

# PIQUA Spirit



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SPRING 2008

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Health &  
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DEVELOPMENT

From the Office of the City Manager

## Spirit Update - Hotel Restoration Project February 15, 2008



*First Floor Lobby - Artist's Rendering*

The Fort Piqua Hotel renovation project has been underway since late 2007. Currently, there have been approximately 50 workers in the building each day, loads of materials and equipment moving in and out and around the site, and obvious progress has been made. What the casual observer might not know is that the project changed course drastically at the end of the year.

For the first 11 months the project was an interior demolition,



*Plaster Being Placed on Lobby Walls*

exterior clean-up, environmental mitigation (asbestos removal) and structural rebuilding project. However, in December it became a full-blown architectural and historical restoration. Figuratively, one could say that the carpenters handed-off the project to the artists.

In November the new roof went on and the windows were all re-set. Up until that time, the inside of the building was still subject to adverse weather conditions outside. With the exterior shell "buttoned up," the restoration could commence.

Each floor has received a topping of light-weight concrete. The finish floor materials can be attached directly to this topping. Most of building will have either carpet or tile, in such a way as to enhance the historical authenticity.

Sheet metal studs have been placed and drywall is being affixed to the studs. After that comes aesthetics - paint and wall coverings. Upon completion the hotel will have 1.4 acres of new drywall (61,000 sf) and 35,000 square feet of plaster topping over existing walls.

As 2008 unfolds, the interior will be restored to its original 1891 grandeur. We will all be able to inspect the interior after the dedication ceremonies which are tentatively slated for October.

Meet....

## The Employees of the Tax Department

Need help with your City Tax Return? Tonia Francis, Melissa Schindel, and Jamie Richard, who are all Account Clerk II's, are the people to see. Tonia has been with the City for 29 years, Melissa for 7 years, and Jamie celebrated her one year anniversary with the City this past February.



(L-R) Melissa Schindel  
Jamie Richard, Tonia Francis

The account clerks are quick to wait on customers who walk into the department or call on the phone. It is their job to educate, set up accounts, and assist customers with filing their city tax. Tax season can be a stressful time; however, the City Income Tax Department tries to be sensitive to the needs and concerns of the customers.

Any person that lives in the city and works in another city must file an income tax return with the City. Any person that lives outside the city, but works in the city, is also required to file and pay Piqua income tax. The current income tax rate is 1.75%. If a resident of Piqua

works in another city, they are required to pay tax to the city in which they work. Piqua gives credit for the tax paid to that city up to our rate of 1.75%. For example, if a Piqua resident works in Sidney, that resident pays 1.5% to Sidney and owes the City of Piqua .25%, which in total equals Piqua's rate of 1.75%.

The tax department whose employees have many years of experience stands ready to lend assistance if you need help filing your city taxes. You can stop-in or call the tax department at 778-2009. The office is open Monday – Friday, 8:00a.m. to 5:00 p.m. Tonia, Melissa, or Jamie will be glad to help you.

## CITY COMMISSION

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## Paul's Bar...What the Judge Said

The City realizes that Paul's Bar has been a long-standing, popular business and has been the source of numerous news articles and public discussion. The City took action against Paul's Bar based on the duty to enforce the law and to protect the safety and health of the community. Miami County Common Pleas Court Judge Robert Lindeman declared the establishment to be a public nuisance. This brief article is to explain the decision.

On February 29, 2008, Judge Lindeman found a nuisance on all counts alleged by the City regarding Paul's Bar. Allegations that Paul's Bar constituted a nuisance to the community were based on gambling violations, liquor law violations, illegal drug activity and a common law violation based on the reputation of being a detriment to the public health and safety.

Specifically, the ruling means: (1) Paul's Bar may not be used or occupied until November 17, 2008; (2) no beer or intoxicating liquor may be sold, possessed kept or stored at 204 N. Main (3) the building is to be secured by the Piqua Police Department; and (4) Peggy Williams or any other person are prohibited from maintaining a nuisance at the premises. As required by Ohio law, the contents of the premises are to be sold at a public auction, which the police department will arrange. The ruling has also been sent to the Board of Elections to vote whether the location is to be dry. Furthermore, the status of the liquor license is being considered by the Ohio Division of Liquor Control. Questions about the ruling may be directed to Law Director Stacy Wall.

## City Hall Back Again – New And Improved!

We're kicking off another year of *City Hall in the Park*. This year we're making a change in days and times to attract a wider crowd of citizens. You will find the Mayor, City Commissioners, City Manager and City Staff available to discuss questions you have, help expedite a problem needing action or listen to your vision for improving the city. It's a good program to allow both those working in city government and our residents to talk, learn and listen with each other in an informal atmosphere.



This program was reestablished in 2007 by the City Manager and was very successful. We had very good attendance and questions by residents on a wide variety and number of city-wide initiatives as well as neighborhood problems or issues. The schedule for *City Hall in the Park* can be found in the City Calendar- "Upcoming City Dates of Note" in this issue.

## Property Maintenance Tips

With spring time closely approaching, the city is committed to providing a clean and attractive community. Active participation and cooperation of every resident and property owner is essential to meeting this goal. Listed are highlights of some of the major provisions of the property maintenance code about maintaining the outside of your home, attached structures and other buildings.

**Exterior Surfaces** – The exterior shall be free of holes, breaks, any loose or damaged siding, as well as free from chipping or peeling paint. This would also include all trim being properly maintained, with the same criteria.

**Windows** – Make sure all windows are properly installed with a full-glass windowpane. Refrain from using other substitutes, such as, cardboard, plywood, and other plastic covers.

**Roof and Gutters** - Roofs and all parts of a roof must be maintained to keep water and other natural forces from deteriorating the roof. Make sure all shingles are properly attached and that there is no peeling or deteriorating shingles. As for gutters, make sure they are properly attached and connected to all downspouts. If gutters are used properly they will help maintain the structure by not allowing ground erosion from the foundation.

**Appearance** - All repairs to the exterior should be done with materials compatible with the existing treatment; and all work must be completed in a workmanlike manner.

**Permits** – Many home repair projects require a building permit or a zoning permit. Before starting a project you may contact the Development Department (778-2049) for assistance with permit requirements.

**Tips for hiring a Contractor** – When hiring a contractor, it is a good idea to check references. Ask for a detailed quote for the project including estimated labor costs, and obtain several quotes to compare pricing and make sure like materials are quoted. Be sure the person or firm has liability, workers comp and property damage liability insurance coverage. Do not pay for the entire project up front. A contract is recommended to ensure the project will be completed to your specifications. Information regarding good business practices can be found at the Better Business Bureau's web site [www.bbb.org](http://www.bbb.org).

The City Of Piqua would like to express their appreciation to those property owners who are maintaining their properties and are therefore contributing positively to the city's effort to improve neighborhoods.

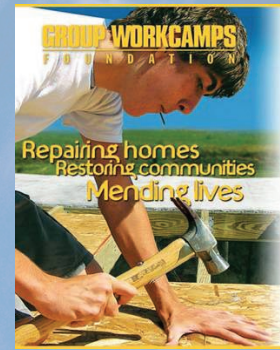
If you have questions or concerns regarding property maintenance in Piqua please contact the Code Enforcement Office at 778-2060. Our office hours are Monday – Friday 8 a.m. to 5 p.m.

## Upcoming City Dates of Note

- ◆ **Now** – Registration has begun for Dayton Dragons (Cincinnati Reds Affiliate) Baseball Game Trips - *Games on June 19, July 24, August 18*. For Information call the Recreation Dept. (778-2085).
- ◆ **Now** – Registration has begun for Summer Adult & Youth Tennis Clinics. For Information call the Parks & Recreation Dept. (778-2085).
- ◆ **Now** – Sale of Swimming Pool Memberships has begun. For more info call the Parks & Recreation Dept. (778-2085).
- ◆ **April 15** – City Income Tax filing deadline (see article in this issue of the Spirit)
- ◆ **April 7-18** – City-wide Spring Clean-Up. Intended for disposal of materials from normal residential use generated at that property. For Information, call Street Dept. (778-2095) or Health and Sanitation (778-2060). Hotline 778-2092 - updated daily.
- ◆ **May 12** – Registration begins for Jr. Golf Program. Call Golf Course for more info (778-2086).
- ◆ **May 16** – (Friday), 5:00 to 9:00 p.m. - **Taste of the Arts**, sponsored by Mainstreet Piqua, call (773-9355) for more information.
- ◆ **May 28** – (Wednesday), 7:30 pm - **City Hall in the Park**, Lower Fountain Park
- ◆ **May 30** – (Friday after Memorial Day Holiday) - Swimming Pool open daily.
- ◆ **June 25** – (Wednesday), 7:30 pm - **City Hall in the Park**, Pitsenbarger Sports Complex
- ◆ **July 30** – (Wednesday), 7:30 pm - **City Hall in the Park**, Ann M. Das Park
- ◆ **August 27** – (Wednesday), 7:30 pm - **City Hall in the Park**, French Park
- ◆ **September 24** – (Wednesday), 7:30 pm - **City Hall in the Park**, Lower Mote Park
- ◆ **July 19** – 4<sup>th</sup> Annual City of Piqua Parks and Recreation Car Show, Rte. 66 Roadside Park. For Information call the Parks & Recreation Dept. (778-2085).

**For many other Mainstreet events and activities please call (773-9355) or check out our website at [www.mainstreetpiqua.com](http://www.mainstreetpiqua.com)**

## Renew Piqua and Group Workcamps – Update for Spring, 2008



The two housing rehabilitation programs, Renew Piqua and Group Workcamps, which are taking place this year will allow this community to help the homeowners to have much needed painting and repairs performed. The work done in both programs will help revitalize neighborhoods and engage the people and neighborhoods to build positive relationships and a stronger community. Both programs help low to moderate income and disadvantaged households to make improvements.

Homeowners in Renew Piqua may make application after program kickoff, tentatively set for April 25. Painting and repairs will begin as weather allows. Applications revised for 2008 may be found around Piqua in a variety of places, including the Municipal Government Complex and online at the City's web site [www.piquaoh.org](http://www.piquaoh.org). Applications for assistance in the Piqua Area Group Workcamps are now closed. The homes selected for help in the Piqua area will be chosen in June when we know exactly how many youths and adults from around the country have signed up to help our community.

Renew Piqua needs volunteers and volunteer groups to help paint for those unable to do the painting due to age or disability and have no others who can paint. Groups including businesses, churches, service organizations can team up with another group of any kind to paint an entire house or a garage and perhaps even just power wash that house. Another need is any business or others that can donate any sort of material for minor repairs to qualified homeowners. Any citizen who can make a financial donation is encouraged to do so.

Group Workcamps has a variety of needs that Piqua area residents can assist with and be a part of the unique, weeklong program. Although we have the youths and adults coming in to paint and make repairs, we need volunteers from our community to help power wash some homes first. We need individuals to help assist the site work crews with their rehab projects the week of the camp (July 20-24). We need the entire community to help make our guests feel welcomed. Any financial donations to purchase materials will be gratefully accepted.

More information on both programs is forthcoming in the media. The City, like many community projects, has always been the beneficiary of community support for community projects and we need your further support with both of these. It's a great time for Piqua with these two great projects.

Anyone with questions about either program or if you wish to volunteer in any way may call Andy Burner at 778-2054 or e-mail at [aburner@piquaoh.org](mailto:aburner@piquaoh.org) for more information.

## Did You Know? Facts about City Operations

- ✓ **E-Gov Services** is a new city service found on-line at [www.piquaoh.org](http://www.piquaoh.org) ("Quick Links" section) designed to provide citizens with better access and ease of communicating as well as obtaining information online. This quick and easy service tool features currently available are Action Line, Online Documents, Subscriptions and Frequently Asked Questions (FAQ). More services and features will be added.
- ✓ Certain property owners may qualify for some tax abatement on the property improvements made on residential, commercial & industrial property. For more information, please call Development Program Manager William Lutz at 778-2062.
- ✓ Certain city Parks & Recreation facilities are available to rent to citizens for private functions for a charge. Those include the Hollow shelter facility, Fountain Park shelter house & dining hall, Mote Park Community Center, Hance Pavillion, and Municipal Swimming Pool. Call the Department at 778-2085 or check the City's website at [www.piquaoh.org/facilities.htm](http://www.piquaoh.org/facilities.htm).
- ✓ The Dayton/Miami Valley Better Business Bureau serves Piqua (937-222-5855) with a variety of services, including business complaints and checks, charity checks and dispute resolution services with businesses. If you suspect criminal fraud, please contact the Piqua Police Department (778-2027).



## COMPREHENSIVE PLAN ADOPTED!

At the January 22, 2008 meeting of the City Commission, the Plan It Piqua 2007 Comprehensive Plan Update was officially adopted! The City Commissions adoption of the Plan marks the first time in over 36 years that an up-to-date comprehensive plan has been available to the community. The Plan content provides invaluable insights and direction that will shape the future of our community for many years to come.

A citizen-based steering committee guided the plan development process, using the key research findings and public input to identify existing conditions found within the community and to craft the Plan goals and objectives. The research information produced key findings regarding consumptive land use patterns, site specific redevelopment possibilities, housing conditions, transportation needs, adequacy of utility systems, opportunities for economic development, and community facilities and service concerns. The public input revealed that the citizens of Piqua

consider the public parks system, the Linear Park, Edison Community College, the Upper Valley Joint Vocational School, and the northwest residential area as six of the most desirable - or strongest - places in Piqua. The public input also revealed that citizens view the north and south entrances to the city, the old hospital building, the Aerovent and Copperweld sites, the road infrastructure, south end rental properties, and the East Ash Street area near Roosevelt Field House as six of the least desirable - or weakest - places in Piqua. A high number of the public comments received focused on the aesthetics of the community. As a result, community aesthetics is an area of emphasis found throughout the Plan document.

To review the Plan It Piqua 2007 Comprehensive Plan Update document in its entirety, including the Existing Conditions Report and all of the Public Input received throughout the planning process, please visit [www.planitpiqua.org](http://www.planitpiqua.org).

***Piqua Spirit*** is a quarterly newsletter from the City of Piqua. The purpose is to keep you informed about what is happening in your City.

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Your comments and questions  
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