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

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

ANNOUNCEMENTS
> PROCLAMATION – NATIONAL BIKE MONTH
ACCEPTING THE PROCLAMATION – BIKE PIQUA

REGULAR CITY COMMISSION MEETING

CONSENT AGENDA

1. APPROVAL OF MINUTES
   Approval of the minutes from the April 4, 2017 Regular City Commission Meeting

2. RES. NO. R-78-17
   A Resolution of Appreciation for the Public Service of Robert John Hanselman as a City Employee

3. RES. NO. R-79-17
   A Resolution of Appreciation for the Public Service of James William Stein as a City Employee

OLD BUSINESS

4. ORD. NO.4-17 (2nd Reading)
   An Ordinance amending Chapter 154 Zoning of the Piqua Codified Ordinances and creating
   Section 154.029 Prohibited Use

5. RES. NO. R-76-17 (Tabled 4-18-17)
   A Resolution authorizing a purchase order to Walt Sweeney Ford, Inc. for the purchase of a pick-up
   truck for the Underground Utilities Department

NEW BUSINESS

6. RES. NO. R-80-17
   A Resolution authorizing the purchase of Parcel N44-001920 and Parcel N44-001250

7. RES. NO. R-81-17
   A Resolution authorizing the purchase of Parcel No. N44-000460

8. RES. NO. R-82-17
   A Resolution authorizing the City Manager to enter into an agreement with LJB Inc. for the engineering
   design services for the Great Miami River Pedestrian Bridge project

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, April 18, 2017 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. Absent: None. Motion carried unanimously.

ANNOUNCEMENTS

Karen McNeil, volunteer came forward and provided a brief presentation on the number of hours, the various services the volunteers provided to the City of Piqua. Ms. McNeil provided a handout with the number of workers, hours worked, and the amount money spent by the volunteers.

Ms. McNeil thanked all of the volunteers, City employees, and Brian Brookhart for all of their help and support.

Mayor Hinds thanked Ms. McNeil for her help, and all of the volunteers for helping make Piqua a better place to live and work.

Consent Agenda

Approval of Minutes
Approval of the minutes from the April 4, 2017 Regular Piqua City Commission Meeting

RES. NO. R 70-17
A Resolution reappointing a member to the Golf Advisory Board


NEW BUSINESS

ORD. NO. 4-17
An Ordinance amending Chapter 154 Zoning of the Piqua Codified Ordinances and creating Section 154.028 Prohibited Use

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

Mr. Sommer provided a brief overview of the reason to add the new Section 154.029 Prohibited Use to the City of Piqua Code Book. The City is taking a proactive step to maintain local control but the city is at the mercy in terms of the state. Mr. Sommer stated the Planning Commission and the Board of Zoning Appeals both held public meetings and no one came forward to speak for or against the medical facilities.

City Manager Huff added that there are concerns expressed by other municipalities that the Stat will change the rules again and that municipalities will be stuck and not have an option on limiting or restricting medical marijuana facilities.

Law Director Stacy Wall stated the zoning amendment would only restrict medical marijuana facilities from locating in the City of Piqua

Commissioners asked various questions concerning the medical marijuana facilities, and the effect they have on the community. They also voiced concern over what the State may do in the future, and how the rules could be changed.
Moved by Commissioner Martin, seconded by Commissioner Terry to give Ordinance No. 4-17 a first reading. Voice vote, Aye: Martin, Terry, Vogt, Wilson, and Hinds. Nay, None. Motion carried unanimously.

RES. NO. R-71-17
A Resolution retaining the services of the Auditor of State for the 2016 Annual Audit of the City of Piqua

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

Annually the City of Piqua undergoes an audit of the financial statements. The State will be conducting the audit beginning some and it should be completed before June 30, 2017 at a cost not to exceed $39,975.00.

Public Comment

No one came forward to speak for or against Resolution No. R-65-17


RES. NO. R-72-17
A Resolution authorizing the City Manager to sign the Program Year (PY) 2017 CHIP Program Partnership Agreement by and between the Miami County Board of Commissioners, City of Tipp City, City of Troy, and City of Piqua for the Ohio Development Services Agency (ODSA) Community Housing Impact and Preservation (CHIP) Program

Nikki Reese, Development Program Manager provided the Staff Report.

The City of Piqua intends to partner with the Miami County Board of Commissioner, City of Tipp City, and the City of Troy to apply to the Ohio Development Services Agency (ODSA) for funding under the Program Year (PY) 2017 Community Housing Impact and Preservation (CHIP) Program. The combined group is eligible for $1,120,000 of CHIP Program funding provided they meet applicable program requirements. The City conducted the first Public Hearing on February 2, 2017 to inform citizens about the CBDG/HOME Program, explaining how the funds are used and what activities are eligible, a joint 2nd Public Hearing was held on April 6, 2017 on the CHIP application.

The total CHIP budget for the City of Piqua is $576,500 for the 2017-2019. The CHIP application is due May, 2017 and the city will be notified in September 2017 if the application is funded, stated Ms. Reese.

Public Comment

No one came forward to speak for or against Resolution No. R-72-17.


RES. NO. R-73-17
A Resolution requesting the authorization to enter into an agreement with O.R. Colan Associates, LLC for the right of way acquisition services for the Garbry Road/Looney Road Intersection Improvements project

Amy Havenar, City Engineer provided the Staff Report.

In December of 2015 the City entered into an agreement with EMH&T to begin the design of the Garbry Road/Looney Road Intersection Improvement Project. The city is at the point in the design
of the project that there is a need to proceed with the right of way acquisition. There are six properties that still need to be acquired.

The project is utilizing federal money and the selected consultants must be on ODOT's prequalified list, O.R. Colan Associates LLC is on the list.

There was discussion regarding the size of the roundabouts, and how truck traffic can flow through more efficiently.

City Manager Huff also provided additional information.

**Public Comment**

No one came forward to speak for or against Resolution No. R-73-17.


**RES. NO. R-74-17**

A Resolution awarding a contract to Grissom Construction, LLC for the Sidewalk ADA Compliance Program

Amy Havenar, City Engineer provided the Staff Report

Two bids were received on April 4, 2017 for the Sidewalk ADA Compliance Program. The work will consist of the installation of 74 ADA compliant handicap ramps at intersections along the streets to be resurfaced as part of the 2017 Street Resurfacing Program.

**Public Comment**

No one came forward to speak for or against Resolution No. R-74-17.


**RES. NO. R-75-17**

A Resolution authorizing the purchase of 430 Staunton Street, Parcel No. N44-250260

Stacy Wall, Law Director, provided the Staff Report.

This is the former site of Staunton Street School and is owned the Piqua Board of Education.

The City of Piqua will purchase the 3.64 acres known as 430 Staunton Street for $71,715.00 in as is condition.

The Piqua Planning Commission approved a Special Use for a Solar—generating field at this location on March 14, 2017 by Resolution PC 07-17, and the City Commission approved the rezoning of the property from R-1 Residential to I-1 Light Industrial on April 4, 2017 by Resolution No. R-67-17.

**PUBLIC COMMENT**

No one came forward to speak for or against Resolution No. R-75-17.

RES. NO. R-76-17
A Resolution authorizing a purchase order to Walt Sweeney Ford, Inc. for the purchase of a pick-up truck for the Underground Utilities Department

Shane Johnson, Underground Utilities Superintendent, provided the Staff Report.

As part of the ten-year capital improvement plan, the Underground Utilities Department is purchasing a pick-up truck from Walt Sweeney Ford, Inc. This unit was in the 2017 Water Capital Budget. The pick-up truck will be used on a daily basis, and will become a vital asset to the Underground Utilities fleet, stated Mr. Johnson.

The Commissioners asked several questions, and Commissioner Vogt, seconded by Commissioner Martin, moved to table Resolution No R-76 at this time to revisit the bids. Voice vote, Aye, Martin Terry, Hinds, Vogt, and Wilson. Nay: None. Motion carried unanimously. Resolution No. R-76-17 was tabled.

RES. NO. R-77-17
A Resolution authorizing a purchase order to Sherry Chrysler, Dodge, Jeep & Ram for the purchase of a truck for the Wastewater Department

Chris Melvin, Wastewater Treatment Superintendent, provided the Staff Report.

The Wastewater Treatment Department would like to purchase a truck with a work utility bed as a replacement vehicle for the current S-1 2001 Chevy truck that has over 89,000 miles on it. The current bid is $600 less than the budgeted price, state Mr. Melvin.


PUBLIC COMMENT

No one came forward to speak at this time.

City Manager’s Report

City Manager Huff announced the Power System was recognized by the American Public Power Association for Certificate of Excellence in Reliability.

City Manager Huff also announced two retirements, Jim Stein, Firefighter will be retiring after 25 years of service, and Water Treatment Operator John Hanselman will be retiring after 28 years of service.

City Manager stated the Arbor Day Celebration will take place on April 28, 2017.

City Manager Huff expressed his appreciation to the City Commission for allowing him to remain in Piqua. Further stating he is happy to be here, and will continue to help Piqua make great strides in the future.

Commissioners Comments

Commissioner Vogt voiced his concerns over grass clipping being blown out in the curbs and street, and asked citizens and lawn mowing companies to blow it back into the yards.

Commissioner Martin stated he agrees with Commissioner Vogt concerns on the clippings being blown out into the curbs and streets.
Mayor Hinds stated this is part of having Public Pride in your property.

Karen McNeil, Short Drive came forward and stated she believes educating citizens on the effects of the grass clipping in our sewer systems may help.

Commissioner Martin asked if someone would explain the side effects of the grass in the sewers. City Manager Huff provided the information.

Commissioner Wilson inquired about the painting of the Ash Street Bridge, City Manager Huff provided information on the painting project.

Commissioner Wilson asked if it would be possible to put a fence around the dog park.

Commissioner Terry thanked Karen McNeil for her presentation on the volunteers in the community.

Mayor Hinds stated Joe Lauber is back at WPTW, and she will be meeting with him on Thursdays.

Mayor Hinds announced she will be holding her first Walk with the Mayor on May 15, 2011 in the First Ward with Commissioner Martin, and asked citizens to meet at Mole Park at 5:30 to begin the walk through the First Ward.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn from the Regular Commission Meeting at 8:29 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-78-17

A RESOLUTION OF APPRECIATION FOR THE
PUBLIC SERVICE OF ROBERT JOHN HANSELMAN
AS A CITY EMPLOYEE

WHEREAS, Robert John Hanselman has retired as Water Plant Mechanic with the Water Plant; and

WHEREAS, his retirement follows 30 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 Robert John Hanselman as Water Plant Mechanic with the Piqua Water 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.

KATHRYN B. HINDS, MAYOR

PASSED: _________________________

ATTEST: _________________
REBECCA J. COOL
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by______________________
seconed by_____________________ and on roll call the following vote ensued:

Mayor Kathryn B. Hinds
Commissioner John Martin
Commissioner William Vogt
Commissioner Joseph Wilson
Commissioner Judy Terry
RESOLUTION NO. R-79-17

A RESOLUTION OF APPRECIATION FOR THE PUBLIC SERVICE OF JAMES WILLIAM STEIN AS A CITY EMPLOYEE

WHEREAS, James William Stein has retired as Firefighter/Paramedic with the Fire Department; and

WHEREAS, his retirement follows 25 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 James William Stein as Firefighter/Paramedic with the Piqua Fire Department, 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.

________________________________________
KATHRYN B. HINDS, MAYOR

PASSED: __________________________

ATTEST: __________________________

REBECCA J. COOL
CLERK OF COMMISSION

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

Mayor Kathryn B. Hinds  __________
Commissioner John Martin  __________
Commissioner William Vogt  __________
Commissioner Joseph Wilson  __________
Commissioner Judy Terry  __________
ORDINANCE NO. 4-17

AN ORDINANCE AMENDING CHAPTER 154 ZONING
OF THE PIQUA CODIFIED ORDINANCES AND
CREATING SECTION 154.029 PROHIBITED USE

WHEREAS, the State of Ohio 131st General Assembly adopted House Bill 523 to authorize the use of marijuana for medical purposes and to establish the Medical Marijuana Control Program; and

WHEREAS, adopted House Bill 523 includes provisions to allow the legislative authority of a municipal corporation to adopt an ordinance to prohibit or limit the number of cultivators, processors, or retail dispensaries licensed by the State within the municipal corporation, said provisions codified as Ohio Revised Code Section 3796.29; and

WHEREAS, the Planning Commission has studied the proposed rules and regulations being considered for adoption by various State agencies charged with establishing and administering the Ohio Medical Marijuana Control Program as adopted by the State of Ohio 131st General Assembly; and

WHEREAS, the Planning Commission has conducted a public hearing to seek public opinion concerning the Ohio Medical Marijuana Control Program as it relates to local interests; and

WHEREAS, the Planning Commission submits its recommendation to the City Commission to prohibit cultivators, processors, or retail dispensaries licensed by the State within the municipal corporation.

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

SEC. 1. That the City of Piqua hereby amends Chapter 154 Zoning as set forth below: (new language is underlined):

154.029 PROHIBITED USES

(A) PURPOSE AND INTENT.

It is the purpose and intent to prohibit licensed cultivators, processors, or retail dispensaries within the municipal corporation in any zoning district to promote the health, safety, morals, and general welfare of the citizens of the city.

(B) DEFINITIONS.

The definitions enumerated below shall hold the same meaning and be as used and referenced throughout Chapter 3796 of the Ohio Revised Code.

(1) "Marijuana" means marijuana as defined in section 3719.01 of the Ohio Revised Code.

(2) "Medical marijuana" means marijuana that is cultivated, processed, dispensed, tested, possessed, or used for a medical purpose.
(3) "Cultivator" means the holder of a valid cultivator license as described in section 3796.18 of the Ohio Revised Code.

(4) "Processor" means the holder of a valid processor license as described in section 3796.19 of the Ohio Revised Code.

(5) "Dispensary" means the holder of a valid dispensary license as described in section 3796.20 of the Ohio Revised Code.

(C) PROHIBITION OF CULTIVATORS, PROCESSORS, AND DISPENSARIES

Cultivators, processors, and retail dispensaries licensed by the State of Ohio Medical Marijuana Control Program shall be prohibited within the municipal corporation limits of Piqua, Ohio.

SEC. 2. All other sections of Chapter 154 not amended herein shall continue to remain in effect.

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

________________________________________
KATHRYN B. HINDS, MAYOR

1st Reading April 18, 2017

PASSED: ____________________________

ATTEST: ____________________________

REBECCA J. COOL
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by________________________
seconded by_________________________ and on roll call the following vote ensued:

Mayor Kathryn B. Hinds ___________
Commissioner John Martin ___________
Commissioner William Vogt ___________
Commissioner Joseph Wilson ___________
Commissioner Judy Terry ___________
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<thead>
<tr>
<th>MEETING DATE</th>
<th>April 18, 2017</th>
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<td>REPORT TITLE</td>
<td>AN ORDINANCE AMENDING CHAPTER 154 ZONING OF THE PIQUA CODIFIED ORDINANCES AND CREATING SECTION 154.029 PROHIBITED USE</td>
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| SUBMITTED BY | Name & Title: Chris Schmiesing, City Planner  
Department: Development Department |
| AGENDA CLASSIFICATION | ☒ Consent  
☐ Ordinance  
☒ Resolution  
☐ Regular |
| APPROVALS/REVIEWS | ☒ City Manager  
☐ Asst. City Manager/Finance  
☒ Asst. City Manager/Development  
☐ Law Director  
☒ Planning Commission  
☐ City Planner |
| BACKGROUND | The Medical Marijuana Control Program adopted by the State of Ohio includes provisions allowing municipalities to prohibit within the municipal corporation cultivators, processors, or retail dispensaries licensed by the State. The Planning Commission has evaluated the provisions of the Ohio Medical Marijuana Control Program and conducted a public hearing to receive public comment on this matter. |
| BUDGETING AND FINANCIAL IMPACT | Budgeted$:  
Expenditure$:  
Source of Funds:  
Narrative: The Planning Commission findings and conclusions drawn by way of the study and public hearing results in their recommending the prohibition of cultivators, processors, and retail dispensaries licensed by the State within the municipal corporation. |
| OPTIONS | 1. Adopt the ordinance to authorize the prohibition  
2. Defeat the ordinance and rely on the State provisions to protect local interests. |
| PROJECT TIMELINE | Dec 2016 – Planning Commission discussion  
Feb 2017 – Planning Commission public hearing  
April/May, 2017 – City Commission agenda |
| STAFF RECOMMENDATION | Approve ordinance |
| REASON FOR SELECTING CONSULTANT/COMPANY | N/A |
| ATTACHMENTS | Planning Commission Resolution |
RESOLUTION No. FC 6-17

WHEREAS, The Ohio Legislature 131st General Assembly enacted House Bill 523, effective on September 8, 2016, authorizing the use of medical marijuana in Ohio; and,

Whereas, the legislation set a basic framework and timeline for state agencies to establish specific rules and guidelines for the cultivation, processing, testing, dispensing and medical use of marijuana; and,

WHEREAS, the legislation authorizes the legislative authority of a municipal corporation to adopt regulations to prohibit, or limit the number of, cultivators, processors, or retail dispensaries; and,

WHEREAS, the legislation prohibits a cultivator, processor, retail dispensary, or laboratory from being located or relocating within 500 feet of a school, church, public library, public playground, or public park, and requires that the Department of Commerce or Board of Pharmacy specify whether a license holder may remain in operation, must relocate, or have its license revoked after a school, church, public library, public playground, or public park opens within 500 feet of the license holder’s premises; and,

WHEREAS, section 154.141(B) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of an amendment to the zoning chapter; and,

WHEREAS, in accordance with the referenced procedure, the Planning Commission has initiated discussion on the subject topic and studied the matter, conducted a public hearing and invited public comment, and with reference to testimony provided and supporting materials submitted for consideration, has concluded the actions in the best interest of the general health, safety and welfare of the community, include the following:

1) Prohibit medical marijuana cultivators, processors, or retail dispensaries, as defined by Ohio’s Medical Marijuana Law (HB 523), from being permitted within any zoning district.

2) Prohibit a cultivator, processor, retail dispensary, or laboratory, as defined by Ohio’s Medical Marijuana Law (HB 523), from being located or relocating within 500 feet of a school, church, public library, public playground, or public park within any zoning district.

NOW THEREFORE BE IT RESOLVED, the City of Piqua Planning Commission hereby recommends to the City Commission the action or actions described by this resolution.
### RESOLUTION No. PC 6-17

<table>
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<th>Motion by:</th>
<th>Mr. Spoltman</th>
</tr>
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<tr>
<td>Second by:</td>
<td>Mr. Shear</td>
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<tr>
<td></td>
<td><strong>AYE</strong></td>
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<tr>
<td>Mr. Jim Oda</td>
<td>□</td>
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<tr>
<td>Mrs. Cindy Pearson</td>
<td>□</td>
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<tr>
<td>Mr. Stu Shear</td>
<td>□</td>
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<tr>
<td>Mr. Gary Koenig</td>
<td>□</td>
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<tr>
<td>Mr. Mark Spoltman</td>
<td>□</td>
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</tbody>
</table>
RESOLUTION NO. R-76-17

A RESOLUTION AUTHORIZING A PURCHASE ORDER TO
WALT SWEENEY FORD, INC. FOR THE PURCHASE OF A
PICK-UP TRUCK FOR THE UNDERGROUND UTILITIES DEPARTMENT

WHEREAS, the Underground Utilities Department requires the purchase of a
Pick-Up Truck for fulfilling their daily work orders efficiently and effectively throughout
the City of Piqua; and

WHEREAS, this purchase was properly advertised and bid openings held on
4/6/17; the bid tabulation is attached hereto as “Exhibit A”; and

WHEREAS, Walt Sweeney Ford, Inc. is the lowest and best bid for this pick-
up truck; and

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

SEC. 1: A purchase order for the pick-up truck is hereby authorized to
Walt Sweeney Ford, Inc.;

SEC. 2: The Finance Director certifies funds are available is hereby
authorized to draw her warrants on the appropriate account of the City treasury in
payment according to terms, not to exceed $25,551.00.

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

TABLED 4-18-2017

KATHRYN B. HINDS, MAYOR

PASSED: __________________________

ATTEST: ______________________
REBECCA J. COOL
CLERK OF COMMISSION

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

Mayor Kathryn B. Hinds ___________
Commissioner John Martin ___________
Commissioner William Vogt ___________
Commissioner Joseph Wilson ___________
Commissioner Judy Terry ___________
## A RESOLUTION AUTHORIZING A PURCHASE ORDER TO WALT SWEENEY FORD, INC. FOR THE PURCHASE OF A PICK-UP TRUCK FOR THE UNDERGROUND UTILITIES DEPARTMENT

### Background
As part of our ten year capital improvement plan, we are seeking approval to purchase a pick-up truck from Walt Sweeney Ford, Inc. This unit was in the 2017 Water Capital Budget. The unit will be used on a daily basis for transportation of employees, materials, gas powered pumps and pulling trailers. This truck will become a vital asset to the Underground Utilities fleet.

### Budgeting and Financial Impact

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<th>Type</th>
<th>Amount</th>
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<tr>
<td>Budgeted $</td>
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<tr>
<td>Expenditure $</td>
<td>$25,551.00</td>
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Source of Funds: 403-000-190-1900 ($25,551.00) Another line item will be adjusted slightly to allow for this overage.

Narrative: We have decided not to include any of the options we priced in our bid.

### Options
1. Approve Resolution No. R-76-17 and Purchase the truck from Walt Sweeney Ford, Inc.
2. Approve Resolution No. R-76-17 with changes.
3. Do not approve and provide staff with further direction.

### Project Timeline
Truck will be ordered right away and received in approximately Summer of 2017.

### Staff Recommendation
We recommend approval of this Resolution so our Department can be more efficient in our day to day work activities.

### Attachments
See Exhibit A – Bid Tabulation
IFB # 1713 City Vehicles  
Bid Opening April 6, 2017 at 2:00 p.m.

<table>
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<tr>
<th>Vehicle # 2</th>
<th>Year/Make</th>
<th>Price</th>
<th>Vehicle # 2</th>
<th>Year/Make</th>
<th>Price</th>
<th>Vehicle # 2</th>
<th>Year/Make</th>
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<tr>
<td>Reg. Cab w/ Bed</td>
<td>2017 Dodge Ram</td>
<td>$26,247.00</td>
<td>EPA Est. Mileage</td>
<td>2017 Ford F-250 4x4</td>
<td>$25,651.00</td>
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<td>16</td>
<td></td>
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</table>

**Delivery Date:**
- Vehicle # 2: 12-14 weeks
- 90-120 days
- 90-112 days

**Terms:**
- net 30
- net 30
- upon delivery

**Options:**

<table>
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<th>Vehicle # 2</th>
<th>Delivery Fee to Piqua</th>
<th>Included</th>
<th>$85.00</th>
<th>$150.00</th>
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<td>Back up alarm</td>
<td>$85.00</td>
<td>$140.00</td>
<td>$150.00</td>
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<tr>
<td>Step rails/running boards</td>
<td>$200.00</td>
<td>$500.00</td>
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<tr>
<td>6-door utility body</td>
<td>$4,357.00</td>
<td>$4,586.00</td>
<td>$5,000.00</td>
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<tr>
<td>Bed liner (hard)</td>
<td>$380.00</td>
<td>$485.00</td>
<td>$350.00</td>
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**Total Prices with Options:**
- Vehicle # 2 | $31,069.00 | $31,177.00 | $31,529.00 |
RESOLUTION NO. R-80-17

A RESOLUTION AUTHORIZING THE PURCHASE OF PARCEL N44-001920 and PARCEL N44-001250

WHEREAS, a 0.19 acre part of Inlot No. 67 and 0.14 acre part of Inlot No. 45 and Inlot No. 68, located at along N. Wayne Street in Piqua, Miami County, Ohio 45356, and known as Parcel N44-001920 and Parcel N44-001250 is available for purchase; and

WHEREAS, the Downtown Piqua Placemaking Initiative identifies the subject property for redevelopment with improvements serving the public interest; and

WHEREAS, the Owner and the City have agreed to the terms of a sale, including a purchase price of $40,000.00, and executed an agreement; and

WHEREAS, acquisition of the property serves the needs of 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:

SEC. 1. The City Manager is hereby authorized to purchase Parcel No. N44-001920 and Parcel N44-001250 for an amount not to exceed $40,000.00 from the current owner as described in the attached Exhibit A.

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

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

KATHRYN B. HINDS, MAYOR

PASSED: _______________________

ATTEST: _______________________

REBECCA J. COOL
CITY COMMISSION CLERK

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

Mayor Kathryn B. Hinds ________ Commissioner John Martin ________
Commissioner William Vogt ________ Commissioner Joseph Wilson ________
Commissioner Judy Terry ________
**Meeting Date:** May 2, 2017

**Report Title:** A Resolution Authorizing the Purchase of Parcel N44-001920 and Parcel N44-001250

**Submitted By:** Name & Title: Chris Schmiesing, City Planner  
Department: Development Department

<table>
<thead>
<tr>
<th>Agenda Classification</th>
<th>Consent</th>
<th>Ordinance</th>
<th>Resolution</th>
<th>Regular</th>
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<td>Asst. City Manager/Development</td>
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<td>Planning Commission</td>
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<td>City Planner</td>
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**Background:** The subject property is identified by the Downtown Placemaking Initiative for redevelopment as parking to serve the public interest. Negotiations with the owner have resulted in the execution of an Agreement to Purchase defining the terms of the transaction.

<table>
<thead>
<tr>
<th>Budgeted $:</th>
<th>40,000</th>
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<tbody>
<tr>
<td>Expenditure $:</td>
<td>40,000</td>
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<tr>
<td>Source of Funds:</td>
<td>General Fund</td>
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</table>

**Narrative:** Acquiring this property builds upon prior activities aimed toward advancing the Downtown Riverfront Development Strategy. The currently vacant and unattractive gravel lot will be redeveloped with public parking facilities that will support downtown businesses and the citizens of Piqua.

**Options:**
1. Adopt the resolution to authorize the purchase.
2. Defeat the resolution to deny the purchase.

**Project Timeline:**
- May, 2017 – City Commission approval to purchase
- 2017 – Design of Improvements
- 2018 – Construction of Improvements

**Staff Recommendation:** Approve resolution

**Reason for Selecting Consultant/Company:** N/A

**Attachments:** Agreement to Purchase
AGREEMENT TO PURCHASE

This Agreement is hereby entered into this day of of
2017 between the City of Piqua, a municipal corporation in the State of Ohio ("Buyer") and Vernon J. Quinter ("Seller") for the purchase of a 0.19 acre part of
Inlot No. 67 and 0.14 acre part of Inlot No. 45 and Inlot No. 68.

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

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

I. DESCRIPTION OF PROPERTY

The real estate is located at along N. Wayne Street in Piqua, Miami
County, Ohio 45356 and includes a 0.19 acre part of Inlot No. 67 and 0.14 acre
part of Inlot No. 45 and Inlot No. 68, and is also known as Parcel N44-001920
and Parcel N44-001250, a copy of the deeds with further legal description is
attached in Exhibit A.

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

The land is currently unoccupied and the Buyer desires to acquire the
property to assemble the tract with adjoining land to facilitate the development of
public and or private improvements contemplated in the City of Piqua Downtown
Riverfront Development Strategy.

II. PURCHASE PRICE AND CONVEYANCE

The Buyer and Seller agree to execute a Purchase Agreement, contingent
upon the Piqua City Commission authorizing purchase of the property in a public
meeting and the Buyer securing funds to complete the purchase of the subject
property.

The Seller agrees the property is currently vacant and agrees no new
improvements or alterations to the property will be constructed prior to the
executing of a Purchase Agreement.

Using the Miami County Auditor's office base valuation assigned to the
subject parcels as a point of reference, the Buyer agrees to pay, and Seller
agrees to accept, the sum of Forty Thousand Dollars ($40,000), as and for full
consideration for the premises which shall be paid to the Seller in cash at closing.
The purchase amount is in consideration of the Buyer's intent to assemble the
tract with adjoining land to facilitate the development of public and or private
improvements contemplated in the City of Piqua Downtown Riverfront
Development Strategy.
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 shall transfer possession of the premises to Buyer at closing.

VI. ENTIRE AGREEMENT

This offer, upon acceptance, constitutes the entire agreement between the parties. Any amendment hereto must be agreed upon by both parties and confirmed in writing. All certifications and warranties of the Seller shall survive the closing. The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

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

SELLER:

Vernon J. Quinter

BUYER:

CITY OF PIQUA, OHIO

Gary A. Huff, City Manager

APPROVED AS TO FORM AND CORRECTNESS:

Stacy Wall, City Law Director
Exhibit A

In Witness Whereof, the said William T. Supinger and Peggy M. Supinger, his wife, each of whom hereby releases all of his/her right and expectancy of dower as well as all other right, title and interest in the said premises,

and, also:


Signed and acknowledged to be their free, voluntary, and unconstrained act and deed.

Witnesse whereof, in the presence of said William T. Supinger and Peggy M. Supinger, his wife,

Witnesse their hand and seal.

William T. Supinger
Peggy M. Supinger


State of Ohio, ss.

On this 14th day of April, A.D. 1929, before me, a Notary Public in and for said County, personally came

William T. Supinger and Peggy M. Supinger, his wife.

Acknowledged the signing thereof to be their free, voluntary, and unconstrained act and deed.

Anne M. LeCount
Notary Public - State of Ohio


State of Ohio, ss.

On this 14th day of April, A.D. 1929, before me, a Notary Public in and for said County, personally came

William T. Supinger and Peggy M. Supinger, his wife.

Acknowledged the signing thereof to be their free, voluntary, and unconstrained act and deed.

Anne M. LeCount
Notary Public - State of Ohio


This instrument prepared by:

RICHARD V. CHILES, JR., ATTORNEY AT LAW, CUYAHOGA FALLS, OHIO

RECEIVED

JULY 28, 1929

RICHARD V. CHILES, JR., ATTORNEY AT LAW, CUYAHOGA FALLS, OHIO

This instrument prepared by:

RICHARD V. CHILES, JR., ATTORNEY AT LAW, CUYAHOGA FALLS, OHIO
RESOLUTION NO. R-81-17

A RESOLUTION AUTHORIZING THE PURCHASE OF PARCEL NO. N44-099460

WHEREAS, Parcel No. N44-099460, Staunton Rd., Piqua, Miami County, Ohio, is vacant land; and

WHEREAS, the owner is a willing seller and has been engaged in conversations with the City of Piqua regarding the City’s desire to acquire the property for a potential solar generating site; and

WHEREAS, the Piqua City Commission approved Resolution R-75-17 for the purchase of adjoining land for the solar generating project site; and

WHEREAS, the parties have agreed on a valuation of the land; and

WHEREAS, Parcel No. N44-099460 is a component of a larger potential solar generating site being considered as part of the AMP Solar Phase II project and the acquisition of the property serves the needs of 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. N44-099460 consisting of 5.459 acres for an amount not to exceed $109,590.00 from Mary Evelyn Heckman substantially in the form as attached 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 in the amount of $109,590.00 are available.

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

KATHRYN B. HINDS, MAYOR

PASSED:

ATTEST:

REBECCA J. COOL
CITY COMMISSION CLERK

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

Mayor Kathryn B. Hinds
Commissioner John Martin
Commissioner William Vogt
Commissioner Joseph Wilson
Commissioner Judy Terry
PURCHASE AGREEMENT BETWEEN MARY EVELYN HECKMAN  
AND THE CITY OF PIQUA, OHIO 

This Agreement is hereby entered into this _____ day of May, 2017 between Mary Evelyn Heckman ("Seller") and the City of Piqua, Miami County, Ohio, an Ohio municipal corporation ("Purchaser") for the sale of the property described in the attached legal description (Ex. A) and identified as Parcel No. N44-099460, Staunton Rd., Piqua, Miami County, Ohio 45356. 

WHEREAS, the City Commission adopted Resolution No. R-81-17 on May 2, 2017, (Ex. B) whereby it authorized the City of Piqua to purchase Parcel No. N44-099460, identified as Staunton Rd., Piqua, Ohio; and 

WHEREAS, the purchase of the property is to facilitate the development of a potential solar generating field as part of the AMP Phase II Solar Project. 

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

I. DESCRIPTION OF PROPERTY 

Mary Evelyn Heckman owns approximately 5.459 acres at Staunton Rd., Piqua, Ohio. It is identified as Parcel No. N44-099460. It is vacant land. 

The said real estate being transferred shall include the land, all appurtenant rights, privileges and easements. The City of Piqua agrees to accept the property "as is". 

Said property is further described in attached Exhibit A as recorded in Miami County Recorder's Deed Book 753, Page 705. 

II. CONVEYANCE 

The City of Piqua shall purchase the property in the amount of One Hundred Nine Thousand and Five Hundred Ninety Dollars and 00/100 Dollars ($109,590.00). The City shall record the deed and complete any necessary paperwork for the transfer. 

The City of Piqua shall purchase the Property in an "as is" condition. The Property is vacant land with no known structures. Should there be any environmental condition or report that the Seller is aware of regarding the Property, that knowledge and/or report shall be disclosed to the Purchaser. Seller is aware that Purchaser intends to use the Property for a future site of a solar-generating field. Should Seller have any knowledge or evidence that the Property cannot be used for such purpose due to an environmental issue, it shall be disclosed to Buyer prior to purchase.
III. UTILITIES

The Seller shall pay through the date of possession, all incurred utility charges and any water, sewer or other charges that are or may become a lien.

V. CLOSING AND POSSESSION

The closing will be at a time and place mutually agreeable to the parties but no later than August 1, 2017. The Seller shall transfer possession of the premises to the City of Piqua at closing by a Quit Claim Deed with any and all liens being released.

Should any property taxes be owed on the Property, 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. ENTIRE AGREEMENT

This offer, upon acceptance, constitutes the entire agreement between the parties. Any amendment hereto must be agreed upon by both parties and confirmed in writing.

In witness whereof, the parties have set their hands hereto this ___ day of May, 2017, before a notary public.

___________________________
Owner Mary Evelyn Heckman

Sworn to and subscribed before me a Notary Public in and for Miami County, State of Ohio this ____ day of May, 2017, Mary Evelyn Heckman, Owner, did come before me and execute this Purchase Agreement for Staunton Rd., Piqua, Ohio.

___________________________
Notary Public
City of Piqua
Gary A. Huff, City Manager

Sworn to and subscribed before me a Notary Public in and for Miami County, State of Ohio this ____ day of May, 2017, that Gary A. Huff, City Manager for the City of Piqua, did come before me and execute this Purchase Agreement for Staunton Rd., Piqua, Ohio.

__________________________________________
Notary Public
EXHIBIT A

Situated in the City of Piqua in the County of Miami and State of Ohio, and bounded and described as follows:

TRACT 1:
Being a subdivision of Outlot No. 282 situate in the City of Piqua, Miami County, Ohio, as shown by survey recorded in Volume 10, Page 11 of the Miami County Engineer’s Record of Lot Surveys, being further described as follows:

Beginning at an iron pin in the east line of Outlot 282, said pin being North 4° 42’ East, a distance of 170.74 feet from the southeast corner of Outlot 282; thence North 86° 09’ West, a distance of 436.25 feet to an iron pin; thence North 19° 16’ West, a distance of 190.00 feet to a stone; thence North 17° 30’ West, a distance of 256.50 feet to an iron pipe; thence South 82° 47’ West, a distance of 326.50 feet to a nail in the centerline of Staunton Street; thence North 15° 08’ West with the centerline of Staunton Street a distance of 50.48 feet; thence North 82° 47’ East, a distance of 342.34 feet to an iron pin; thence North 2° 52’ East, a distance of 96.76 feet to an iron pin; thence South 86° 40’ 30” East, a distance of 615.19 feet to a stone in the east line of Outlot 282; thence South 4° 42’ West with the east line of Outlot 282, a distance of 566.86 feet to the place of beginning, containing 7.485 acres, being subject to any and all legal easements and restrictions of record. This survey and description prepared by Daniel D. Turner, Reg. Surveyor No. 4807.

EXCEPTING THEREFROM THE FOLLOWING:
Being part of O.L. No. 282 in Section 30, T1, R11, Springcreek Twp., City of Piqua, Miami Co., Ohio:
Commencing at an iron pin found in the southeast corner of said Outlot No. 282; thence N 04° 42’ 00” E, along the east line of said Outlot No. 282, 170.74 feet to an iron pin found in the southeast corner of the property owned by F.O.E. Piqua Aerie 614 and the place of beginning for the following real estate:
Thence N 86° 09’ 00” W, along the south line of said property, 436.25 feet to an iron pin found on the east line of the Staunton School property; thence N 19° 16’ 00” W, along said east line, 190.00 feet to a stone; thence N 17° 30’ 00” W, along said east line, 27.12 feet to an iron pin; thence S 86° 09’ 00” E, 523.68 feet to an iron pin on the east line of the aforesaid Outlot No. 282; thence S 04° 42’ 00” W, along said east line, 200.02 feet to the place of beginning. Containing 2.026 acres more or less, being subject to all legal highways and easements of record, and being part of the premises recorded in Volume 531, Page 274 of the Miami County Deed Records. Plat recorded in Volume 20, Page 175 of the Miami Co. Engineer’s Record of Lot Surveys.


Parcel No. N44-099460
RESOLUTION NO. R-82-17

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LJB INC. FOR THE ENGINEERING DESIGN SERVICES FOR THE GREAT MIAMI RIVER PEDESTRIAN BRIDGE PROJECT

WHEREAS, on January 3, 2017, this Commission passed Resolution No.R-3-17 authorizing the City Purchasing Analyst to advertise for bids, according to law, for engineering design services; and

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

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

SEC. 1: A purchase order is hereby authorized to LJB Inc. for the necessary Engineering Design Services for the Bike Path Bridge Relocation Project;

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of $230,000.

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

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

Mayor Kathryn B. Hinds  _______ Commissioner John Martin  _______
Commissioner William Vogt  _______ Commissioner Joseph Wilson  _______
Commissioner Judy Terry  _______
# Commission Agenda

## Staff Report

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>May 2, 2017</th>
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<tbody>
<tr>
<td><strong>REPORT TITLE</strong></td>
<td></td>
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<tr>
<td>A Resolution authorizing the City Manager to enter into an Agreement with LJB Inc. for the Engineering Design Services for the Great Miami River Pedestrian Bridge Project.</td>
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<td><strong>SUBMITTED BY</strong></td>
<td></td>
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<tr>
<td>Name &amp; Title: Amy L. Havenar, P.E., City Engineer</td>
<td></td>
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<tr>
<td>Department: Engineering</td>
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<td><strong>AGENDA CLASSIFICATION</strong></td>
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<td>☒ Consent</td>
<td>☐ Ordinance</td>
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<td><strong>APPROVALS/REVIEWS</strong></td>
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<td>☐ Asst. City Manager/Finance</td>
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<tr>
<td>☐ Asst. City Manager/Development</td>
<td>☐ Law Director</td>
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<tr>
<td>☐ Department Director</td>
<td>☐ Other:</td>
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<tr>
<td><strong>BACKGROUND</strong></td>
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<tr>
<td>In 2008, the City of Piqua completed the construction of the Great Miami River Recreational Trail (GMRRT) Project which begins at Lock 9 Park and runs south along the Great Miami River to Peterson Road. The existing utility bridge located behind the Power Plant was identified as the river crossing location for the new GMRRT. At that time, the funding we received to complete the project did not afford the City the ability to replace the existing utility bridge with an ADA compliant structure. To ensure the safety of the existing structure, the City hired LJB Inc. to complete a load rating on the structure. Repairs were made to the structure to ensure the safety of the pedestrians, however, the structure is still not ADA compliant and the existing width of the bridge only allows for one direction of travel at a time over the structure.</td>
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<td>In 2015, LJB Inc. completed a study and developed options which included replacing this structure with an ADA compliant structure at the exact same location or constructing a new structure south of this location near Goodrich Giles Park. The City decided to pursue the option of constructing a new bridge over the Great Miami River near Goodrich Giles Park along CR 25A.</td>
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<tr>
<td>This legislation will allow for the City to complete the design, the right-of-way plan development, and the environmental of the new structure so we will be in a position for a quick turn-around should funding become available for the construction.</td>
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<td><strong>BUDGETING AND FINANCIAL IMPACT</strong></td>
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<td>Budgeted $: $200,000</td>
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<tr>
<td>Expenditure $: $230,000 includes $196,421 for design and environmental, a contingency, as well as the development of right-of-way plans. The additional $30,000 is available in the 103 Fund in the 2017 budget.</td>
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</table>
**Narrative:**
The City is actively pursuing grant money to fund the replacement of this structure. However, as with many grants, the design is typically funded with 100% local funds. Therefore, we are proposing to complete the design in 2017 so that should grant funding become available, the City is in a position to quickly move forward with the project.

The construction cost is estimated at this time to be approximately $1,900,000.

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<tr>
<th>OPTIONS</th>
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<tr>
<td>(Include Deny / Approval Option)</td>
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</table>

1. Approve the resolution to enter into an agreement with LJB Inc. for the Engineering Design Services for the Great Miami River Pedestrian Bridge Project.

2. Do not approve the resolution; therefore, do not complete the engineering design.

<table>
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<tr>
<th>PROJECT TIMELINE</th>
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<tr>
<td>The anticipated schedule is for the design to begin this summer.</td>
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<tr>
<th>STAFF RECOMMENDATION</th>
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<tr>
<td>Approve the resolution to allow for engineering design to begin on the Great Miami River Pedestrian Bridge Project.</td>
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<tr>
<th>REASON FOR SELECTING CONSULTANT/COMPANY</th>
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<tr>
<td>Consultants submitted qualifications in January for various 2017 Projects. LJB Inc. was selected based upon their extensive bridge design experience as well as their knowledge of the project due to their completion of the study for this project in 2015.</td>
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<tr>
<th>ATTACHMENTS</th>
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<tbody>
<tr>
<td>Exhibit “A” - Technical Proposal for engineering services.</td>
</tr>
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</table>
April 10, 2017

Ms. Amy Havenir, P.E.
City of Piqua
201 West Water Street
Piqua, Ohio 45356

Re: Cost Proposal for Great Miami River Pedestrian Bridge

Dear Amy:

Thank you for the opportunity to submit our proposal for a new bridge over the Great Miami River or the Great Miami River Recreational Trail. Our understanding is that this proposal includes the survey, geotechnical exploration, hydraulic analysis, initial environmental investigations, determination of the preferred alignment and final design of this new river crossing and associated trail network. A detailed description of each of the tasks including proposed hours and proposed fees for the project follows. The proposal includes $196,421 in the Base Fee and if-authorized tasks for a possible retaining wall and ODOT right of way plans bringing the total proposal to $219,129.

We have based our understanding of the scope upon the recommendations of the Piqua Pedestrian Bridge Study dated August 21, 2015 and plan to develop the construction plans in a manner that will not preclude the project from receiving federal transportation funding through MVRPC. We understand that it is the city’s desire to complete much of this design work in 2017 and will develop a detailed schedule to best position the city for access to grants and funding applications in concert with the city during the project kickoff meeting.

Included is the following information:
> Proposal Cost Summary
> Proposed Hours
> Task Selection
> Subconsultant Proposal

If you have any questions or require additional information, please give me a call at (937) 259-5795 or email me at DHoying@LJBinc.com.

We look forward to working with you to achieve a successful completion of this project.

Sincerely,

LJB Inc.

Daniel J. Hoying, P.E., P.S.
Project Manager & Principal
March 24, 2017

LJB, Inc.  
2500 Newmark Drive  
Miamisburg, Ohio 45342

Attention: Mr. Dan Hoying, P.E., P.S, PMP  
Principal

Email: DHoying@LJBinc.com

Re: Proposal for Geotechnical Exploration  
MIA-Great Miami Pedestrian Bridge  
LJB Project Number 0110902A.01  
Piqua, Miami County, Ohio  
PSI Proposal No. 0105-205815

Dear Mr. Hoying:

In compliance with your request for proposal received on March 20, 2017, PSI has prepared this proposal and fee schedule to conduct geotechnical soil test borings, laboratory testing of selected samples and geotechnical report preparation for the proposed pedestrian and bicycle bridge crossing the Great Miami River located east of Goodrich Giles Park along County Road 25A in Piqua, Ohio. Additionally, a new culvert crossing Leonard Ditch, north of Goodrich Giles Park is planned for the project. All work will be conducted by PSI drill crews or qualified subcontractors in accordance with the ODOT Specification for Geotechnical Exploration dated July 15, 2016 and a report and plan sheets will be submitted in accordance with ODOT guidelines.

**Project Identification and Limits:**

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<tr>
<th>PID</th>
<th>C-R-S</th>
<th>TERMINI</th>
<th>CITY/COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>MIA-Great Miami Pedestrian Bridge</td>
<td>Along County Road 25A</td>
<td>Piqua, Miami County</td>
</tr>
</tbody>
</table>

**Services Requested**

**Reconnaissance and Planning**

PSI conducted in house reconnaissance prior to preparation of this proposal. PSI will conduct a future site visit to observe site conditions for project planning purposes before the field exploration. During the field reconnaissance, PSI’s engineer will stake test boring locations in the field and confirm the underground utility marking before the drilling crew is on site. Based on the site layout, it appears that tree clearing may be required to access the pedestrian bridge abutment borings, depending on the flexibility of relocating the borings. A cost of $1,920.00 is included for this service. Additionally, a barge will be required to drill the pier borings for the pedestrian bridge.
Subsurface Exploration

Pedestrian/Bicycle Bridge
According to the preliminary information provided, PSI understands that the new bridge will be a 2-span structure across the Great Miami River. PSI will complete three (3) Type E1 test borings to an estimated depth of approximately 60 feet below the existing (roadway) grades at locations near each bridge foundation structure. Bedrock, if encountered, will be cored according to the ODOT SGE. Soil sampling for river scour analysis will be performed in one of the structure borings (to a depth of 6 feet below the channel bottom depth) to obtain soil parameters D50 and D95 for the scour depth analysis. All boring holes will be backfilled or sealed in accordance with the ODOT SGE, as outlined in Appendix F.

Culvert
PSI will advance two (2) Type E2b (Defined by SGE) test borings at opposite corners, one each near the proposed inlet and outlet, each to a depth of 20 feet below the invert elevation of the culvert or to auger refusal on bedrock, whichever is shallower. If auger refusal is encountered above the stream bed, then the bedrock will be cored to the elevation of the stream bed. Soils will be sampled at a center-to-center interval of 2.5 feet, and Standard Penetration Tests (SPT) will be performed at each sampling depth. Soil sampling for scour analysis (to obtain the soil parameter D90) is not planned for the culvert exploration project. The bore holes will be backfilled or sealed in accordance with the ODOT SGE, as outlined in Appendix F.

PSI will advance the test borings in the field according to a preliminary site plan titled, "New Bridge Crossing – Bikeway Alignment Option 2" provided by the client. Test boring locations will be drilled as close as possible to the planned locations. Field exploration will take five (5) days under normal site, subgrade, and river conditions. PSI estimates the test borings will be terminated in bedrock. According to ODNR water well log information, bedrock ranges from 2 to 4 feet on the west side of the river and 23 to 24 feet on the east side of the river.

Laboratory Testing
In the laboratory, all soil samples will be visually classified and selected samples will be tested as per ODCT SGE by PSI staff.

Subsurface Exploration Report
Preparation of the test boring logs and conducting laboratory testing and development of foundation recommendations as per ODOT Specifications for Geotechnical Exploration dated July 2016.
PSI’s Geotechnical report will include general site geology setting, subgrade conditions, type of foundation system, recommendation for soil improvement (if required), and soil parameters for lateral earth pressure calculations.

Preparation of a site location map along with sketches of the boring locations will be included in the report. Preparation of foundation exploration plan sheets are planned after subgrade information and base map electronic file(s) are available.

Three (3) bound reports and electronic files will be submitted which will include a location map of the test borings. Subsurface exploration drawings will be prepared for the project.

**Maintenance of Traffic**

No traffic maintenance is anticipated for this project.

**Permits**

It is our understanding that PSI is required to obtain all necessary permits for the exploration. We have included an allowance of $2,000.00 to obtain these. PSI will notify the engineer, client and local (county or township) officials a minimum 48 hours in advance of mobilization.

**Cost Summary**

Compensation for these services will be on lump sum basis. Based on the stated scope of work, the total of the geotechnical exploration cost will not exceed the following without consent from the client. The following is the estimated cost and a cost breakdown sheet is attached:

- Pedestrian/Bicycle Bridge & Permit Cost - $30,175.00
- Culvert Cost - $5,000.00
Task Order Completion Time

Field operation may require more days than planned because of possible snow or cold weather conditions. We anticipate the following time to complete the task when weather permitting:

<table>
<thead>
<tr>
<th>Task</th>
<th>Days</th>
<th>Days from notice to proceed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorization to PSI</td>
<td>0 Days</td>
<td>Days from notice to proceed</td>
</tr>
<tr>
<td>Notice to Twp./Co.</td>
<td>min. 2 days</td>
<td>Days from notice to proceed</td>
</tr>
<tr>
<td>Utility Clearance,</td>
<td>2-3 Days</td>
<td>Days from notice to proceed</td>
</tr>
<tr>
<td>Mobilization</td>
<td>10 Days</td>
<td>Days from notice to proceed</td>
</tr>
<tr>
<td>Completion of Field Work</td>
<td>15-20 Days</td>
<td>Days from notice to proceed</td>
</tr>
<tr>
<td>Laboratory testing</td>
<td>25-30 Days</td>
<td>Days from notice to proceed</td>
</tr>
<tr>
<td>Draft Report</td>
<td>35-45 Days</td>
<td>Days from notice to proceed</td>
</tr>
<tr>
<td>Exploration Plans</td>
<td>45 to 60*</td>
<td>Days from notice to proceed</td>
</tr>
</tbody>
</table>

* Depending on availability of base map file.

If this proposal is acceptable to you, PSI will perform the work in accordance with the attached General Conditions that are incorporated into and made a part of this proposal. Please sign below as notice to proceed and return one copy of this proposal intact to our office. We will proceed with the work upon receipt of authorization.

We at PSI sincerely appreciate the opportunity to submit this proposal and look forward to working with you on this project. Please do not hesitate to call us if you have any questions concerning the scope of work or its associated cost.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.

R. Andrew Schlorman II, P. E.
Branch Manager

Ralph M. O'Quinn, P.E.
Chief Engineer/Principal Consultant

RAS/ROQ/jx

Attachments:
1. Estimate of Fees
2. Proposal Authorization & Payment
3. General Conditions