REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 3, 2019
6:00 PM
COMMISSION CHAMBER – 2nd FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS

REGULAR PIQUA CITY COMMISSION MEETING

CONSENT AGENDA

1. APPROVAL OF MINUTES
   Approval of the minutes from the August 20, 2019 Regular Piqua City Commission Meeting

NEW BUSINESS

2. RES. NO. R-78-19
   A Resolution approving the tax rates for the City as determined by the Miami County Budget Commission

3. RES. NO. R-79-19
   A Resolution awarding a contract for purchase of a Bucket Truck for the Power System

4. RES. NO. R-80-19
   A Resolution awarding a contract for purchase of accessory options for a Bucket Truck for the Power System

5. RES. NO. R-81-19
   A moral obligation to pay W.W. Williams for emergency repairs to the Power System’s #8 gas turbine starting fuel

6. RES. NO. R-82-19
   A Resolution authorizing an amendment to zoning map to change the zoning designation of 620 S. Main Street to R-2 (Two-Family Residential)

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
  ➢ Community and Economic Development Update

COMMISSIONERS COMMENT

ADJOURNMENT
PIQUA CITY COMMISSION
MINUTES
Tuesday, August 20, 2019
6:00 P.M.

Piqua City Commission met at 6:00 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Hinds called the meeting to order.

Roll Call as follows: Present: Mayor Hinds, Commissioner Lee, Commissioner Grissom, Commissioner Martin, Commissioner Vogt.

ANNOUNCEMENTS

Jeff Lange, 9586 N. St. Rt. 66 spoke with regard to the low head dam removal at the Piqua Power Plant and resulting improvements/issues resulting from the removal.

Bill Jaqua, 607 N. Sunset Drive mentioned that the State of Ohio Auditor’s statements should be released today. Mr. Jaqua also mentioned the city might be interested in the vacant property on Industry Park Drive.

Edna Stiefel, 651 N. Downing Street offered congratulations to the Residence Pride Award winners and then went on to announce that homes in her neighborhood have had recent renovations. Ms. Stiefel also provided information with regard to the recent work of the neighborhood improvement groups and the City’s involvement in neighborhood improvement groups. Ms. Stiefel also expressed thanks for the new playground equipment at Pitsenbarger Park.

OATH OF OFFICE – PIQUA POLICE DEPARTMENT

City Manager Huff presented the Oath of Office to Police Lieutenant Jeremy B. Weber.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the Minutes from the August 1, 2019 Piqua City Commission Work session, the August 6, 2019 Regular Piqua City Commission Meeting and the August 8, 2019 Piqua City Commission and Troy City Council Public Meeting

Commissioner Martin moved for the approval of the Consent Agenda; motion was seconded by Commissioner Lee.

Motion was carried unanimously, and Mayor Hinds declared the Consent Agenda approved.

RES. NO. R-72-19

A Resolution of Appreciation for the Public Service of Bruce A. Jamison as a City Employee

Mayor Hinds presented Bruce A. Jamison with the Resolution of Appreciation

EXECUTIVE SESSION

Commissioner Martin moved to go into executive session, seconded by Commissioner Lee. The Commissioners went into Executive Session at 6:20 p.m.

ADJOURNMENT

Motion was made by Commissioner Martin to adjourn from the Executive Session at 6:30 p.m. seconded by Commissioner Lee, motion carried unanimously.
OLD BUSINESS: There was no old business to discuss at this time.

NEW BUSINESS

RES. NO. R-73-19
A Resolution directing Staff to develop and implement policies and procedures relating to Utilities

Mayor Hinds provided the information with regard to this resolution.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public.

Bill Jaqua, 607 N. Sunset Drive referenced the audit statements with regard to servicing of debt and cost savings and performance metrics.

Leah Berry, 406 W. High Street asked about the timeline/deadline for implementation of policies and procedures.

City Manager Huff and Mayor Hinds provided responses.

Natalie Young, 1234 Marwood Drive asked for details about the process of the review of the utility policies and procedures and questioned the rounding of the readings for water usage.

Mayor Hinds provided the response.

Motion was made by Commissioner Martin to adopt Res. No. R-73-19; motion seconded by Commissioner Grissom; motion was carried with a vote of 4 to 1 and Mayor Hinds declared Res. No. R-73-19 passed.

RES. NO. R-74-19
A Resolution to authorize an amendment to the CDBG Downtown Revitalization Program Construction Management Services Contract

Chris Schmiesing, Community and Economic Development Director provided the information with regard to this resolution.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public.

Bill Jaqua inquired as to the area included in the CDBG Downtown Revitalization Program.

Chris Schmiesing provided the response.

Motion was made by Commissioner Lee to adopt Res. No. R-74-19; motion seconded by Commissioner Martin; motion was carried with a vote of 4 to 1 and Mayor Hinds declared Res. No. R-74-19 passed.

RES. NO. R-75-19
A Resolution of Intent to vacate public right-of-way

Chris Schmiesing, Community and Economic Development Director provided the information with regard to this resolution.

Mayor Hinds asked for any questions or comments from the Commission. There were none.
Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Grissom to adopt Res. No. R-75-19; motion seconded by Commissioner Lee; motion was carried with a vote of 4 to 1 and Mayor Hinds declared Res. No. R-75-19 passed.

RES. NO. R-76-19
A Resolution to authorize a contract for the Lock 9 Park Utility Project

Chris Schmiesz, Community and Economic Development Director provided the information with regard to this resolution.

Mayor Hinds asked for any questions or comments from the Commission.

Commissioner Martin asked if this would open up the whole canal area.

City Manager Huff provided the response.

Mayor Hinds asked for any questions or comments from the Public.

Bill Jaqua questioned where the money from the project is coming from.

City Manager Huff provided the response.

Commissioner Martin asked how far this $565,000 will get us along in the project.

City Manager Huff provided the response.

Motion was made by Commissioner Lee to adopt Res. No. R-76-19; motion seconded by Commissioner Grissom, motion was carried with a vote of 4 to 1 and Mayor Hinds declared Res. No. R-76-19 passed.

RES. NO. R-77-19-Amended
A Resolution authorizing the City Manager to approve a lawsuit settlement agreement

Law Director Patrizio provided the information with regard to this resolution.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public.

Leslie Lewis, 510 Second Street asked if these claims had been investigated by the Commission.

Mayor Hinds provided the response.

Motion was made by Commissioner Martin to adopt Res. No. R-77-19; motion seconded by Commissioner Lee; motion was carried with a vote of 4 to 1 and Mayor Hinds declared Res. No. R-77-19 passed.

PUBLIC COMMENT

Bill Jaqua inquired when there would be an election of a new mayor.

Mayor Hinds provided the response.
Mr Jaqua went on further to speak about economic development issues, stagnant income taxes and new home permits.

Jey Roman, 406 W. High Street asked for clarification with regard to the utilities, purpose, start of project and cost of the first phase of the Lock Nine Park project.

City Manager Huff and Chris Schmiesing provided the response.

Jey Roman expressed concern over city-wide e-mail ease of use and timelines.

Mayor Hinds provided the response

Natalie Young commented on the utility reserve cash and repayment of debts (operating reserves) and future cost containment and if these utility funds could be used to make loan repayments.

Cynthia Holtzapple, Finance Director and City Manager Huff provided responses.

Nick Ventura, 108 Jean Drive expressed concerns over utility rates and citizens moving out of Piqua due to the high utility rates

CITY MANAGER'S REPORT

City Manager Huff had no report

COMMISSIONERS' COMMENTS

Commissioner Lee spoke with regard to the damage cleanup from birds in front of Susie's Big Dipper, street sign replacements in certain sections of town, letting the citizens know of economic developments in the City.

Commissioner Grissom had no comments.

Commissioner Martin spoke with regard to the low dam removal

Commissioner Vogt spoke with regard to the low dam removal.

Mayor Hinds: Schools are again open, Walks with the Mayor.

ADJOURNMENT

Motion was made by Commissioner Vogt to adjourn from the Regular City Commission Meeting at 7:00 p.m., seconded by Commissioner Martin, motion carried unanimously.

KATHRYN B. HINDS, MAYOR

PASSED: __________________________

ATTEST: __________________________

KAREN S. JENKINS
CLERK OF COMMISSION
RESOLUTION NO. R-78-19

A RESOLUTION APPROVING THE TAX RATES FOR
THE CITY AS DETERMINED BY THE MIAMI COUNTY
BUDGET COMMISSION

WHEREAS, on August 21, 2019, the Miami County Budget Commission has, pursuant to general law, certified the following rates of tax to be levied in the City of Piqua for municipal purposes on the general tax duplicate of 2019, subject to any additional levies approved by the electorate; and

WHEREAS, said certified rates of tax require the approval of this Commission;

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

SEC. 1: The rates of tax to be levied as follows in the City of Piqua for municipal purposes on the general tax duplicate of 2019 (subject to any additional levies approved by the electorate) are hereby approved and certified;

<table>
<thead>
<tr>
<th>FUND</th>
<th>MILLS</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ten Mill Limitation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>3.70</td>
<td>$1,087,218</td>
</tr>
<tr>
<td>Police Pension</td>
<td>.30</td>
<td>88,153</td>
</tr>
<tr>
<td>Fire Pension</td>
<td>.30</td>
<td>88,153</td>
</tr>
<tr>
<td>No Limitation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Conservancy</td>
<td>.18</td>
<td>$ 52,892</td>
</tr>
</tbody>
</table>

SEC. 2: The Clerk of this Commission is directed to file a certified copy of this Resolution with the Miami County Auditor forthwith;

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

PASSED: _______________________

ATTEST: _______________________

KATHRYN B. HINDS, MAYOR

KAREN S. JENKINS
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 Chris Grissom
Commissioner Kris Lee
<table>
<thead>
<tr>
<th><strong>MEETING DATE</strong></th>
<th>September 3, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REPORT TITLE</strong></td>
<td>A resolution approving the tax rates for the city as determined by the Miami County Budget Commission</td>
</tr>
</tbody>
</table>
| **SUBMITTED BY** | Name & Title: Cynthia Holtzapple, Assistant City Manager, Finance Director  
Department: Finance |
| **AGENDA CLASSIFICATION** | ☑ Consent ☐ Ordinance ☑ Resolution ☐ Regular |
| **APPROVALS/REVIEWS** | ☑ City Manager  
☑ Asst. City Manager/Finance  
☐ Development Director  
☐ Law Director |
| **BACKGROUND** | Every year about this time, we request an approval of the certified tax rates which will be used to levy property tax on all general duplicates for 2019 to be collected in 2020. These certified rates require the approval of our Commission and certifications to Miami County before October 1, 2019. |
| **BUDGETING AND FINANCIAL IMPACT** | Budgeted $:  
Expenditure $:  
Source of Funds: |
| **Narrative:** | Passage of this will allow the City to continue to receive the collection of property tax revenue from the County. These revenues are vitally important to the General Fund and our day to day operations. |
| **OPTIONS** | 1. Approve Resolution No. R-78-19 for the approval of the tax rates for the City as determined by the Miami County Budget Commission.  
2. Do not approve Resolution No. R-78-19 and cause our revenues to drop substantially. |
| **PROJECT TIMELINE** | |
| **STAFF RECOMMENDATION** | We are requesting approval of Resolution No. R-78-19 approving the tax rates for the City as determined by the Miami County Commission. |
| **ATTACHMENTS** | |
OFFICE OF THE MIAMI COUNTY BUDGET COMMISSION

To the City Commission:

The Miami County Budget Commission hereby certifies the following rates of tax to be levied in the PIQUA CITY for municipal purposes on the general duplicates of 2019. Rates are subject to any additional levies approved by vote.

<table>
<thead>
<tr>
<th>FUND</th>
<th>MILLS</th>
<th>REVENUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ten Mill Limitation:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Fund</td>
<td>3.70</td>
<td>$ 1,087,217.58</td>
</tr>
<tr>
<td>Fire Pension</td>
<td>0.30</td>
<td>88,152.78</td>
</tr>
<tr>
<td>Police Pension</td>
<td>0.30</td>
<td>88,152.78</td>
</tr>
<tr>
<td>No Limitation:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miami Conservancy – Cont</td>
<td>.18</td>
<td>52,891.67</td>
</tr>
</tbody>
</table>

Please examine the above rates carefully. If there are questions, information in detail may be secured from the County Auditor.

Approved: AUG 21 2019

ANTHONY E. KENDELL, PRESIDENT

MATTHEW W. GEARHARDT, SECRETARY

JIM STUBBS, MEMBER

[Miami County Budget Commission]

TO THE MIAMI COUNTY BUDGET COMMISSION:
At a meeting of the Council/Commission of the City/Village of PIQUA CITY held on the ______ day of ___________ 2019, a motion was made by __________________________, that the rates of tax as determined by the Miami County Budget Commission for the year 2019 be accepted. The motion was seconded by __________________________ with the following vote being recorded:

President                        Member                        Member

Member                            Member                        Member

CLERK                        DATE

RETURN ONE ORIGINAL TO THE MIAMI COUNTY AUDITOR BY OCTOBER 1
RESOLUTION NO. R-79-19

A RESOLUTION AWARDING A CONTRACT
FOR PURCHASE OF A BUCKET TRUCK
FOR THE POWER SYSTEM

WHEREAS, the present operations of the City require the purchase of a bucket truck for the Power System; and

WHEREAS, after solicitation by The Ohio Department of Administrative Services, bids were received through the State Cooperative Purchasing Program, resulting in the lowest, responsible bid from Utility Truck Equipment Inc.

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

SEC. 1: A contract for the purchase of a 60' bucket truck from Utility Truck Equipment Inc., Inc. is hereby approved as the lowest, responsible bidder and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications;

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 according to contract terms, not exceeding a total of $260,000.

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: ________________________
KAREN S. JENKINS
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 Kris Lee ________________________
Commissioner Chris Grissom ________________________
# Commission Agenda
## Staff Report

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>September 3, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>RESOLUTIONS AWARDING CONTRACTS FOR THE PURCHASE OF A BUCKET TRUCK AND ASSOCIATED ACCESSORIES AND OPTIONS FOR THE POWER SYSTEM</td>
</tr>
</tbody>
</table>
| SUBMITTED BY | Name & Title: Ed Krieger, Power System Director  
Department: Power System |
| AGENDA CLASSIFICATION | ☑️ Consent  
☐ Ordinance  
☒ Resolution  
☐ Regular |
| APPROVALS/REVIEWS | ☑️ City Manager  
☐ Asst. City Manager/Development  
☒ Department Director  
☒ Asst. City Manager/Finance  
☐ Law Director  
☒ Other: Energy Board |
| BACKGROUND | The Power System plans to replace vehicle E-40, which is a 2006 Versalift 60’ bucket truck on an International chassis with 67,782 miles and in excess of 12,750 run hours. Competitive pricing for this replacement is available through the State of Ohio Cooperative Purchasing program. The Power System currently owns and operates three Versalift bucket trucks, all of which have performed to our complete satisfaction.  
The Power System originally targeted replacement of our bucket trucks on a ten-year cycle. Since providing semi-annual routine maintenance at Piqua, we have been able to extend the replacement cycles. The replacement of older vehicles reduces maintenance costs, decreases vehicle downtime and improves the overall efficiency of our operation.  
The purchase of the bucket truck was unanimously recommended to Piqua City Commission by the Piqua Energy Board at their August 27, 2019 meeting. |
| BUDGETING AND FINANCIAL IMPACT | Budgeted $: $250,000  
Expenditure $: $275,000 - $25,000 Trade in Value = $250,000  
Source of Funds: Power System (190-3392)  
Narrative: E-40 will either be traded-in or sold on www.govdeals.com, depending on which alternative provides the greatest financial benefit to the Power System. |
| OPTIONS | Approve Resolutions No. R-79-19 and R-80-19 awarding contracts to Utility Truck Equipment Inc. for the purchase of a 60’ bucket truck and associated accessories and options at a not to exceed cost of $275,000.  

2. Do not approve Resolutions No. R-79-19 and R-80-19 and provide staff with further direction. |
| PROJECT TIMELINE | Delivery of this vehicle is expected by June of 2020. |
| REASON FOR SELECTING CONSULTANT/COMPANY | The Power System has purchased Utility Truck Equipment (UTE) Inc. bucket trucks in the past through the State of Ohio’s Cooperative Purchasing program. UTE is a quality equipment provider and has provided excellent customer service to the Power System in the past. |
| STAFF RECOMMENDATION | Approve Resolutions No. R-79-19 and R-80-19 awarding Utility Truck Equipment Inc. contracts for the purchase of a 60’ bucket truck and associated accessories and options at a not to exceed cost of $275,000. |
| ATTACHMENT | Versalift VST-6000 Specification Sheet |
VST-5000/5500/6000-1
Articulated/Telescopic Aerial Device

BUCKET CAPACITY: 750 lbs. (340 kg)
WORKING HEIGHT: Up to 65 ft. 1 in. (19.8 m)
HORIZONTAL REACH: Up to 38 ft. 9 in. (11.8 m)
# VST-5000/5500/6000-I

**Articulated/Telescopic Aerial Device**

## General Specifications (based on 40" frame)

<table>
<thead>
<tr>
<th></th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horizontal Reach</td>
<td>35 ft. 8 in. (11.2 m)</td>
<td>37 ft. 11 in. (11.6 m)</td>
<td>38 ft. 9 in. (11.8 m)</td>
</tr>
<tr>
<td>Maximum Platform Capacity</td>
<td>750 lbs. (340 kg)</td>
<td>750 lbs. (340 kg)</td>
<td>750 lbs. (340 kg)</td>
</tr>
<tr>
<td>Lower Boom Lift Eye Capacity</td>
<td>1000 lbs. (455 kg)</td>
<td>1000 lbs. (455 kg)</td>
<td>1000 lbs. (455 kg)</td>
</tr>
</tbody>
</table>

## STANDARD PEDESTAL

<table>
<thead>
<tr>
<th>Parameter</th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bottom of Platform Height</td>
<td>49 ft. 8 in. (15.1 m)</td>
<td>55 ft. 3 in. (16.8 m)</td>
<td>60 ft. 1 in. (18.3 m)</td>
</tr>
<tr>
<td>Working Height</td>
<td>54 ft. 8 in. (16.7 m)</td>
<td>60 ft. 3 in. (18.4 m)</td>
<td>65 ft. 1 in. (19.8 m)</td>
</tr>
<tr>
<td>Stowed Travel Height</td>
<td>11 ft. 11 in. (3.6 m)</td>
<td>11 ft. 11 in. (3.6 m)</td>
<td>11 ft. 11 in. (3.6 m)</td>
</tr>
<tr>
<td>Weight of Lift with Outriggers</td>
<td>6,900 lbs. (3152 kg)</td>
<td>9,180 lbs. (4164 kg)</td>
<td>9,330 lbs. (4232 kg)</td>
</tr>
</tbody>
</table>

## HYDRAULIC SYSTEM

<table>
<thead>
<tr>
<th>Parameter</th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Pressure</td>
<td>2250psi (158 kg/cm²)</td>
<td>2250psi (158 kg/cm²)</td>
<td>2250psi (158 kg/cm²)</td>
</tr>
<tr>
<td>Flow Rate</td>
<td>7.5 gpm (28 lpm)</td>
<td>7.5 gpm (28 lpm)</td>
<td>7.5 gpm (28 lpm)</td>
</tr>
<tr>
<td>Filtration</td>
<td>10 micron return</td>
<td>10 micron return</td>
<td>10 micron return</td>
</tr>
<tr>
<td>System Type</td>
<td>Open Center</td>
<td>Open Center</td>
<td>Open Center</td>
</tr>
<tr>
<td>Power Source</td>
<td>PTO PUMP</td>
<td>PTO PUMP</td>
<td>PTO PUMP</td>
</tr>
</tbody>
</table>

## BOOM ARTICULATION

<table>
<thead>
<tr>
<th>Parameter</th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outer/Inner Boom Articulation</td>
<td>-25 to +85°</td>
<td>-25 to +85°</td>
<td>-25 to +85°</td>
</tr>
<tr>
<td>Inner Boom Extension</td>
<td>141 in. (3.58 m)</td>
<td>141 in. (3.58 m)</td>
<td>141 in. (3.58 m)</td>
</tr>
<tr>
<td>Lower Boom Articulation</td>
<td>0° to +92°</td>
<td>0° to +92°</td>
<td>0° to +92°</td>
</tr>
</tbody>
</table>

## INSULATION GAPS

<table>
<thead>
<tr>
<th>Parameter</th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Boom Fully Retracted</td>
<td>38 in. (0.97 m)</td>
<td>51 in. (1.3 m)</td>
<td>38 in. (0.97 m)</td>
</tr>
<tr>
<td>Fully Extended</td>
<td>172 in. (4.36 m)</td>
<td>185 in. (4.7 m)</td>
<td>179 in. (4.5 m)</td>
</tr>
<tr>
<td>Lower Boom</td>
<td>24 in. (0.61 m)</td>
<td>24 in. (0.61 m)</td>
<td>24 in. (0.61 m)</td>
</tr>
</tbody>
</table>

## W/MATERIAL HANDLING OPTION

<table>
<thead>
<tr>
<th>Parameter</th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Jib &amp; Winch Capacity</td>
<td>1000 lbs. (455 kg)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:**
1. Specifications may vary without prior notice
2. Required GVWR can vary significantly with chassis, lift mounting, location, service body, accessories and desired payload.

**OPTIONS:**
- Auxiliary Outriggers
- Second Set of Tool Power Ports
- Lifting Eye
- Taller Pedestals
- Back Up Pump
- Two-Speed Manual Throttle Control
- Material Handling Jib & Winch
- Hydraulic Extension and Articulation
- Jib Load Indicator
- TruGuard™
RESOLUTION NO. R-80-19

A RESOLUTION AWARDING A CONTRACT
FOR PURCHASE OF ACCESSORY OPTIONS FOR A BUCKET TRUCK
FOR THE POWER SYSTEM

WHEREAS, the present operations of the City require the purchase of additional options and accessories for a new bucket truck for the Power System; and

WHEREAS, Utility Truck Equipment Inc. is the sole provider for said options.

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

SEC. 1: A contract for the purchase of additional options and accessories for a new bucket truck from Utility Truck Equipment Inc., is hereby approved as the sole provider, and the City Manager is hereby authorized to execute a contract with said bidder pursuant to contract specifications;

SEC. 2: The Finance Director certified that funds are available or anticipated to come into the City treasury and is hereby authorized to draw her warrant from time to time on the appropriate account of the city treasury in payment according to the agreement terms, not exceeding a total of $15,000.

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: ________________________
KAREN S. JENKINS
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 Kris Lee __________
Commissioner Chris Grissom __________
# Commission Agenda
## Staff Report

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<td>REPORT TITLE</td>
<td>RESOLUTIONS AWARDED CONTROLS FOR THE PURCHASE OF A BUCKET TRUCK AND ASSOCIATED ACCESSORIES AND OPTIONS FOR THE POWER SYSTEM</td>
</tr>
</tbody>
</table>
| SUBMITTED BY       | Name & Title: Ed Krieger, Power System Director  
Department: Power System |
| AGENDA CLASSIFICATION | ☒ Consent  
☐ Ordinance  
☒ Resolution  
☐ Regular |
| APPROVALS/REVIEWS  | ☒ City Manager  
☐ Asst. City Manager/Development  
☒ Law Director  
☒ Department Director  
☒ Other: Energy Board |
| BACKGROUND         | The Power System plans to replace vehicle E-40, which is a 2006 Versalift 60’ bucket truck on an International chassis with 67,782 miles and in excess of 12,750 run hours. Competitive pricing for this replacement is available through the State of Ohio Cooperative Purchasing program. The Power System currently owns and operates three Versalift bucket trucks, all of which have performed to our complete satisfaction.  
The Power System originally targeted replacement of our bucket trucks on a ten-year cycle. Since providing semi-annual routine maintenance at Piqua, we have been able to extend the replacement cycles. The replacement of older vehicles reduces maintenance costs, decreases vehicle downtime and improves the overall efficiency of our operation.  
The purchase of the bucket truck was unanimously recommended to Piqua City Commission by the Piqua Energy Board at their August 27, 2019 meeting. |
| BUDGETING AND FINANCIAL IMPACT | Budgeted $: $250,000  
Expenditure $: $275,000 - $25,000 Trade in Value = $250,000  
Source of Funds: Power System (190-3392)  
Narrative: E-40 will either be traded-in or sold on [www.govdeals.com](http://www.govdeals.com), depending on which alternative provides the greatest financial benefit to the Power System. |
| OPTIONS | 1. Approve Resolutions No. R-79-19 and R-80-19 awarding contracts to Utility Truck Equipment Inc. for the purchase of a 60’ bucket truck and associated accessories and options at a not to exceed cost of $275,000.  
2. Do not approve Resolutions No. R-79-19 and R-80-19 and provide staff with further direction. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT TIMELINE</td>
<td>Delivery of this vehicle is expected by June of 2020.</td>
</tr>
<tr>
<td>REASON FOR SELECTING CONSULTANT/COMPANY</td>
<td>The Power System has purchased Utility Truck Equipment (UTE) Inc. bucket trucks in the past through the State of Ohio’s Cooperative Purchasing program. UTE is a quality equipment provider and has provided excellent customer service to the Power System in the past.</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>Approve Resolutions No. R-79-19 and R-80-19 awarding Utility Truck Equipment Inc. contracts for the purchase of a 60’ bucket truck and associated accessories and options at a not to exceed cost of $275,000.</td>
</tr>
<tr>
<td>ATTACHMENT</td>
<td>Versalift VST-6000 Specification Sheet</td>
</tr>
</tbody>
</table>
VST-5000/5500/6000-1
Articulated/Telescopic Aerial Device

**BUCKET CAPACITY:** 750 lbs. (340 kg)

**WORKING HEIGHT:** Up to 65 ft. 1 in. (19.8 m)

**HORIZONTAL REACH:** Up to 38 ft. 9 in. (11.8 m)
## General Specifications (based on 40" frame)

<table>
<thead>
<tr>
<th></th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horizontal Reach</td>
<td>35 ft. 8 in. (1.2 m)</td>
<td>37 ft. 11 in. (1.2 m)</td>
<td>38 ft. 9 in. (1.2 m)</td>
</tr>
<tr>
<td>Maximum Platform Capacity</td>
<td>750 lbs. (340 kg)</td>
<td>750 lbs. (340 kg)</td>
<td>750 lbs. (340 kg)</td>
</tr>
<tr>
<td>Lower Boom Lift Eye Capacity</td>
<td>1000 lbs. (455 kg)</td>
<td>1000 lbs. (455 kg)</td>
<td>1000 lbs. (455 kg)</td>
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### STANDARD PEDESTAL

<table>
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<tr>
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<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
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</thead>
<tbody>
<tr>
<td>Bottom of Platform Height</td>
<td>49 ft. 8 in. (1.51 m)</td>
<td>55 ft. 3 in. (1.68 m)</td>
<td>60 ft. 1 in. (1.83 m)</td>
</tr>
<tr>
<td>Working Height</td>
<td>54 ft. 8 in. (1.68 m)</td>
<td>60 ft. 3 in. (1.84 m)</td>
<td>65 ft. 1 in. (1.94 m)</td>
</tr>
<tr>
<td>Stowed Travel Height</td>
<td>11 ft. 11 in. (3.6 m)</td>
<td>11 ft. 11 in. (3.6 m)</td>
<td>11 ft. 11 in. (3.6 m)</td>
</tr>
<tr>
<td>Weight of Lift with Outriggers</td>
<td>6,900 lbs. (3152 kg)</td>
<td>9,180 lbs. (4164 kg)</td>
<td>9,330 lbs. (4232 kg)</td>
</tr>
</tbody>
</table>

### HYDRAULIC SYSTEM

<table>
<thead>
<tr>
<th></th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Pressure</td>
<td>2250 psi (158 kg/cm²)</td>
<td>2250 psi (158 kg/cm²)</td>
<td>2250 psi (158 kg/cm²)</td>
</tr>
<tr>
<td>Flow Rate</td>
<td>7.5 gpm (28 lpm)</td>
<td>7.5 gpm (28 lpm)</td>
<td>7.5 gpm (28 lpm)</td>
</tr>
<tr>
<td>Filtration</td>
<td>10 micron return</td>
<td>10 micron return</td>
<td>10 micron return</td>
</tr>
<tr>
<td>System Type</td>
<td>100 mesh suction</td>
<td>100 mesh suction</td>
<td>100 mesh suction</td>
</tr>
<tr>
<td>Power Source</td>
<td>Open Center</td>
<td>Open Center</td>
<td>Open Center</td>
</tr>
</tbody>
</table>

### BOOM ARTICULATION

<table>
<thead>
<tr>
<th></th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outer/Inner Boom Articulation</td>
<td>-25 to +85°</td>
<td>-25 to +85°</td>
<td>-25 to +85°</td>
</tr>
<tr>
<td>Inner Boom Extension</td>
<td>141 in. (3.58 m)</td>
<td>141 in. (3.58 m)</td>
<td>141 in. (3.58 m)</td>
</tr>
<tr>
<td>Lower Boom Articulation</td>
<td>0° to +92°</td>
<td>0° to +92°</td>
<td>0° to +86°</td>
</tr>
</tbody>
</table>

### INSULATION GAPS

<table>
<thead>
<tr>
<th></th>
<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Boom Fully Retracted</td>
<td>38 in. (1.0 m)</td>
<td>51 in. (1.3 m)</td>
<td>38 in. (1.0 m)</td>
</tr>
<tr>
<td>Fully Extended</td>
<td>172 in. (4.4 m)</td>
<td>185 in. (4.7 m)</td>
<td>179 in. (4.5 m)</td>
</tr>
<tr>
<td>Lower Boom</td>
<td>24 in. (0.61 m)</td>
<td>24 in. (0.61 m)</td>
<td>24 in. (0.61 m)</td>
</tr>
</tbody>
</table>

### W/MATERIAL HANDLING OPTION

<table>
<thead>
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<th>VST-5000</th>
<th>VST-5500</th>
<th>VST-6000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Jib &amp; Winch Capacity</td>
<td>1000 lbs. (455 kg)</td>
<td>1000 lbs. (455 kg)</td>
<td>1000 lbs. (455 kg)</td>
</tr>
</tbody>
</table>

### OPTIONS:

- Auxiliary Outriggers
- Second Set of Tool Power Ports
- Lifting Eye
- Taller Pedestals
- Back Up Pump
- Two-Speed Manual Throttle Control
- Material Handling Jib & Winch
- Hydraulic Extension and Articulation
- Jib Load Indicator
- TruGuard™

### NOTE:

1. Specifications may vary without prior notice
2. Required GVWR can vary significantly with chassis, lift mounting, location, service body, accessories and desired payload.
RESOLUTION NO. R-81-19

A MORAL OBLIGATION TO PAY W.W. WILLIAMS
FOR EMERGENCY REPAIRS TO THE POWER SYSTEM’S
#8 GAS TURBINE STARTING DIESEL

WHEREAS, the timely operation of Piqua’s gas turbines provides significant economic benefit to Piqua electric customers; and

WHEREAS, equipment failure to Piqua’s #8 gas turbine had rendered the unit inoperable and unavailable to generate electricity as needed; and

WHEREAS, W.W. Williams is the authorized repair facility and service company in Piqua’s geographic region for the equipment in need of repair; and

WHEREAS, Piqua Municipal Code Section 34.19 of the Piqua Municipal Code, section (B) exempts public bidding where in unforeseen emergencies, delay would result in the interruption of or detriment to the delivery of public services, as determined by the City Manager; and

WHEREAS, due to the emergency equipment repair work needing to be completed, the City Manager entered into a contract with W.W. Williams on July 3, 2019.

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 had authority to enter into a contract with W.W. Williams for emergency repairs to Piqua’s #8 gas turbine and as such there is a moral obligation to pay for the work completed.

SEC. 2: The requirement of Piqua Municipal Code Section 34.19(B) of the Piqua Municipal Code is satisfied waiving the requirement of public bidding, for the reason that further delays in returning Piqua’s #8 gas turbine to service would be detrimental to the to the economic delivery of electric service to Piqua customers, as determined by the City Manager.

SEC. 3: The Finance Director certified that funds are available or anticipated to come into the City treasury and is hereby authorized to draw her warrant from time to time on the appropriate account of the city treasury in payment according to other agreement terms, not exceeding a total of $70,000.

SEC. 4: This Resolution is declared an emergency for immediate preservation of the public peace, health or safety in the City of Piqua for said reason due to the emergency equipment repair work needing to be completed and this Resolution shall take effect and be in force from and after passage.

KATHRYN B. HINDS, MAYOR
PASSED: 

ATTEST: 

KAREN S. JENKINS
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 Kris Lee
Commissioner John Martin
Commissioner Chris Grissom
Commissioner William Vogt
## Commission Agenda
### Staff Report

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>September 3, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A moral obligation to pay W.W. Williams for emergency repairs to the Power System’s #8 gas turbine starting diesel.</td>
</tr>
</tbody>
</table>
| SUBMITTED BY | Name & Title: Ed Krieger, Director  
Department: Power System |
| AGENDA CLASSIFICATION | ☑ Consent  
☑ Ordinance  
☑ Resolution  
☐ Regular |
| APPROVALS/REVIEWS | ☑ City Manager  
☐ Asst. City Manager/Finance  
☐ Asst. City Manager/Development  
☐ Law Director  
☑ Department Director  
☐ Other: Piqua Energy Board |
| BACKGROUND | The Power System owns and operates two combustion turbines which consume #2 fuel oil to generate electricity. These units provide significant economic benefit to Piqua electric customers by peak-shaving or reducing Piqua’s overall electric demand during periods of high system load. Piqua’s #8 gas turbine is a 1970 General Electric Frame 5 unit which utilizes the original equipment Detroit Diesel starting engine to initiate operation. In July of this year, the starting diesel failed and required an engine overhaul to return it to service. Power System staff identified W.W. Williams as the authorized service and repair company for this vintage engine. Once repairs had begun, it was determined additional repair work was necessary and thus the need to seek Piqua City Commission approval to pay the cost for repairs. The repair of Piqua’s #8 gas turbine was unanimously recommended to Piqua City Commission by the Piqua Energy Board at their August 27, 2019 meeting. |
| BUDGETING AND FINANCIAL IMPACT | Budgeted $: $5,000  
Expenditure $: $70,000 (401-202-513-7547)  
Source of Funds: Power  
Narrative: Funds will be re-allocated from other Power System accounts. |
| OPTIONS | 1. Approve the resolution to pay W.W. Williams for the repairs to Piqua’s #8 gas turbine. 
2. N/A |
<table>
<thead>
<tr>
<th>PROJECT TIMELINE</th>
<th>The work has been completed and Piqua’s #8 gas turbine is back in service.</th>
</tr>
</thead>
<tbody>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>Approve the resolution to pay W.W. Williams for the repairs to Piqua’s #8 gas turbine.</td>
</tr>
<tr>
<td>REASON FOR SELECTING CONSULTANT/COMPANY</td>
<td>W.W. Williams is the authorized Detroit Diesel repair facility and service company in Piqua’s geographic region.</td>
</tr>
</tbody>
</table>
RESOLUTION NO. R-82-19

A RESOLUTION AUTHORIZING AN AMENDMENT TO ZONING MAP TO CHANGE THE ZONING DESIGNATION OF 620 S. MAIN STREET TO R-2 (TWO-FAMILY RESIDENTIAL)

WHEREAS, the Planning Commission has studied a proposed amendment to the zoning map to change the zoning designation of 620 S. Main Street to R-2 (Two-Family Residential); 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 R-2 (Two-Family Residential) for 620 S. Main 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 R-2 (Two-Family Residential) for 620 S. Main 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:

KAREN S. JENKINS
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 Kris Lee
Commissioner Chris Grissom
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>September 3, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION AUTHORIZING AN AMENDMENT TO ZONING MAP TO CHANGE THE ZONING DESIGNATION OF 620 S. MAIN STREET TO R-2 (TWO-FAMILY RESIDENTIAL)</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Chris Schmiesing, Community and Economic Development Director Development Department</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☑ Resolution ☐ Consent ☐ Ordinance ☐ Regular</td>
</tr>
<tr>
<td>APPROVALS/REVIEWS</td>
<td>☑ Development Director ☑ Planning Commission ☐ City Manager ☐ Asst. City Manager/Finance</td>
</tr>
<tr>
<td>BACKGROUND</td>
<td>The applicant desires to change the zoning of 620 S. Main Street from the current zoning designation of R-1 (One-family Residential) to R-2 (Two-family Residential). The Planning Commission held a public hearing concerning this item and the property owner attended the meeting to speak in support of this request. No one spoke against the request. With reference to the City of Piqua Comprehensive Plan and the Development and Conservation Map included therein, and citing the characteristics of the surrounding land uses, the Planning Commission recommended the approval of the R-2 (Two-Family Residential) zoning designation.</td>
</tr>
<tr>
<td>BUDGET/FINANCIAL IMPACT</td>
<td>Budgeted $: 0 Expenditure $: 0 Source of Funds: Approving the resolution will allow the existing two-family dwelling unit use of the property to be in conformance with the zoning designation of the property.</td>
</tr>
<tr>
<td>OPTIONS</td>
<td>1. Adopt the resolution to approve the zoning change request. 2. Defeat the resolution to deny the zoning change request.</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>Approve the proposed resolution.</td>
</tr>
<tr>
<td>----------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>PC documents</td>
</tr>
</tbody>
</table>
RESOLUTION No. PC 8-19

WHEREAS, Leanne Smith has submitted a request seeking change to the zoning designation of Parcel Number N44-010310, 620 South Main Street, in the City of Piqua, Ohio, from R1 One Family Residential to R2 Multi Family Residential; and,

WHEREAS, Section 154.141 of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Zoning Change request; 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 Stu Shear hereby moves to recommend approval 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 Cindy Pearson, and the voting record on this motion is hereby recorded as follows.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Joe Wilson</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name   Leanne Smith     Phone   937-570-2557
   Applicant's Address   27 Maymont Drive

2. Owner's Name   Paeje East Holdings, LLC     Phone   937-570-2557
   Owner's Address   Paeje East Holdings, LLC, 1590 Woodwood Dr, Piqua, OH 45356

3. Type of legal interest held by applicant   Owner

4. Location of Rezoning request
   A. Legal description (Lot No. or attach legal description)   LOT 569, Blk N, Pt
   B. Address   420 S Main Street, Piqua, OH 45356

5. Existing zoning   R1

6. Existing usage   Duplex - up and down

7. Proposed zoning   R2

8. Proposed usage   As is - Duplex up and down

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

10. Describe the reason for the requested rezoning:   Bank requires that should building be destroyed in any way that it can be rebuilt as is.

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   [Signature] Date   6/23/14

Signature of Owner   [Signature] Date   6/23/14

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

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

Income:
$60.00 Fee paid: Date fee paid:

Receipt no.   P.C. Res. no.
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Code</th>
<th>Description</th>
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<tbody>
<tr>
<td>BA3</td>
<td>Basement Extension</td>
<td>PR2</td>
<td>Porch-Enclosed-Frame/Equal</td>
</tr>
<tr>
<td>BL1</td>
<td>Balcony</td>
<td>PR3</td>
<td>Porch-Open-Masonry</td>
</tr>
<tr>
<td>BZ1</td>
<td>Breezeway-Open</td>
<td>PR4</td>
<td>Porch-Enclosed-Masonry</td>
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<tr>
<td>BZ2</td>
<td>Breezeway-Closed</td>
<td>PR5</td>
<td>Portico</td>
</tr>
<tr>
<td>CP1</td>
<td>Carport</td>
<td>PR6</td>
<td>Open Screen Porch</td>
</tr>
<tr>
<td>CY1</td>
<td>Canopy-Frame Metal</td>
<td>PT1</td>
<td>Patio</td>
</tr>
<tr>
<td>CY2</td>
<td>Canopy-Metal</td>
<td>PT2</td>
<td>Patio-Brick</td>
</tr>
<tr>
<td>CY3</td>
<td>Canopy Over Patio</td>
<td>PT3</td>
<td>Patio-Stone</td>
</tr>
<tr>
<td>CY4</td>
<td>Canopy Over Stoop</td>
<td>PT4</td>
<td>Redwood Patio</td>
</tr>
<tr>
<td>CY5</td>
<td>RFX</td>
<td>SH1</td>
<td>Shed-Frame/Equal</td>
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<tr>
<td>CY6</td>
<td>RFX/Patio</td>
<td>SH2</td>
<td>Shed-Masonry</td>
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<tr>
<td>CY7</td>
<td>RFX/MS</td>
<td>SP1</td>
<td>Indoor Pool</td>
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<tr>
<td>GH1</td>
<td>Greenhouse</td>
<td>ST1</td>
<td>Stoop Masonry</td>
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<tr>
<td>GR1</td>
<td>Garage-Frame/Equal</td>
<td>WD1</td>
<td>Wood Deck</td>
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<tr>
<td>GR2</td>
<td>Garage-Brick</td>
<td>O1</td>
<td>Outbuilding 1</td>
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<tr>
<td>GR3</td>
<td>Garage-Stone</td>
<td>O2</td>
<td>Outbuilding 2</td>
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<tr>
<td>GR4</td>
<td>Garage-Basement</td>
<td>O3</td>
<td>Outbuilding 3</td>
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<tr>
<td>GR5</td>
<td>Garage-Integral</td>
<td>O4</td>
<td>Outbuilding 4</td>
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<tr>
<td>GR6</td>
<td>Shop</td>
<td>O5</td>
<td>Outbuilding 5</td>
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<tr>
<td>GZ1</td>
<td>Gazebo</td>
<td></td>
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</tr>
<tr>
<td>PR1</td>
<td>Porch-Open-Frame/Equal</td>
<td></td>
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</tr>
</tbody>
</table>
**Miami County, Ohio - Property Record Card**

**Parcel: N44-010310**

**Card: 1**

### GENERAL PARCEL INFORMATION
- **Owner:** PALEJE EAST HOLDINGS LLC
- **Property Address:** 820 S MAIN ST
- **Mailing Address:** 1850 WEDGEWOOD DR
  - Piqua OH 45358
- **Land Use:** 820 - TWO FAMILY DWELLING OWNER OCCUP
- **Legal Acreage:** 0.13
- **Legal Description:** IN LOT 689 30 N PT

### NOTES
- **SMDAR:** N44-BE054-027-00

### VALUATION
<table>
<thead>
<tr>
<th>Description</th>
<th>Appraised</th>
<th>Assessed</th>
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<tbody>
<tr>
<td>Land Value</td>
<td>$10,500.00</td>
<td>$3,880.00</td>
</tr>
<tr>
<td>Improvements Value</td>
<td>$18,600.00</td>
<td>$6,510.00</td>
</tr>
<tr>
<td>CAUV Value</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Taxable Value</td>
<td>$10,190.00</td>
<td></td>
</tr>
</tbody>
</table>

### RESIDENTIAL
- **Building Style:** CONVENTIONAL
- **Full Baths:** 2
- **Half Baths:** 0
- **Stories:** 2
- **Basement:** PT BASEMENT
- **Finished Basement Area:** 2724
- **Heating:** BASE
- **Cooling:** CENTRAL
- **Exterior Wall:** BRICK
- **Attic:** NONE
- **Bedrooms:** 4
- **Number of Fireplace Openings:** 0
- **Family Rooms:** 0

### LAND
<table>
<thead>
<tr>
<th>Land Type</th>
<th>Acreage</th>
<th>Depth</th>
<th>Frontage</th>
<th>Depth</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1 - Regular Lot</td>
<td>0.1315</td>
<td>191</td>
<td>30</td>
<td>120</td>
<td>10080</td>
</tr>
</tbody>
</table>

### ADDITIONS
- **Description:** WD1 - Wood Deck
  - **Area:** 108 0
  - **Value:** $1,880.00
- **Description:** PR1 - Porch Frame - Open
  - **Area:** 108 0
  - **Value:** $3,330.00
- **Description:** BL1 - Balcony Open
  - **Area:** 36 0
  - **Value:** $990.00

### IMPROVEMENTS

### AGRICULTURAL
<table>
<thead>
<tr>
<th>Land Type</th>
<th>Land Usage</th>
<th>Soil Type</th>
<th>Acres</th>
</tr>
</thead>
</table>

### SALES
<table>
<thead>
<tr>
<th>Date</th>
<th>Buyer</th>
<th>Seller</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/17/2006</td>
<td>PALEJE EAST HOLDINGS</td>
<td>WESTFALL WADE &amp;</td>
<td>414750</td>
</tr>
<tr>
<td>4/18/2008</td>
<td>WESTFALL WADE &amp;</td>
<td>WESTFALL WADE</td>
<td>0</td>
</tr>
<tr>
<td>3/10/2008</td>
<td>WESTFALL WADE</td>
<td>RECK MARGUERITE</td>
<td>100000</td>
</tr>
<tr>
<td>1/1/1990</td>
<td>RECK MARGUERITE</td>
<td>Unknown</td>
<td>0</td>
</tr>
</tbody>
</table>

### COMMERCIAL