, Miami County, Ohio, and is available for purchase; and

WHEREAS, the City of Piqua desires the property to build a new centrally located fire station in the future and the purchase of the property has been budgeted in 2017; and

WHEREAS, the City has had discussions with the agent for Piqua Car Wash & Vac LLC regarding the purchase and has been informed that the Seller has agreed to the sale of the property 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 City Manager is hereby authorized to purchase Parcel No. N44-008040 for an amount not to exceed $139,000.00, which is within the he appraised value, in accordance with the terms of the Purchase Option attached hereto as Exhibit A.

SECTION 2. The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to the Purchase Agreement and certifies that the funds are available.

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

_____________________________________________
KATHRYN D. HINDS, MAYOR

PASSED: ________________________________

ATTEST: ________________________________
REBECCA J. COOL
CLERK OF COMMISSION
AGREEMENT TO PURCHASE

This Agreement is hereby entered into this ____ day of January 2017 between the City of Piqua, a municipal corporation in the State of Ohio ("Buyer") and Piqua Car Wash & Vac LLC with tax mailing address 1150 Elida Ave., Delphos, OH 45833 ("Seller") for the purchase of more or less, the real estate and land ("Property") located at 110 S. Downing Street, Piqua, Miami County, Ohio 45356.

WHEREAS, Buyer desires to purchase from Seller the Property described below and Seller desires to sell the Property for the benefit of the public and the purpose of expansion and/or improvement of the City’s fire and ems services.

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

I. DESCRIPTION OF PROPERTY

The Property is located at 110 S. Downing Street, Piqua, Miami County, Ohio 45356, is referenced by the Miami County Auditor as Parcel No. N44-008040, and highlighted on the illustration attached in Exhibit A.

The Property being purchased shall include the land and buildings in its present condition. The Property does not include the fixtures in the building or on the land that are related to the car wash business. Buyer agrees to purchase the aforementioned real estate subject to all zoning laws, ordinances and restrictions of record. Buyer agrees to purchase the Property "as is" and agrees to hold Seller harmless from any claim as to the condition of the Property. However, Seller shall provide any reports, studies or other documents related to any environmental concern on the Property prior to final transfer of the Property.

The subject 0.620 acre area of land is currently occupied by building improvements and the Buyer desires to acquire the Property to assemble the tract with adjoining land to facilitate the redevelopment of the subject land and building improvements as contemplated by the City of Piqua in addressing its needs for fire and ems services.

II. PURCHASE PRICE AND CONVEYANCE

The purchase price will be One Hundred Thirty Nine Thousand Dollars ($139,000.00), which is within the appraised value by the Miami County, Ohio Auditor. At the time of purchase the Buyer shall pay, and Seller, shall accept, the sum total of the purchase price in cash, as and for full consideration for the premises. The purchase amount is in consideration of the Buyer’s intent to assemble the tract with adjoining land to facilitate the redevelopment of the
subject land and building improvements as contemplated by the needs of its fire
and ems services.

Buyer and Seller acknowledge the sale of the Property is contingent upon
the Piqua City Commission authorizing the purchase of the Property described
herein in a public meeting after the required notice of the item being on the
agenda.

At closing, Seller shall convey marketable, fee simple title to Buyer by
General Warranty Deed, free and clear of all liens and encumbrances, but
subject to easements and restrictions. The deed shall be made in the name of
the “City of Piqua” and shall be recorded by Buyer. Buyer shall secure and incur
the expenses incidental to the professional services necessary to prepare a legal
description of the subject Property satisfying the minimum requirements
incidental to the preparation, execution, and recording of the aforementioned
documents.

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

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

Buyer shall also have the option to terminate this Purchase Agreement
and be relieved of any and all obligations, and this Agreement shall be null and
void if an environmental report is produced that results in significant remedial or
cleanup expenses. It shall be an essential element of this Purchase that any
known environmental issues be disclosed to Buyer prior to closing.
III. TAXES AND ASSESSMENTS

The Buyer shall assume responsibility for any and all prorated Property taxes from date of sale. The Seller shall assume responsibility for any and all prorated Property taxes up to the date of sale. Taxes shall be prorated in accordance with the short proration method.

IV. TERM OF EXERCISE

The terms of this Agreement shall be effective for a duration beginning on the date this Agreement is entered into and ending on July 31, 2017.

Seller shall provide the Buyer or its designated purchaser with the exclusive right to purchase the Property for the duration of this Agreement. Buyer shall use its best efforts to expeditiously secure funds and receive authorization for the purchase of the Property. Buyer shall notify Seller immediately upon securing funding and authorization for the purchase of the Property. If the Buyer does not secure funding and authorization for the purchase of the Property by the agreement end date, the parties may extend this Agreement upon a written request from the Buyer for such an extension with the said extension period being designated in writing. Seller reserves the right to terminate the Agreement if Buyer fails to receive the funding and authorization to purchase the Property by the agreement end date. Buyer may terminate this Agreement at any time and for any reason without penalty by providing written notice to Seller.

Notwithstanding any other provision of this Agreement, Buyer shall have no obligation to purchase the Property, and no transfer of title to the Buyer may occur, unless and until the Buyer has provided Seller with a written notification that funds have been secured and the purchase of the Property has been authorized.

V. CLOSING AND POSSESSION

Seller and Buyer acknowledge it is the full intention of both parties to complete the purchase/sale of the Property prior to end date of this Agreement.

Seller and Buyer shall mutually agree upon a closing date at which time Seller shall transfer possession of the Property to Buyer. Seller shall have sixty (60) days after closing to remove all fixtures pertaining to the car wash business. Anything not removed within the sixty days shall become the property of the Buyer.
VI. ENTRIRE AGREEMENT

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

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

SELLER:

Piqua Car Wash & Vac LLC
110 S. Downing Street, Piqua, Ohio 45356

Signature: ____________________________

Print Name: Bryan Hutchinson

Print Title: ____________________________

BUYER:

CITY OF PIQUA, OHIO

______________________________
Gary A. Huff, City Manager

APPROVED AS TO FORM AND CORRECTNESS:

______________________________
Stacy Wall, City Law Director

Purchase Agreement Approved by Resolution No. R-2017
RESOLUTION NO. R-7-17

A RESOLUTION AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH 292 DESIGN GROUP FOR THE COMMUNITY CENTER CAMPUS FEASIBILITY PLAN

WHEREAS, The Adjutant General, City of Piqua, Piqua City Schools Board of Education, Miami County YMCA, and Edison State Community College have engaged the professional services of 292 Design Group (herein the “Consultant”) to complete a Community Center Campus Feasibility Plan, and agreed to share the expense up to a maximum contribution of $5,900 from each entity, with a total not to exceed cost of $29,500; and

WHEREAS, the Consultant has requested that the contract be increased by $1,000 to accommodate additional services requested by the City, and deemed necessary and appropriate to complete the scope of work properly; and,

WHEREAS, the budget includes the funds necessary for the professional services required for this work.

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 authorized to increase the contract with 292 Design Group to accommodate the additional professional services necessary for the Community Center Campus Feasibility Plan.

SEC. 2: The contract may increase by $1,000 and the total adjusted cost of the services is not to exceed $30,500 and City is authorized to pay the $30,500 in its entirety and receive reimbursement from the Adjutant General, Piqua City Schools Board of Education, Miami County YMCA, and Edison State Community College as previously agreed upon.

SEC. 3: The Finance Director certifies funds are available and is hereby authorized to receive and draw her warrants from time to time on the appropriate accounts of the City treasury in the processing of payment according to contract terms.

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

KATHRYN B. HINDS, MAYOR

PASSED: __________________________

ATTEST: _________________________
REBECCA J. COOL
CLERK OF COMMISSION
# Commission Agenda

## Staff Report

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>JANUARY 3, 2017</th>
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<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH 292 DESIGN GROUP FOR THE COMMUNITY CENTER CAMPUS FEASIBILITY PLAN</td>
</tr>
</tbody>
</table>
| SUBMITTED BY          | Name & Title: Chris Schmiesing, City Planner  
Department: Development Department |
| AGENDA CLASSIFICATION |  
☐ Consent  
☐ Ordinance  
☒ Resolution  
☐ Regular |
| APPROVALS/REVIEWS     |  
☐ City Manager  
☒ Asst. City Manager/Development  
☐ Law Director  
☐ City Planner |
| BACKGROUND            |  
(Should match resolution/ordinance title)  
(Includes description, background, and justification)  
This request is to amend the contract to compensate the consultant, 292 Design Group, for additional services requested as part of completing the desired scope of work. The original scope called for four trips to the community to conduct activities essential to the completion of the scope of work. However, as the project progressed it became evident that a fifth visit would be necessary and appropriate to properly complete the work being requested. |
| BUDGETING AND FINANCIAL IMPACT |  
(Includes project costs and funding sources)  
Budgeted $: 1,000  
Expenditure $: 1,000  
Source of Funds: 001-013-826 |
| OPTIONS               |  
(Include Deny /Approval Option)  
1. Adopt the resolution to authorize the contract increase.  
2. Defeat the resolution to reject the contract increase. |
| PROJECT TIMELINE       | January 3, 2017 – City Commission authorize contract increase  
January 17, 2017 – Consultant final trip to Piqua  
February 1, 2017 – Project complete |
| STAFF RECOMMENDATION   | Approve resolution |
| REASON FOR SELECTING CONSULTANT/COMPANY | Continuation of an existing contract for professional services |
| ATTACHMENTS            | Letter of explanation from consultant |
December 14, 2016

Chris Schmiesing
City Planner
Development Department
City of Piqua
201 W. Water Street
Piqua, OH 45356

Dear Chris,

I think we are approaching the completion of a very successful study. The involvement of the Project Partners has been outstanding. It takes active interest from community organizations and civic leaders to make an effort like this successful.

In 292 Design Group's proposal for planning services, we proposed 4 trips to Piqua. Complexity of the project and the important goal of gaining a much input from the project partners and the community as a whole has led to a need for us to spend significant time in Piqua. As a result and as you know we have used up the allotted 4 trips in the proposal.

292 would appreciate if the city would provide funding for the 5th and final trip scheduled for mid January. This trip will provide a thorough presentation of the study's recommendations to the project partners and an appropriate conclusion of the project. The typical cost per trip has been approximately $1,000.

Thank you for giving this issue consideration

Sincerely,

292DesignGroup

Mark Wentzell, AIA
Partner