REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, OCTOBER 15, 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

PRESENTATION:
Auditor of State Award with Distinction - Mr. Joe Braedon

RESIDENCE PRIDE AWARDS:
Greg & Mia Campbell 525 Caldwell Street
Karen Long 1500 Washington Avenue
May's Lost Treasures 915 Clark Avenue
Tom & Judy Wright 334 Wood Street

REGULAR PIQUA CITY COMMISSION MEETING

CONSENT AGENDA

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

OLD BUSINESS

2. ORD. NO. 5-19 - TABLED 10/1/2019
   An Ordinance to amend the Zoning Code

NEW BUSINESS

3. RES. NO. R-85-19
   A Resolution authorizing the City Manager to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to execute contracts as required for the Sanitary Sewer Replacement project

4. RES. NO. R-86-19
   A Resolution to replat Inlot 6927 and an unnumbered lot, to vacate a Storm Sewer Easement, and to dedicate a Storm Sewer Easement and Public Right-of-Way

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
PIQUA CITY COMMISSION
MINUTES
Tuesday October 1, 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 Vogt, Commissioner Martin and Commissioner Grissom

ANNOUNCEMENTS

Jeff Lange, 9586 N. St. Rt. 66, presented information with regard to the Great Miami River Falls Float.

Bill Jaqua, 807 N. Sunset Drive spoke with regard to hiring an attorney to review a forthcoming petition to change the city from a charter city to a statutory city and to review the possible violation of his constitutional rights with regard to a previous commission meeting.

Larry Hamilton, 1104 Maplewood Drive stated that he will be making a proposal for the use of property owned by the City of Piqua for property located adjacent to 655 N. Main Street and presented information with regard to the Randolph McCulloch Freedom Healing Complex being available for tours.

Jordan Epper, representing the Piqua Arts Council, reported the success of the Rock Piqua and Arts and Ales Festivals

NEW YOUTH BASEBALL AND SOFTBALL ORGANIZATION – Nathan Penrod provided information with regard to the formation of this organization.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the Minutes from the September 3, 2019 Piqua City Commission

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

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

NEW BUSINESS

ORD. NO. 4-19 - 1st Reading
An Emergency Ordinance enacting and adopting a Supplement to the Code of Ordinances for the City of Piqua

This is the 1st reading and City Manager Huff, provided the information with regard to this ordinance

Motion to waive the 3 reading rule was made by Commissioner Martin, seconded by Commissioner Lee.

Motion carried unanimously and Mayor Hinds declared the waiving of the three read rule for ORD. NO. 4-19 passed.

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 from Commissioner Martin to adopt ORD. No. 4-19; motion seconded by Commissioner Grissom; motion carried unanimously and Mayor Hinds declared ORD. NO. 4-19 adopted.

ORD. NO. 5-19 – 1st Reading
An Ordinance to amend the Zoning Code

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

Mayor Hinds commented on this Ordinance.

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

Commissioner Grissom commented on the ordinance
Commissioner Lee commented on the ordinance
Chris Schmiesing provided the response
Commissioner Vogt spoke in favor of the Ordinance
Commissioner Martin spoke in favor of the Ordinance

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

Jay Roman, 406 W. High Street spoke in favor of the ordinance.
Craig Mullenbrock 10 Lake Ridge Drive commented on this ordinance.
Nancy Mullenbrock 10 Lake Ridge Drive commented on this ordinance.

Motion was made by Mayor Hinds to table ORD. NO. 5-19; and a roll was called. Motion was carried with a vote of 4 to 1 and Mayor Hinds declared ORD. NO 5-19 tabled and will move forward to the 2nd reading.

ORD NO. 6-19 – 1st Reading
An Ordinance to vacate a portion of Public Alley Right-of-Way

Chris Schmiesing, Economic Development Director provided the information with regard to this ordinance.

Mayor Hinds asked for any questions or comments from the Commission.
Commissioner Martin commented on the ordinance.

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

Mike Harwood, Project Manager for Hartzell Industries spoke in favor of the Ordinance.

Motion to waive the 3 reading rule was made by Commissioner Lee, seconded by Commissioner Martin.

Motion carried unanimously and Mayor Hinds declared the waiving of the three read rule for ORD. NO. 6-19 passed.

Motion was made by Commissioner Martin to adopt ORD. No. 6-19; motion seconded by Commissioner Lee; motion carried unanimously and Mayor Hinds declared Ord. No. 6-19 passed.
PUBLIC COMMENT

Jey Roman spoke with regard to the Government Academy and the level billing procedure/policies.

Bill Jaqua spoke with regard to the President’s visit to Wapakoneta and the benefits of Wapakoneta being a statutory city.

Natalie Young spoke with regard to comments from PPP and community development vs. economic development.

Dan French spoke with regard to the mission of Positively Promoting Piqua (PPP) and improvement of communities and dealing with community issues.

Joe Drapp spoke with regard to the ownership of the Mo’s building and breakage of the property windows with regard to trying to sell the building and recruitment of businesses with regard to the City of Piqua school system rating.

Fred Lange spoke with regard to Mayor Hinds’ comments with regard to the need for unity in the City of Piqua.

Sara Miller spoke with regard to being involved in the City of Piqua, the remarks made by Positively Promoting Piqua (PPP) and jobs and growth in the City of Piqua.

CITY MANAGER’S REPORT

COMMISSIONERS’ COMMENTS

Commissioner Vogt — spoke with regard to the city income tax, industrial expansion and job opportunities in the City of Piqua and utility billing and usage.

Commissioner Martin — spoke with regard to Lock Nine Park maintenance, level billing, NKtelco update, water and sewage basic monthly fees.

Commissioner Lee — expressed appreciation for citizen participation at the meetings and getting updates on the city website for community input, Issue of the veteran’s flags location.

Commissioner Grissom — commended and thanked citizens for their community involvement with the City of Piqua.

Mayor Hinds provided date, time and location information with regard to the 3rd Walk with the Mayor and the “Piqua United” event.

EXECUTIVE SESSION

Commissioner Martin moved to go into Executive Session, seconded by Commissioner Vogt. A roll was called, the motion carried unanimously and the Commissioners went into Executive Session at 7:30 p.m.

The Executive Session ended at 8:01 p.m. on a motion by Commissioner Vogt, seconded by Commissioner Martin. Vote was unanimous.
ADJOURNMENT

Motion was made by Commissioner Grissom to adjourn from the Regular City Commission Meeting at 8:01 p.m., seconded by Commissioner Lee; motion carried unanimously.

KATHRYN B. HINDS, MAYOR

PASSED: ______________________

ATTEST: ______________________
KAREN S. JENKINS
CLERK OF COMMISSION
ORDINANCE NO. 5-19

AN ORDINANCE TO AMEND THE ZONING CODE

WHEREAS, Piqua City Ordinance section 154.127 was adopted by the City Commission on July 21, 2008; and

WHEREAS, a commissioner has requested that section (g)(1) of said ordinance be modified to read as follows:

(1) The demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to the building being demolished: and the demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to any buildings accessory to the building being demolished; and

WHEREAS, the Planning Commission met at in open sessions and took public comment regarding the proposed changes; and

WHEREAS, the Planning Commission after hearing the item and considering the public comments and information provided, did not recommend the proposed change; and

WHEREAS, any change to said ordinance must be adopted by Ordinance by this Commission.

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

SEC. 1: Piqua City Ordinance 154.127 attached as Exhibit A is repealed in its entirety and shall be replaced with the amended ordinance attached hereto as Exhibit B.

SEC. 2: This Ordinance 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

Tabled 10/1/2019

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 Kris Lee
Commissioner James C. Grissom
§ 154.127 DEMOLITION STANDARDS; PERMIT REQUIREMENT.

This section shall explain the applicable standards for demolition work and the procedure, process, and requirements to obtain a demolition permit within the city.

(A) Downtown Historic District. Demolitions within the Downtown Historic District requires an approved certificate of appropriateness. Said certificate of appropriateness shall be issued in compliance with §§ 152.01 through 152.08 prior to the commencement of any demolition within the Downtown Historic District for which a demolition permit issued in accordance with this section is still necessary.

(B) Demolition Permit Required. A demolition permit issued by the enforcing official shall be required for every demolition of any structure in excess of 200 square feet in area. Every application for a demolition permit shall include reasons for demolition, a site plan and such other documentation as may be necessary.

(1) Site Plan. A site plan, containing the following information at a minimum, shall be provided:

(a) The location and dimensions of all structures on the lot.
(b) Property boundaries and dimensions, including distances from other structures and or lot lines to the structure or structures to be demolished.
(c) Prominent natural features, landscaping, or other physical improvements found on the lot.
(d) Planned staging areas, equipment parking, or dumpster locations.
(e) The location of all utilities and the disconnection and disposition thereof.
(f) An explanation of the purpose for the demolition project and a statement regarding the intended use of the vacated site.
(g) The natural features, landscaping, structures, or other physical improvements to be demolished and the intended clean-up and restoration of the site, including but not limited to the work items required to satisfy the following minimum demolition and restoration standards:

1. The demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to the building being demolished; and the demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to any buildings accessory to the building being demolished.
2. Placement of compacted backfill in openings or excavations and grading thereof to match the existing surrounding surface contours.
3. Placement of six inches of topsoil over all backfilled or disturbed areas.
4. Placement of grass seed and mulching over all backfilled or disturbed areas covered with topsoil.
5. Placement of erosion control as deemed necessary by the enforcing official.
6. Placement of fence and or any other safety precautions deemed necessary by the enforcing official.
(h) The disposal location for the demolition debris.

(2) Permit application. A permit application or other supporting documentation, containing the following information at a minimum, shall be provided:

(a) Anticipated start date and completion date for the demolition activity.
(b) Evidence that all taxes and utility bills are paid in full, as deemed necessary by the enforcing official.
(c) Any other information that is deemed necessary by the enforcing official to completely explain the proposed demolition.
(d) A photographic record of each elevation of the building or buildings to be demolished.
(e) A special use permit, issued in accordance with §§ 154.063 and 154.064, for any structure (or structures) to remain on the lot, when the subject structure (or structures) to remain on the lot is a nonconforming use, or if the demolition activity will cause the subject structure (or structures) to remain on the lot to become a nonconforming use.

(3) License and Bond or Other Surety. Prior to the issuance of a demolition permit, the owner, agent or person with control of the property subject to demolition shall execute a license provided by the city, granting to the city the right to enter the property. The license shall permit the city to correct or eliminate any unsafe condition or conditions at the demolition site before, during and after the demolition. The license granted by the applicant shall further provide that the city shall have the sole right to determine if a condition or conditions are unsafe. The license shall further include an agreement providing that the owner, agent or person with control of the property subject to demolition shall indemnify the city for its cost to correct or eliminate the unsafe condition or conditions. The agreement shall provide that the indemnification may be from the performance bond, cash deposit or other surety the owner, agent or person with control of the property subject to demolition shall post with the city to assure the city that the demolition work will proceed as permitted. The value of the surety shall not exceed the cost associated with the demolition and site restoration, as determined by a detailed estimate to be provided by the owner, agent or person with control of the property subject to demolition, provided the enforcing official finds the estimate to be a reasonable estimation of the gross costs anticipated to complete the demolition and restoration project. The terms of the surety shall provide that the city may retain or claim the surety proceeds if the permit holder fails to perform the demolition or restoration activities in accordance with the permit granted. The value of the surety may be reduced during the course of the demolition work, at the sole discretion of the enforcing official, if, in the estimation of the enforcing official, sufficient surety remains to assure completion of the demolition and site restoration activity.

(4) Other approvals or regulations. Other regulatory agency approvals necessary prior to the issuance of a demolition permit by the city, or the regulations of other agencies which are applicable and to be adhered to during the completion of any demolition work
includes but are not limited to those of the Ohio Environmental Protection Agency, Regional Air Pollution Control Authority, Department of Health, Department of Public Works, and the like.

(5) Permit expiration. Any demolition permit issued under this section shall expire 30 days from the date of issuance if the demolition has not commenced; or if demolition has commenced and the work is delayed for a period of more than ten consecutive days and the enforcing official determines that the delays were unnecessary, or if demolition has commenced and the work continues for a period of more than 30 consecutive days beyond the anticipated completion date indicated on the permit application, or upon completion of the demolition work in accordance with the permit issued. The enforcing official may authorize one or more extensions of the permit provided the enforcing official determines that the owner, agent or person with control of the property subject to demolition has demonstrated the ability to complete the work in a timely and workmanlike manner.

(Ord. 42-96, passed 9-17-96; Am. Ord. 19-08, passed 7-21-08) Penalty, see § 154.999
§ 154.127 DEMOLITION STANDARDS; PERMIT REQUIREMENT.

This section shall explain the applicable standards for demolition work and the procedure, process, and requirements to obtain a demolition permit within the city.

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(B) Demolition Permit Required. A demolition permit issued by the enforcing official shall be required for every demolition of any structure in excess of 200 square feet in area. Every application for a demolition permit shall include reasons for demolition, a site plan and such other documentation as may be necessary.

1. Site Plan. A site plan, containing the following information at a minimum, shall be provided:
   (a) The location and dimensions of all structures on the lot.
   (b) Property boundaries and dimensions, including distances from other structures and or lot lines to the structure or structures to be demolished.
   (c) Prominent natural features, landscaping, or other physical improvements found on the lot.
   (d) Planned staging areas, equipment parking, and or dumpster locations.
   (e) The location of all utilities and the disconnection and disposition thereof.
   (f) An explanation of the purpose for the demolition project and a statement regarding the intended use of the vacated site.
   (g) The natural features, landscaping, structures, or other physical improvements to be demolished and the intended clean-up and restoration of the site, including but not limited to the work items required to satisfy the following minimum demolition and restoration standards:
      1. The demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to the building being demolished.
      2. Placement of compacted backfill in openings or excavations and grading thereof to match the existing surrounding surface contours.
      3. Placement of six inches of topsoil over all backfilled or disturbed areas.
      4. Placement of grass seed and mulching over all backfilled or disturbed areas covered with topsoil.
      5. Placement of erosion control as deemed necessary by the enforcing official.
      6. Placement of fence and or any other safety precautions deemed necessary by the enforcing official.
   (h) The disposal location for the demolition debris.

2. Permit Application. A permit application or other supporting documentation, containing the following information at a minimum, shall be provided:
   (a) Anticipated start date and completion date for the demolition activity.
   (b) Evidence that all taxes and utility bills are paid in full, as deemed necessary by the enforcing official.
   (c) Any other information that is deemed necessary by the enforcing official to completely explain the proposed demolition.
   (d) A photographic record of each elevation of the building or buildings to be demolished.
   (e) A special use permit, issued in accordance with §§ 154.063 and 154.064, for any structure (or structures) to remain on the lot, when the subject structure (or structures) to remain on the lot is a nonconforming use, or if the demolition activity will cause the subject structure (or structures) to remain on the lot to become a nonconforming use.

3. License and Bond or Other Surety. Prior to the issuance of a demolition permit, the owner, agent or person with control of the property subject to demolition shall execute a license provided by the city, granting to the city the right to enter the property. The license shall permit the city to correct or eliminate any unsafe condition or conditions at the demolition site before, during and after the demolition. The license granted by the applicant shall further provide that the city shall have the sole right to determine if a condition or conditions are unsafe. The license shall further include an agreement providing that the owner, agent or person with control of the property subject to demolition shall indemnify the city for its cost to correct or eliminate the unsafe condition or conditions. The agreement shall provide that the indemnification may be from the performance bond, cash deposit or other surety the owner, agent or person with control of the property subject to demolition shall post with the city to assure the city that the demolition work will proceed as permitted. The value of the surety shall not exceed the cost associated with the demolition and site restoration, as determined by a detailed estimate to be provided by the owner, agent or person with control of the property subject to demolition, provided the enforcing official finds the estimate to be a reasonable estimation of the gross costs anticipated to complete the demolition and restoration project. The terms of the surety shall provide that the city may retain or claim the surety proceeds if the permit holder fails to perform the demolition or restoration activities in accordance with the permit granted. The value of the surety may be reduced during the course of the demolition work, at the sole discretion of the enforcing official, if, in the estimation of the enforcing official, sufficient surety remains to assure completion of the demolition and site restoration activity.

4. Other approvals or regulations. Other regulatory agency approvals necessary prior to the issuance of a demolition permit by the city, or the regulations of other agencies which are applicable and to be adhered to during the completion of any demolition work includes but are not limited to those of the Ohio Environmental Protection Agency, Regional Air Pollution Control Authority, Department of Health, Department of Public Works, and the like.
(5) Permit expiration. Any demolition permit issued under this section shall expire 30 days from the date of issuance if the demolition has not commenced; or if demolition has commenced and the work is delayed for a period of more than ten consecutive days and the enforcing official determines that the delays were unnecessary, or if demolition has commenced and the work continues for a period of more than 30 consecutive days beyond the anticipated completion date indicated on the permit application, or upon completion of the demolition work in accordance with the permit issued. The enforcing official may authorize one or more extensions of the permit provided the enforcing official determines that the owner, agent or person with control of the property subject to demolition has demonstrated the ability to complete the work in a timely and workmanlike manner.

(Ord. 42-96, passed 9-17-96; Am. Ord. 19-08, passed 7-21-08) Penalty, see § 154.999
CALL TO ORDER
At 6:00pm Chairman Oda called the meeting to order and welcomed all in attendance. Mr. Oda outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL
Members Present: Gary Koenig, Jim Oda, Cindy Pearson, Stu Shear, Joe Wilson

MEETING MINUTES
The minutes of August 13, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS
Resolution PC 12-19
A Resolution to consider an amendment to the zoning chapter of the codified ordinances to modify code provisions pertaining to minimum permit requirements and restoration standards for demolition projects.

Chris Schmiesing explained that section 154.127 of the zoning code outlines demolition standards and permit requirements. As it is currently written, if the principal structure is demolished the accessory structure must also be demolished, unless the Planning Commission authorizes it to remain as a special use of the premises. Item PC 11-19 on the August Planning Commission Agenda demonstrated how the special use process is utilized to address this type of scenario.

A request from the City Commission resulted in the Law Director drafting the proposed amendment for Planning Commission consideration. Planning Commission members discussed the proposed amendment and commented on the pros and cons of the amendment. Planning Commissioners noted that the current code text prevents accessory structures that are no longer accessory to the original use they were designed to support from being left behind and possibly becoming a nuisance to the neighborhood. The commissioners also noted that the code text as proposed would allow a swimming pool or utility shed or greenhouse to be left behind. Planning Commission members noted the condition of the structure is not so much the concern of the zoning code, as this can be addressed by the property maintenance code; rather, the concern is if an accessory structure that is left behind ends up being used in a manner that is not compatible with the surrounding use types and it becomes a nuisance to the neighborhood. Planning Commission members noted that the way the code is currently written there is an opportunity to take all of these types of concerns
into consideration and if it is determined it will be okay then the structure can be allowed to remain. Planning Commission members also noted the proposed amendment would remove the opportunity to evaluate the circumstances and make a determination as to the appropriateness of the accessory structure being allowed to remain. After deliberation the Planning Commission recommended by a 4-1 roll call vote that the proposed amendment be defeated and the code text remain as currently written.

No additional comments were offered by persons in attendance.

Resolution PC 13-19

A Resolution to consider the Vacation of a portion of platted public right of way known as the alley passing through parcels N44-099860, N44-047300, N44-047320 and N44-092240.

Staff noted that this request is in preparation of platting several parcels into one single parcel. Staff noted the proposed portion of right of way to be vacated is currently occupied by private improvements and it is not necessary to any utilities or public transportation interests.

Mike Harwood, Project Manager for Hartzell Industries - 1025 S. Roosevelt Avenue, Piqua, came forward and stated that the intention is to clean up the property lines and to combine separate lots for future development purposes. He indicated Hartzell has no intention of making any changes or alterations to the portions of their property abutting the existing alley to the south and there are no changes planned for that area.

No one else came forward and no additional comments were made at this time.

Stu Shear motioned to approve Resolution PC 13-19 and Joe Wilson seconded. Resolution PC 13-19 was approved by a 5-0 roll call vote.

OTHER BUSINESS

No other business at this time.

ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Mr. Shear and seconded by Mrs. Pearson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:34 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, Administrative Assistant, City of Piqua Development
Department. Comments requesting corrections, additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.
RESOLUTION NO. R-85-19

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED FOR THE SANITARY SEWER REPLACEMENT PROJECT

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Piqua is planning to make capital improvements to the sanitary sewer system by replacing old sanitary sewer infrastructure with new sanitary sewer mains, manholes, and laterals; and

WHEREAS, the infrastructure improvements herein above described are considered to be a priority need for the community and is a qualified project under the Ohio Public Works Commission programs;

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 of Piqua approves filing an application with the Ohio Public Works Commission for funding in the amount of $400,000 for the Sanitary Sewer Replacement Project; and;

SEC. 2: Gary A. Huff, City Manager, is hereby authorized and directed to apply to the Ohio Public Works Commission for funds as described above and to provide all information and documentation and to enter into any agreements required to become eligible for possible funding assistance;

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

Mayor Kathryn B. Hinds
Commissioner John Martin
Commissioner William Vogt
Commissioner Kris Lee
Commissioner Chris Grissom
**MEETING DATE**  
October 15, 2019

**REPORT TITLE**  
A Resolution authorizing the City Manager to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to execute contracts as required for the Sanitary Sewer Replacement Project

**SUBMITTED BY**  
Name & Title: Amy L. Havenar, P.E., City Engineer  
Department: Engineering

**AGENDA CLASSIFICATION**  
- [ ] Consent  
- [ ] Ordinance  
- [x] Resolution  
- [ ] Regular

**APPROVALS/REVIEWS**  
- [x] City Manager  
- [ ] Asst. City Manager/Development  
- [ ] Law Director  
- [ ] Other:

**BACKGROUND**  
This Resolution would allow for the City Manager to file an application with the Ohio Public Works Commission (OPWC) for funding in the amount of $400,000 for the Sanitary Sewer Replacement Project. The project will consist of the replacement of old sanitary sewer mains, the replacement of manholes as well as the installation of new sanitary sewer laterals. The target area is the alley between Maple Street & Robinson Avenue and in the alley north of Park Avenue from Washington Avenue to North College Street. This project will be designed in 2020 and is scheduled to start construction in the spring of 2021.

**BUDGETING AND FINANCIAL IMPACT**  
- **Budgeted $:** $0  
- **Expenditure $:** Costs will be included in the 2021 budget  
- **Source of Funds:**  
  - **Narrative**  
    At this time, the total project cost (including Engineering and Construction Administration) is estimated to be approximately $517,696. The grant request through OPWC is being made for $400,000.

**OPTIONS**  
1. Approve the resolution and submit an application to OPWC for funding for the Sanitary Sewer Replacement Project.

2. Do not approve the resolution and provide guidance as to additional funding sources.

**PROJECT TIMELINE**  
The Sanitary Sewer Replacement Project is scheduled to begin construction in the spring of 2021.
<table>
<thead>
<tr>
<th><strong>STAFF RECOMMENDATION</strong></th>
<th>Approve the resolution and submit an application to OPWC for funding for the Sanitary Sewer Replacement Project.</th>
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</thead>
<tbody>
<tr>
<td><strong>REASON FOR SELECTING CONSULTANT/COMPANY</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>ATTACHMENTS</strong></td>
<td>Exhibit A - Location map</td>
</tr>
</tbody>
</table>
SANITARY SEWER REPLACEMENT PROJECT
(BETWEEN MAPLE & ROBINSON AND BETWEEN
WASHINGTON & NORTH COLLEGE)
PROJECT LOCATION MAP
CITY OF PIQUA
RESOLUTION NO. R-86-19

A RESOLUTION TO REPLAT INLOT 6927 AND AN UNNUMBERED LOT, TO VACATE A STORM SEWER EASEMENT, AND TO DEDICATE A STORM SEWER EASEMENT AND PUBLIC RIGHT-OF-WAY

WHEREAS, pursuant to the City of Piqua Code of Ordinances Section 151.30 to 151.35, the Planning Commission has taken action on a plat that includes the replat of Inlot 6927 and an Unnumbered Lot including the dedication of a storm easement and public right of way, and the vacation of an easement, as shown in Exhibit "A" attached hereto; and

WHEREAS, notice of a public hearing advertised the time and place of the presentation of the proposed plat for consideration before the Planning Commission; and

WHEREAS, the Planning Commission met at in open sessions and took public comment regarding the proposed plat; and

WHEREAS, the Planning Commission after hearing the item and considering the public comments and information provided, recommended approving the replat of Inlot 6927 and an Unnumbered Lot including the dedication of a storm easement and public right of way, and the vacation of an easement, as shown in Exhibit "A" attached hereto; and

WHEREAS, pursuant to the City of Piqua Code of Ordinances Section 151.30 to 151.35, when the Planning Commission recommends the approval of a plat including the dedication of public right of way and or easements it shall be referred to the City Commission for final acceptance.

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

SEC. 1: This Commission hereby approves the replat of Inlot 6927 and an Unnumbered Lot including the dedication of a storm easement and public right of way, and the vacation of an easement, as shown on Exhibit "A" attached hereto.

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: ____________________________

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
Comissioner John Martin
Comissioner William Vogt
Comissioner Kris Lee
Comissioner Chris Grissom
| MEETING DATE | October 15, 2019 |
| REPORT TITLE | A RESOLUTION TO REPLAT INLOT 6927 AND AN UNNUMBERED LOT, TO VACATE A STORM SEWER EASEMENT, AND TO DEDICATE A STORM SEWER EASEMENT AND PUBLIC RIGHT-OF-WAY |
| SUBMITTED BY | Kyrsten French, City Planner |
| Development Department |
| AGENDA CLASSIFICATION | ☑ Resolution |
| ☐ Consent | ☐ Ordinance | ☐ Regular |
| APPROVALS/REVIEWS | ☑ City Manager |
| ☑ Asst. City Manager/Finance |
| ☑ Development Director |
| ☑ Planning Commission |
| BACKGROUND | The applicant desires to replat inlot 6927 with the adjacent unnumbered lot. This replat includes a request for the City to vacate a 10’ storm sewer easement adjacent to Looney Road. It also includes the dedication of right-of-way and a storm sewer easement. |
| BUDGET/FINANCIAL IMPACT | Budgeted $: 0 |
| Expenditure $: 0 |
| Source of Funds: 0 |
| Narrative: Approving the resolution will allow Kettering Health Network to complete their new medical center with a well-ordered land configuration and drainage system. |
| OPTIONS | 1. Adopt the resolution to approve the plat modifications. |
| 2. Defeat the resolution and reject the plat modifications. |
| PROJECT TIMELINE | October 8, 2019 – Planning Commission: Public Hearing |
| October 15, 2019 – City Commission: Final Action |
| STAFF RECOMMENDATION | Approve the resolution. |
| ATTACHMENTS | PC Resolution and Replat survey. |
KETTERING HEALTH NETWORK
PIQUA MEDICAL CENTER

LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

Situated in the State of Ohio, County of Miami, City of Piqua, and in Section 30, Township 11, Range 11, Miami River Survey, containing 7.109 acres of land, more or less, said 7.109 acres being comprised of an Unnumbered Lot, a Replat of part of Lot 6927 and part of Lot 1 of the subdivision entitled "Border Park", of record in Volume 8, Page 25, as conveyed to MERLIN'S HOLDINGS, LTD by deed of record in 20180808-03995, Recorder's Office, Miami County, Ohio.

The undersigned, MERLIN'S HOLDINGS, LTD an Ohio limited liability company, by its authorized officer, do hereby certify that this plat correctly represents its "KETTERING HEALTH NETWORK PIQUA MEDICAL CENTER", a subdivision containing 7.109 acres.

Surveyors' Fees: Done hereby accept this plat of same and dedicate to public use, as such, all of U.S. Route 36 and Looney Road shown herein and not hereinafter dedicated.

Surveyor's Certificate: All necessary maps were made and all necessary notes were taken and these notes have been laid off and platted to the best of our skill and knowledge. The plat shows all improvements and the plat is true to scale with the map shown. The plat is true to scale with the map shown.

Survival of Plat: The plat hereby described shall survive this plat and shall be a record of the plat and all improvements shown on the plat.

Survey Data:

Basis of Bearings: Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD84 (2011). Said bearings originated from a field traverse which was tied (referred to) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A bearing of South 04° 26' 33" West, assigned to the westerly right-of-way line of Looney Road, is designated the "base of bearing" for this plat.

Source of Data: The sources of recorded survey data referenced in the plat and title of this plat are the records of the Recorder's Office, Miami County, Ohio.

Approved and Transferred: Done hereby accept this plat of same and dedicate to public use, as such, all of U.S. Route 36 and Looney Road shown herein and not hereinafter dedicated.

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