



# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393

October 24, 1996

Mayor  
Donald M. Stange

Mr. Lynn Watchmann  
Maumee Valley Bottlers  
515 Independence  
Suite 100  
Napoleon, Ohio 43545

Re: Maumee Valley Bottlers  
Sanitary Service Connection

Members of Council  
Michael J. DeWit, President  
Dennis Filgor  
James Hershberger  
Sarah J. Peper  
Travis B. Sheaffer  
Char Weber  
Terri A. Williams

City Manager  
Marc S. Gerken, P.E.

Finance Director  
Gregory J. Heath

Law Director  
David M. Grahn

City Engineer  
Adam C. Hoff, P.E.

Dear Mr. Watchmann:

It has come to my attention that two (2) cleanouts were installed on the sanitary service connection for the new facility instead of one (1), as shown on the approved plans. Although this is not necessarily a bad idea, the second cleanout is located in the middle of the yard area and extends roughly one (1) foot above grade. It is our concern, due to past experience, that the cleanout will eventually get broken off during mowing operations leaving an opening for surface runoff to enter the sanitary sewer system.

Enclosed is a copy of a page from the East Jordan Iron Works catalog showing various castings which may be placed over the cleanout to protect it and provide access in the future. It is our recommendation that you purchase either the model 1577 or 1578 casting, cut off the cleanout to a point just below grade, replace the cap and install the casting over the pipe. The approximate cost of the casting will be \$60.00.

If you have any questions, please call me.

Yours truly,

Adam C. Hoff, P.E.  
City Engineer

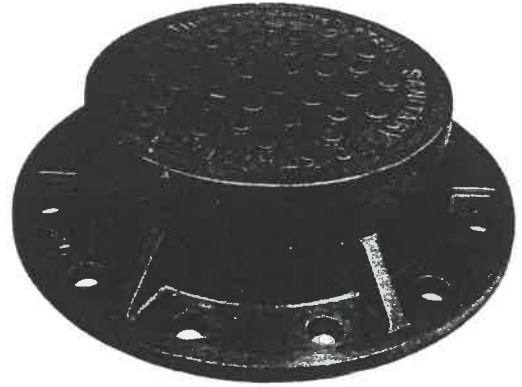
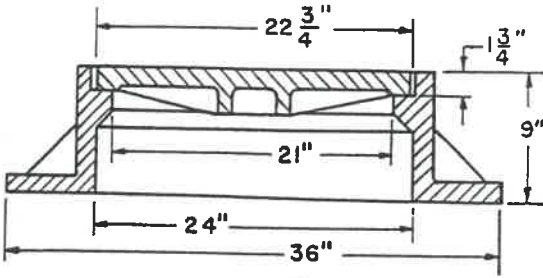
ACH:rd  
Enclosure

cc: Mr. Marc S. Gerken, P.E.; City Manager  
Mr. Sonny Helberg, Construction Inspector  
Mr. Brent Damman, Bldg/Zoning Administrator  
Mr. Jeff Marihugh, Operations Superintendent

SECTION 2 SE FLANGE MANHOLE AND CATCH BASIN COVERS

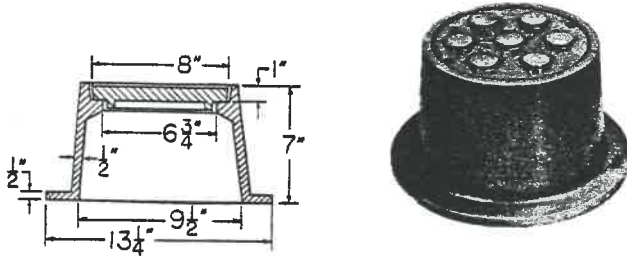
Heavy Duty  
**1560**

Machined horizontal & vertical bearing surfaces  
525 pounds total weight  
Type C 4 hole cover has 4 - 3/4" diameter holes  
Type B perforated cover has 23 - 3/4" diameter holes



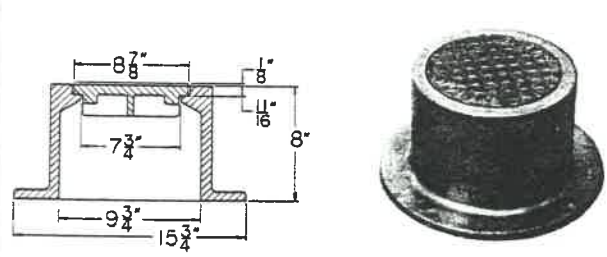
Heavy Duty  
**1570**

50 pounds total weight



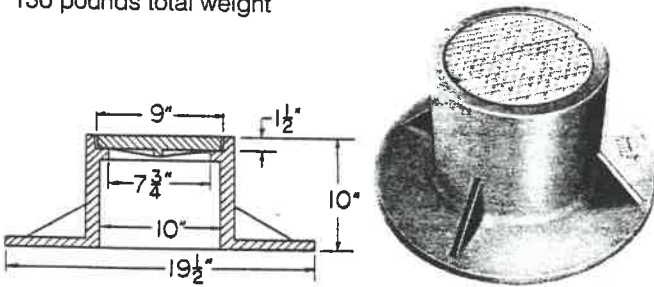
Heavy Duty  
**1574**

80 pounds total weight



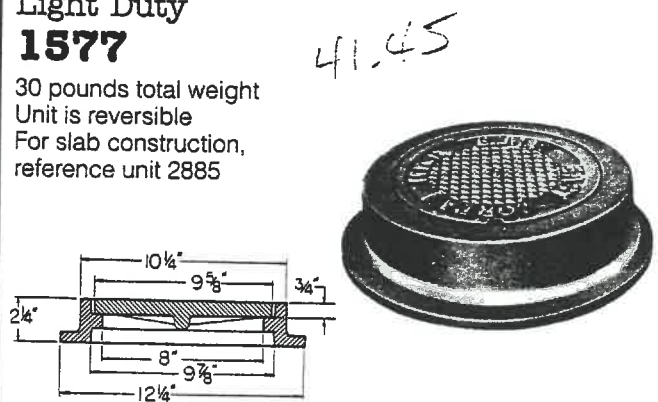
Heavy Duty  
**1575**

130 pounds total weight



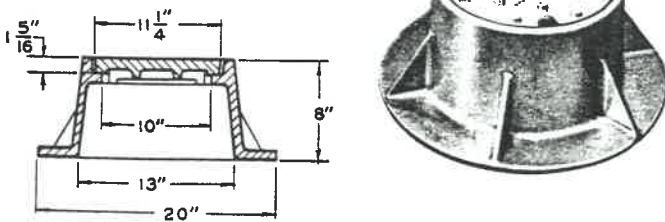
Light Duty  
**1577**

30 pounds total weight  
Unit is reversible  
For slab construction, reference unit 2885



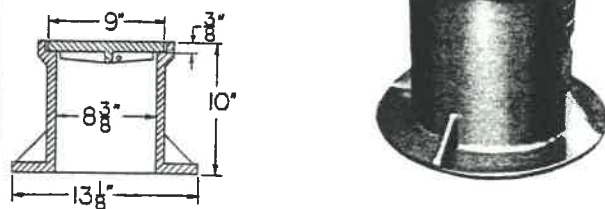
Heavy Duty  
**1578**

95 pounds total weight



Light Duty  
**1579**

45 pounds total weight



OPTIONS: Watertite assy. Frame has 2 cast lugs & grooved seat

Always Specify EJIW Number

Section 2  
SE FLANGE MANHOLE AND CATCH BASIN COVERS  
EJIW Numbers 1560, 1570, 1574, 1575, 1577, 1578, 1579



# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393

June 25, 1996

Mayor  
Donald M. Stange

Mr. Lynn Watchman  
Maumee Valley Bottlers  
833 North Perry Street  
Napoleon, Ohio 43545

Members of Council  
Michael J. DeWit, President  
Sarah J. Peper  
John E. Church  
James Hershberger  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Fligor

Re: Water and Sewer Services  
To 833 North Perry Street

City Manager  
Marc S. Gerken, P.E.

Dear Mr. Watchman:

The four (4) inch and six (6) inch sanitary sewer service connections to your property located at 833 North Perry Street have been disconnected and capped off to the satisfaction of the City for the present time. However, depending upon the final decision as to the use of the property, the City may require that the services be removed and plugged at the main. This work would then be done at the owner's expense.

Finance Director  
Gregory J. Heath

If you have any questions, please call me.

Law Director  
David M. Grahn

Yours truly,

City Engineer  
Adam C. Hoff, P.E.

Adam C. Hoff, P.E.  
City Engineer

ACH:rd

cc: Mr. Marc S. Gerken, P.E.; City Manager  
Mr. Brent N. Damman, Bldg./Zoning Administrator

C:\AMIPRO\CITYENGR\LETTERS833NPERY.SAM June 25, 1996 2:06 PM

# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393



April 26, 1996

Mayor  
Donald M. Stange

Mr. John Hesselswartz  
E.C. Gerken & Associates  
701 ½ West First Street  
Defiance, Ohio 43512

Members of Council  
Michael J. DeWit, President  
Sarah J. Peper  
John E. Church  
James Hershberger  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Fligor

Re: Maumee Valley Bottlers  
Proposed Industrial Park Facility

Dear Mr. Hesselswartz:

Based upon review of the plans submitted and stormwater runoff calculations for the referenced project by City personnel, we hereby approve the plans as submitted.

City Manager  
Marc S. Gerken, P.E.

If you should have any questions, please call me.

Finance Director  
Gregory J. Heath

Law Director  
David M. Grahn

City Engineer  
Adam C. Hoff, P.E.

Yours truly,

Adam C. Hoff, P.E.  
City Engineer

ACH:rd  
cc: Mr. Brent Damman, Building & Zoning Administrator  
Mr. Sonny Helberg, Construction Inspector  
Mr. Jeff Marihugh, Operations Superintendent  
Mr. Lynn Watchmann, Maumee Valley Bottlers

C:\AMIPRO\CITYENGR\LETTERS\SHLSWRTZ.SAM April 26, 1996 4:29 PM

# 4" TAP FOR CULLIGAN BOTTLER'S

12" X 4" TAP SLEEVE.....	\$253.19
4" TAP VALVE.....	\$225.51
VALVE BOX.....	\$76.00
4" TAP.....	\$300.00
1 1/2" METER.....	\$289.00
1 1/2" COPPERSETTER.....	\$265.00
2" COMPOUND METER.....	\$1185.00
2" COPPERSETTER.....	\$297.00
BACKHOE W/OPERATOR.....2 HR.....	\$120.00
2 - MEN GENERAL LABOR.....3 HR.....	\$120.00
TOTAL.....	\$3130.70
PLUS 50%.....	\$1565.35
<b>GRAND TOTAL.....</b>	<b>\$4696.05</b>

*FYI*  
*sell*

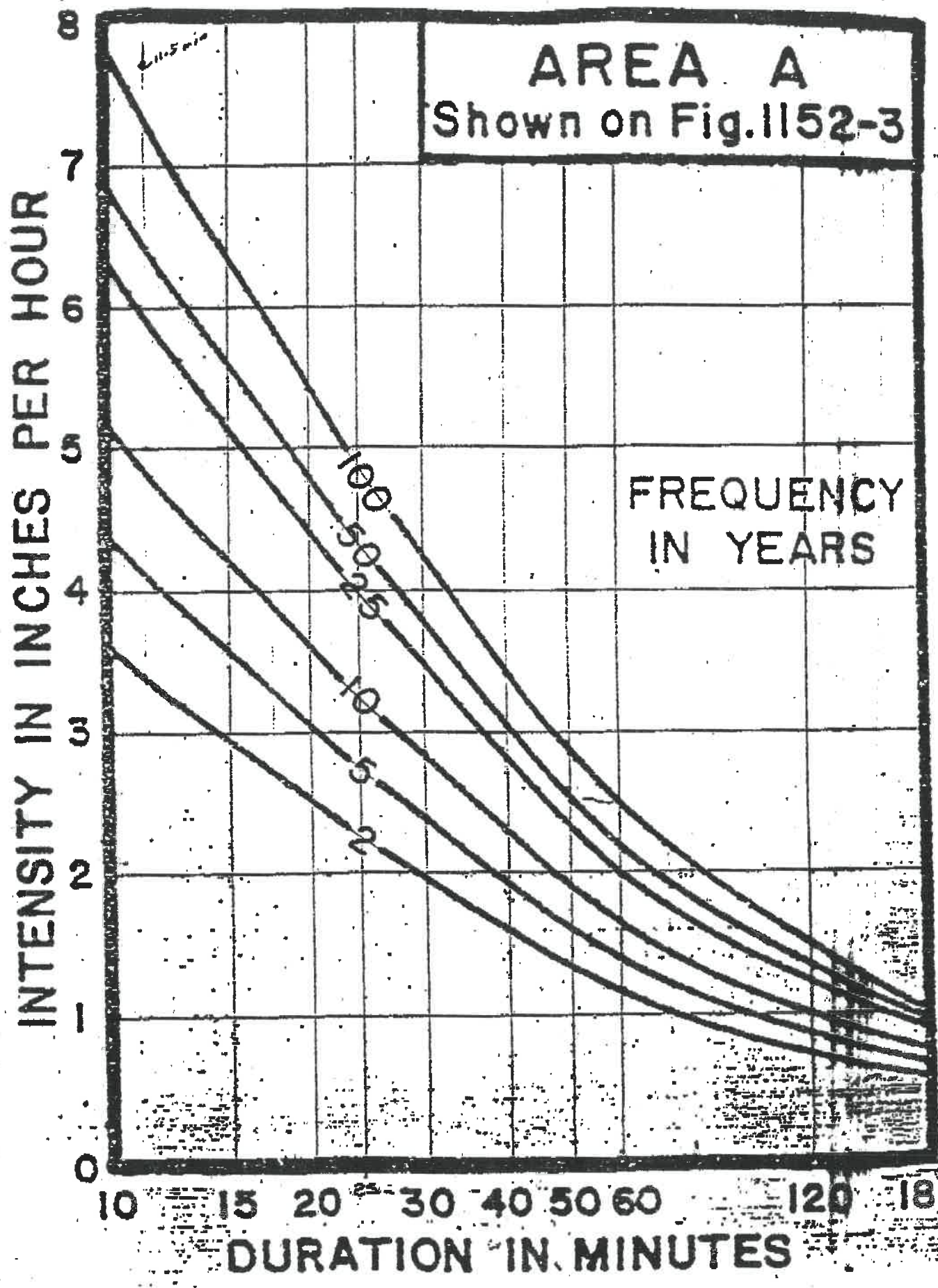


Fig. 1152-3

Oct. 1981



RAINFALL INTENSITY ZONE MAP

BEILHARZ  
ARCHITECTS  
INCORPORATED  
701 1/2 WEST FIRST  
STREET • DEFIANCE  
OHIO 43512  
TELEPHONE NO.  
419•782•6211  
FAX•419•782•8722

FAX TRANSMISSION

DATE: 4.26.96

NO. OF PAGES: 3  
(Including this page)

TO: ADAM HOFF

FROM: LEON RUCH

CONFIRMING COPY SENT:

<input type="checkbox"/>	First Class
<input type="checkbox"/>	Overnight
<input type="checkbox"/>	U.P.S.

RE: MAUMEE VALLEY BOTTLERS

MESSAGE:

RAINFALL INTENSITY DATA FROM ODOT

LOCATION & DESIGN MANUAL



**Notes on Stormwater Controlled Runoff Calculations**  
Maumee Valley Bottlers and Culligan Sales  
Napoleon, Ohio  
April 23, 1996

Calculations are based on future building areas, parking areas and drives identified on site plan. Stone parking areas are considered with same coefficient as paved areas to account for future paving of these areas.

Drainage areas 1, 2, 3 and 4 referenced in calculations are identified graphically on attached A-size site plan (no scale).

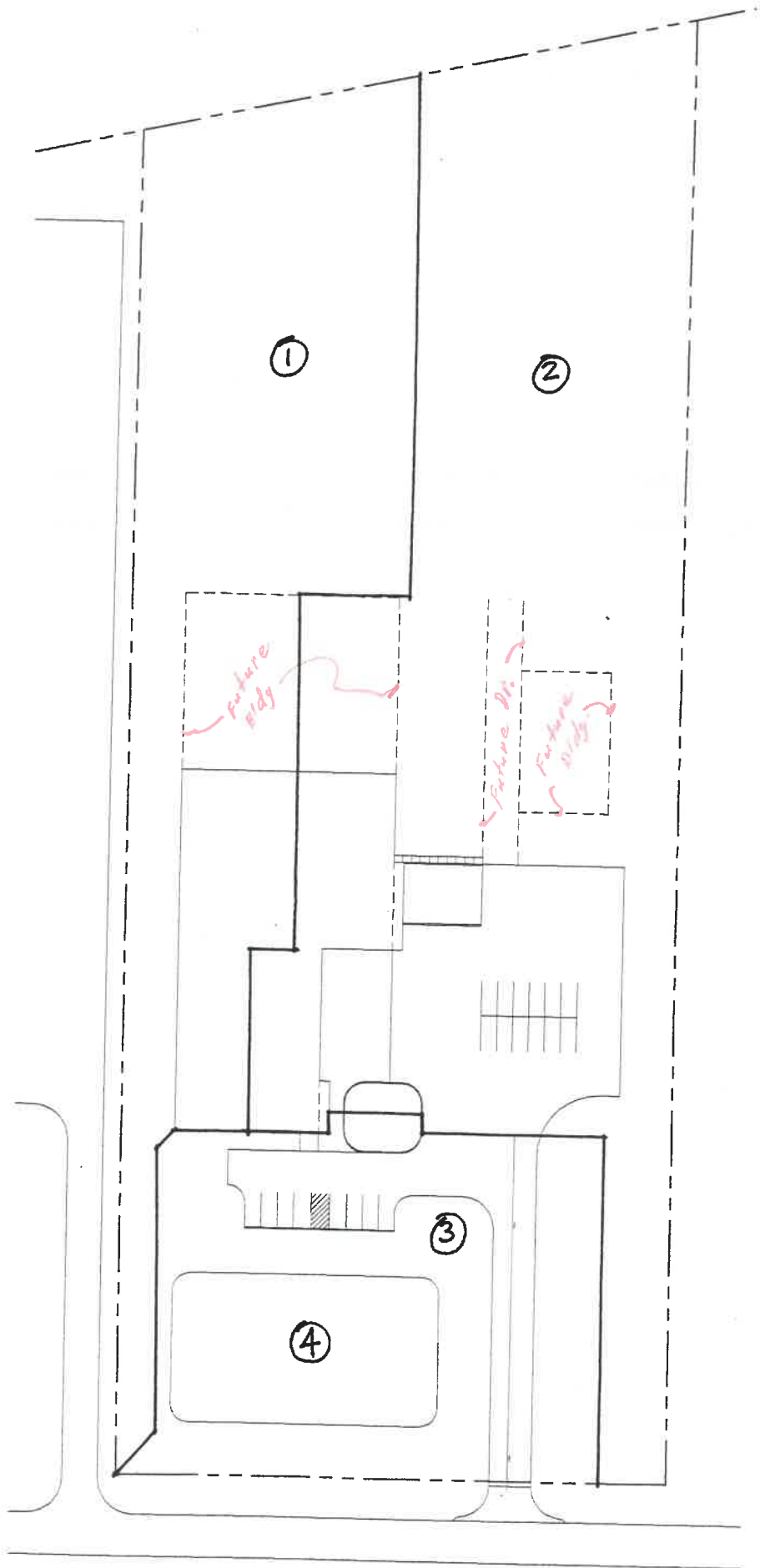
Storage capacity provided is based on pond area only. It is recognized that additional storage capacity is available in sewers and swales.

? The effect of hydraulic head other than pipe slope on the pond outlet discharge has been neglected. It is recognized that when surface elevation of the pond rises above the grate (elevation 678.00), which occurs during storms less frequent than the critical storm, ? additional head will slightly increase the pond outlet discharge flow and reduce the required storage volume.

Maumee Valley Bottlers and Culligan Sales

Land Use	Pre-Development			Post-Development				Total CA
	C	Area (Ac.)	CA	Drainage Area 1 Area (Ac.)	Drainage Area 2 CA	Drainage Area 3 CA	Drainage Area 4 CA	
Impervious	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roofs	0.95	0.00	0.00	0.37	0.45	0.00	0.00	0.85
Conc. Pavement	0.90	0.00	0.00	0.00	0.11	0.25	0.00	0.37
Stone Parking	0.90	0.00	0.00	0.00	0.41	0.00	0.00	0.41
Pond	1.00	0.00	0.00	0.00	0.00	0.00	0.29	0.29
Cultivated, low slope	0.40	5.67	2.27	0.00	0.00	0.00	0.00	0.00
Grass areas, avg. slopes	0.40	5.67	2.27	1.31	1.88	0.52	0.00	3.71
Weighted C		5.67	0.40	1.69	2.92	1.71	0.29	5.67
								0.59
<b>Pond Outlet Discharge</b>								
Roughness Coefficient	0.010 for PVC							
Diameter	0.66 ft					12664		
Slope	0.40%					676.25		
Velocity at full flow	2.83 fps	OK				679.50		
Discharge at full flow	0.97 CFS	OK				41158		
<b>Overland Flow</b>								
Surface	Soil							
Distance (ft)	890							
Slope	0.16%							
Conc. Time (min) per ODOT 1152-1	30							
<b>Flow In Swales</b>								
Surface								
Distance (ft)								
Slope								
Conc. Time (min) per ODOT 1152-1								
<b>Storm Sewer Flow</b>								
Roughness Coefficient	0.010 for PVC							
Diameter (ft)								
Slope								
Length (ft)								
Conc. Time (min)								
<b>Total Concentration Time (min)</b>								
				64	59	12	10	Weighted Average 51





# APPENDIX

The following criteria have been adopted by the Ohio Department of Natural Resources, Division of Soil and Water Districts, and are recommended to alleviate accelerated stream channel and flood plain erosion caused by increased stormwater runoff from developed urban areas.

## Stream Channel and Flood Plain Erosion

To control pollution of public waters by soil sediment from accelerated stream channel erosion and to control flood plain erosion caused by accelerated stormwater runoff from development areas, the increased peak rates and volumes of runoff shall be controlled such that:

- (a) The peak rate of runoff from the critical storm and all more frequent storms occurring on the development area does not exceed the peak rate of runoff from a one year frequency storm (of 24 hours duration) occurring on the same area under pre-development conditions.
- (b) Storms of less frequent occurrence than the critical storm, up to the one hundred year storm, have peak runoff rates no greater than the peak runoff rates from equivalent size storms under pre-development conditions.

The critical storm for a specific development area is determined as follows:

- (a) Determine by appropriate hydrologic methods the total volume of runoff from a one-year frequency, 24-hour storm occurring on the development area before and after development.
- (b) From the volumes determined in (a), determine the percentage increase in volume of runoff due to development, and using this percentage, select the 24-hour critical storm from this table.

If the percentage of increase in volume of runoff is:

equal to or greater than	and less than	The critical storm for peak rate control will be
10	10	1 year
20	20	2 year
50	50	5 year
100	100	10 year
250	250	25 year
500	500	50 year
500	---	100 year

**BEILHARZ ARCHITECTS INCORPORATED**  
701 1/2 WEST FIRST STREET • DEFIANCE OHIO, 43512  
TELEPHONE NO. 419-782-6211  
FAX: 419-782-8722

**FAX TRANSMISSION**

DATE: 4-25-96

NO. OF PAGES: 2  
(Including this page)

TO: ADAM HOFF

CONFIRMING COPY SENT:

FROM: LEON RUCH

- First Class
- Overnight
- U.P.S.

RE: MAUMEE VALLEY BOTTLERS

MESSAGE:

ODNR CRITERIA USED IN CALCULATIONS

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# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393



March 29, 1996

Mayor  
Donald M. Stange

Mr. John Hazelswartz  
E.C. Gerken & Associates  
701½ West First Street  
Defiance, Ohio 43512

Members of Council  
Michael J. DeWit, President  
Sarah J. Peper  
John E. Church  
James Hershberger  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Filgor

Re: Maumee Valley Bottlers  
Proposed Industrial Park Facility

City Manager  
Marc S. Gerken, P.E.

Dear Mr. Hazelswartz:

In response to your recent telephone conversation with the City Manager, Marc Gerken, we hereby agree to allow for the excavation of the proposed retention and pond plus subsequent placement of fill to reach the required floor elevation to begin. This letter in no way constitutes the approval of any preliminary or final plan. Such plans are required to be submitted for review by the Engineering Department. Any modifications to the plans and subsequent field modifications, deemed necessary by this department, must be completed prior to the connection of any City utilities.

Finance Director  
Gregory J. Heath

If you should have any questions, please call me.

Law Director  
David M. Grahn

Yours truly,

City Engineer  
Adam C. Hoff, P.E.

Adam C. Hoff, P.E.  
City Engineer

ACH:ka

cc: Mr. Marc Gerken, P.E.  
Mr. Brent Damman  
Mr. Lynn Wachtmann, Maumee Valley Bottlers

# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393



February 21, 1996

**Mayor**  
Donald M. Stange

Mr. Lynn Watchmann  
Maumee Valley Bottlers  
833 North Perry Street  
Napoleon, Ohio 43545

**Members of Council**  
Michael J. DeWit, President  
Sarah J. Peper  
John E. Church  
James Hershberger  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Filgor

Re: Maumee Valley Bottlers  
Proposed Industrial Park Facility

**City Manager**  
Marc S. Gerken, P.E.

Dear Mr. Watchmann:

In response to our meeting of Thursday, February 15, 1996, Council has expressed a willingness to contribute a sum of \$13,100.00 toward the development of infrastructure to serve the proposed development. This money could be used for water mains, sanitary sewers or storm sewers to serve your property or any combination of the three. The money would not be available, however, should you decide to utilize the benefits of the Community Reinvestment Area (CRA) which was previously developed for the Industrial Park.

**Finance Director**  
Gregory J. Heath

For your information, we have also taken a second look at your water requirements and the size of water tap and meter requested. You have indicated that your facility will consume approximately 500,000 gallons per month, at first, with the potential to increase to 900,000 gallons per month. Assuming your operations entail one (1)-eight (8) hour shift, five (5) days per week, this equates 48.0 and 86.5 gallons per minutes (GPM), respectively.

**Law Director**  
David M. Grahn

**City Engineer**  
Adam C. Hoff, P.E.

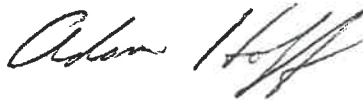


Mr. Lynn Watchmann  
Page Two  
February 21, 1996

Our preliminary estimates of cost for the water service were based upon your request for a four (4) inch tap with a three (3) inch meter assembly. The City currently charges a capacity fee of \$135.28 per month for facilities with meters of three (3) inches or larger. A one and one-half (1-1/2) inch water meter has an operating range of 1.0 to 100.0 GPM and the City charges a capacity fee of \$24.11 per month for this meter.

If you should have any questions, please call me.

Yours truly,



Adam C. Hoff, P.E.  
City Engineer

ACH:rd

cc: Mr. Marc S. Gerken, P.E.; City Manager

C:\AMIPRO\CITYENGR\LETTERS\MVBDEV.SAM February 21, 1996 12:15 PM

# Memorandum

To: Marc S. Gerken - City Manager  
From: Adam C. Hoff, P.E. - City Engineer *A.C.H.*  
cc:  
Date: February 19, 1996  
Subject: Maumee Valley Bottlers

Jeff Marihugh and I have taken a second look at the water requirements of Maumee Valley Bottlers since our meeting last Thursday. Lynn Watchmann has estimated the water consumption of the facility to be 500,000 gallons per month (potentially increasing to 900,000 gallons) and requested a 4" water tap. Assuming the facility operates only one eight hour shift per day and five days per week, they would consume water at a rate of 48.0 gallons per minute (GPM) (potentially increasing to 86.5 GPM).

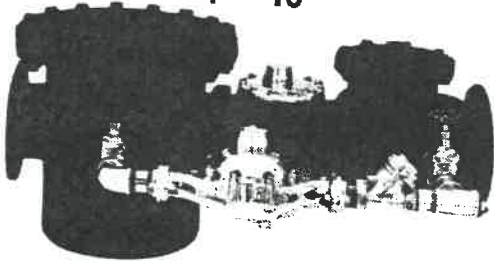
Effective January 1, 1995, the City charges \$135.28 per month for facilities with 3" meters or larger. An 1-1/2" disc water meter has an operating range from 1 to 100 GPM. Therefore, Lynn's water meter could be reduced resulting in a monthly capacity charge of \$24.11.

If you want, I can contact Lynn and discuss his options with him.

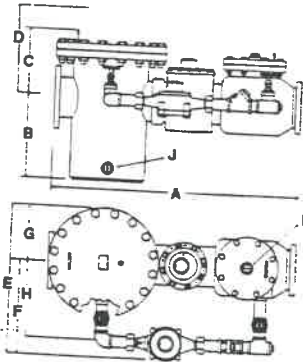
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# Neptune® HP Protectus® III Fire Service Meters

4" - 10"



The HP Protectus III measures extremely wide flow ranges at 100 ± 1.5% accuracy. It consists of an epoxy-coated steel mainline body and strainer, an integral detector check valve, a Neptune HP Turbine measuring element, and an all bronze by-pass assembly. All HP Protectus III Fire Service Meter assemblies are UL Listed and FM Approved. They feature interchangeable components and a tamper-proof calibration vane to ensure accurate registration. The HP Protectus III's industry-standard laying technique makes it ideal for retrofitting existing fire service meter installations.



## DIMENSIONS

Size	B	C	D	E	F	G	H	I	J	Width	Weight
in	in/mm	in/mm	in/mm	in/mm	in/mm	in/mm	in/mm	NPT(in)	NPT(in)	in/mm	lbs/kg
3	10	10 3/4	17 1/2	22	15 1/4	6 3/4	12	2	2	22	215
8	254	273	445	559	387	171	305	2	2	559	98
5	11 1/8	11 3/8	21 1/4	29	19 1/2	9 1/2	16	2	3	29	570
13	281	289	540	737	495	241	406	2	3	737	258
1	11 1/8	13 3/8	25 7/8	34 1/4	21 3/4	12 1/2	17	3	3	34 1/4	765
6	300	342	657	870	552	318	432	3	3	870	347
7	14 1/8	15	30 1/8	36 1/4	22 1/2	13 3/4	18	3	3	36 1/4	900
7	376	381	764	921	572	349	457	3	3	921	408

## Flow Ranges

Meter Size	Low Flow Gpm 95%	Normal Operating Range Gpm 100 ± 1.5%	Max Flow Gpm
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### Neptune T-10

Meter Size	Low Flow Gpm 95%	Normal Operating Range Gpm 100 ± 1.5%	Max Flow Gpm
3/8"	1/8	1/2 - 20	
3/8" x 3/4"	1/8	1/2 - 20	
3/4"	1/4	3/4 - 30	
3/4" SL	1/4	3/4 - 30	
3/4" x 1"	1/4	3/4 - 30	
1"	3/8	1 - 50	
1" x 1 1/4"	3/8	1 - 50	
1 1/2"	3/4	1 1/2 - 100	
2"	1	2 - 160	

### Neptune HP Turbines

Meter Size	Low Flow Gpm 95%	Normal Operating Range Gpm 100 ± 1.5%	Max Flow Gpm
1 1/2" HP		4 - 160	200
2" HP		4 - 200	250
3"		5 - 450	560
4"		10 - 1200	1500
6"		20 - 2500	3100
8"		35 - 4000	5000
10"		50 - 6500	8000
12"		120 - 8000	10000
16"		200 - 10000	13500
20"		300 - 16500	22000

### Neptune Tru/Flo Compounds

Meter Size	Low Flow Gpm 95%	Normal Operating Range Gpm 100 ± 1.5%	Max Flow Gpm
2" HP	1/8	1/2 - 200	250
3"	1/8	1/2 - 350	450
4"	1/2	1 - 700	1000
6"	3/4	1 1/2 - 1400	2000
6" x 8"	3/4	1 1/2 - 2000	2500

### Neptune HP Fire Service Turbines

Meter Size	Low Flow Gpm 95%	Normal Operating Range Gpm 100 ± 1.5%	Max Flow Gpm
3"		5 - 450	560
4"		10 - 1200	1500
6"		20 - 2500	3100
8"		35 - 4000	5000
10"		50 - 6500	8000

### Neptune HP Protectus III

Meter Size	Low Flow Gpm 95%	Normal Operating Range Gpm 100 ± 1.5%	Max Flow Gpm
4"	3/8	3/4 - 1200	1500
6"	3/4	1 1/2 - 2500	3100
8"	1	2 - 4000	5000
10"	1	2 - 6500	8000

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# Memorandum

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**To:** ✓ *Adam C. Hoff, P.E.; City Engineer*  
*Jeffrey C. Marihugh, Operations Superintendent*  
*Richard Barnes, Electric Dist. Superintendent*

**From:** *Marc S. Gerken, P.E.; City Manager MSJ*

**Subject:** *Maumee Valley Bottlers*

**Date:** *February 12, 1996*

A meeting has been scheduled with Mr. Bill Brown of Beilharz Architects for Thursday, February 15, 1996 at 1:30 p.m. in the Conference Room on the above referenced subject.

Please mark your calendar accordingly.

MSG:rd

C:\AMIPRO\CITY\MGR\MEMOS\February 12, 1996\12:38 PM\MVBMTG.SAM

# City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010



January 18, 1996

Mr. Lynn R. Wachtmann  
Maumee Valley Bottlers  
2-926 U.S. Rt. 6  
McClure, Ohio 43534

Mayor  
Robert G. Heft

Re: Proposed Industrial Park Facility

Members of Council  
John E. Church, President  
Michael J. DeWit  
James Hershberger  
Sarah Peper  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Filgor

Dear Mr. Wachtmann:

We are planning on presenting our infrastructure costs related to water and sanitary sewer taps (to the right-of-way) as well as storm sewer costs to the City Council at our February 5, 1996 meeting.

City Manager  
Marc S. Gerken

It is our understanding that you are requesting this type of development incentive in lieu of applying for tax abatement through the Community Reinvestment Area Application.

Finance Director  
Gregory J. Heath

We also realize that through past inquiries, we have reviewed your water usage and have committed to a percentage ratio for sewer billings.

Law Director  
David M. Grahn

We would appreciate some acknowledgment of your desire to go forward, prior to Staff presenting this economic development package.

City Engineer  
Adam C. Hoff, P.E.

It would also be of help to us if you could provide anticipated project costs as well as anticipated annual payroll figures.

Should you have any questions, please call.

Respectfully,

Marc S. Gerken, P.E.  
City Manager

MSG:rd

C:\AMIPRO\CITYMGR\LETTERSThursday, January 18, 1996 2:38 PM\MVBOTLRS.SAM

# City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010



December 19th, 1995

Mayor  
Robert G. Heft

Attn. Mr. Lynn R. Wachtmann  
Maumee Valley Bottlers  
2 - 926 US Route 6  
McClure, Ohio 43534

Members of Council  
John E. Church, President  
Michael J. DeWit  
James Hershberger  
Sarah Peper  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Filgor

Dear Lynn

This letter is to confirm our conversation on December 19th, 1995 regarding your proposal on land usage in the I-2 Industrial Zoning District.

City Manager  
Marc S. Gerken

The vacant lot of land located just east of the Ford Dealership at 500 Independence Dr. is in the I-2 Industrial District and may be used for your proposed water processing facility as well as the Culligan Water Service business. This is in accordance to City Zoning Code sections 151.85.10.4.1 & 151.85.10.4.12 entitled Table of Permissible Uses.

Finance Director  
Gregory J. Heath

Once you have completed your drawings, submit four (4) copies to me so I may pass them to other City Departments for review. (please allow 10 business days for review). Upon completion of City review a zoning certificate will be issued, this certificate will need to accompany the construction drawings you submit to Wood County Building Inspection Department for your state building permit.

Law Director  
David M. Grahn

If you have questions please call me at 592-4010.

City Engineer  
Adam C. Hoff, P.E.

Sincerely,

Brent N Damman  
Building & Zoning  
Administrator

CC. Adam C. Hoff, P.E. City Engineer  
Marc S. Gerken, P.E. City Manager

# *Memorandum*

*To: Marc S. Gerken, P.E. - City Manager*  
*From: Adam C. Hoff, P.E. - City Engineer ACH*  
*cc:*  
*Date: December 15, 1995*  
*Subject: Maumee Valley Bottlers*

Per your request, I have developed costs for the installation of water and sanitary sewer taps for the proposed development on Independence Drive. A 4" water tap with a 3" meter and backflow prevention, including labor, would cost approximately \$5,100.00. A 6" sewer tap would be approximately \$3,000.00.

I have also performed storm water runoff calculations for the site and estimate that an 18" storm sewer from the property would be required if no on-site retention is constructed. I have estimated the total cost of this project to be \$29,000.00. This project does not, however, include removing the drainage constriction caused by enclosing the ditch just west and south of Gene Hogrefe's property.

A copy of my calculations is attached.

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Independence Drive

\* Storm Sewer

Total Area  $\Rightarrow$  5.67 AC.

\* Assume the north 200' of property drains to state ROW and will not be developed

$\therefore$  Actual Drainage Area = 4.25 AC.

(See Attached Storm Sewer Calc. for Sizing)

If the property discharges to the ditch to the West, it would require:

- 1.) 400 L.F. - 18"  $\Rightarrow$  \$45.00 = \$18,000.00
- 2.) 150 L.F. - 21"  $\Rightarrow$  \$48.00 = 7,200.00
- 3.) 12 L.F. Manholes  $\Rightarrow$  \$200.00 = 2,400.00
- 4.) Headwall  $\Rightarrow$  L.S. = 1,400.00

STORM TOTAL: \$29,000.00 \*

\* 4" Water Tap (3" Meter)

- 3" Meter - \$1,565
  - 3" Strainer - \$275
  - 3" RPA Water - \$1,100
  - Bypasses - \$1,200
  - Tap Sleeve - \$323.85
  - 4" Tap Valve - \$207.11
  - Valve Box - \$45.00
  - Tap (labor) - \$350.00
- WATER TAP = \$ 5,065.96 \*

\* Sanitary Service Connection \$2,800.00 (w/out mark-ups) - from Operations Dept.  
 \$3,000.00 (by ACH)



Q = CIA

2 YR. CURVE I =  $\frac{106}{1+17}$

5YR. CURVE I =  $\frac{131}{1+19}$

FINKBEINER, PETTIS & STROUT

Consulting Engineers - Toledo, Ohio

STORM SEWER SURVEY

PROJECT Lawrence Valley Bottles

LOCATION Lawrence Valley Drive SECTION

DATE 12/12/95 SHEET 2 OF 2

No.	A	C*	QA	EOA	T	I	Actual Q	Design Q	Pipe Slope	Hydraulic Slope	Depth	Velocity	Length	#	of Bar. #1.5' Pipe	Δ Elev. Approx.	Elev. <del>OFF</del> IN	Bar. OUT
1	1.67	0.90	1.50	1.50	2.08	3.15	4.73	4.75	0.0054	0.0054	15"	3.87	250'	1.08	1.35'			
2	1.28	0.65	0.83	2.33	2.108	3.06	7.13	7.20	0.0047	0.0046	18"	4.07	180'	0.74	0.85'			
3	1.28	0.25	0.32	2.65	2.182	3.00	7.95	8.00	0.0050	0.0057	18"	4.53	150'(E)	0.55				
					22.37								02					
					23.07								340'(W)	1.25				

TAKEN OFF BY ACH CHECKED BY

## SEWER TAP FOR CULLIGAN WATER CONDITIONING

1-12x6"PVC sewer saddle.	\$24.96
74' of 6" PVC SDR 35 pipe @ \$1.32 per ft.	\$97.68
1-6" plug.	\$2.90
12 ton #57 stone @ \$8.15 per ton.	\$97.80
120 ton #310-B stone @ \$7.65 per ton.	\$918.00
6 ton #304 stone @ \$7.65 per ton.	\$45.90
2- large dump trucks @ \$30.00 per hr each for 8 (eight) hrs.	\$480.00
Total	\$1,667.24
Labor for 2 (two) men @ \$20.00 per hr each for 8 (eight) hrs.	\$320.00
Backhoe with operator @ \$60.00 per hr for 8 (eight) hrs.	\$480.00
Total	\$800.00
3 (three) men @ \$20.00 per hr each for 2 (two) hrs.	\$120.00
Roller with operator @ \$60.00 per hr for 2 (two) hrs.	\$120.00
Large dump truck @ \$30.00 per hr for 2 (two) hrs.	\$60.00
4 (four) ton asphalt @ \$27.00 per ton.	\$108.00
Total	\$408.00
Grand Total	\$2,875.24

The flow line for the sanitary sewer on Independence Dr. east of Leaders Engineering is 13.5 ft. The maximum digging depth of our backhoe is 14 ft.

At this time we have not received our trench shield/shoring from the dealer.

Add \$92.89 to Grand Total if using 8 (eight) inch saddle and pipe.

The backfill, asphalt and materials are based on making a 40 (forty) inch wide cut.

# City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010



December 7, 1995

**Mayor**  
Robert G. Heft

Mr. Lynn Watchmann  
Maumee Valley Bottlers  
833 N. Perry Street  
Napoleon, Ohio 43545

**Members of Council**  
John E. Church, President  
Michael J. DeWit  
James Hershberger  
Sarah Peper  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Fiigor

Re: Proposed Bottling Plant  
Napoleon Industrial Park

**City Manager**  
Marc S. Gerken

Dear Lynn:

As per your request, we have calculated the electric, water and sewer rates (including anticipated percentage reduction for wastewater).

**Finance Director**  
Gregory J. Heath

Also, we are currently working up our construction costs for water and sewer tap extensions to the right-of-way.

**Law Director**  
David M. Grahm

Along with these construction costs, we are assessing the storm drainage situation to determine the best case scenario for discharge point.

**City Engineer**  
Adam C. Hoff, P.E.

Lastly, we have discussed these matters with Jon Bisher and in addition, will address Council at our December 18, 1995 meeting.

Once we have our construction costs, we will set up a meeting to review with you.

Respectfully,

Marc S. Gerken, P.E.  
City Manager

MSG:rd  
Enclosure

cc: Adam Hoff, P.E.; City Engineer

C: AMIPRO.CITYMGR LETTERSThursday, December 7, 1995 1:52 PMMVRATES.SAM

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# Memorandum

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**To:** Adam C. Hoff, P.E.; City Engineer  
**From:** Marc S. Gerken, P.E.; City Manager *MSG*  
**Subject:** Maumee Valley Bottlers  
**Date:** December 5, 1995

After our discussions with Mr. Watchmann yesterday, we will need to develop several costs regarding the water service tap (3") and sanitary sewer service to the right-of-ways.

Also, you will need to develop the best routing scenario for this property and the related costs for each scenario. *storm sewer*  
*A*

Mr. Watchmann does not want to take advantage of the tax abatement through the Community Reinvestment Area and he would like to have infrastructure improvements in lieu of.

Please furnish this information as soon as possible.

MSG:rd

cc: Jon Bisher

C:\AMIPRO\CITY\MGR\MEMOS\ENGRNG\December 6, 1995 8:30 AMMVBOTLR.SAM

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# *Memorandum*

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*To:* Rick Barnes, Electric Dist. Superintendent  
Roger Noblit, Water & Wastewater Superintendent

*From:* Marc S. Gerken, P.E.; City Manager

*Subject:* Electric Rate Calculation/Maumee Valley Bottlers

*Date:* December 4, 1995

Lynn Watchmann of Maumee Valley Bottlers has requested that a cost analysis of water and electric bills be made for him.

In regards to the water analysis, please take into consideration the recycling scenario previously discussed with Council.

MSG:rd

Enclosure

C:\AMIPRO\CITYMGR\MEMOS\ELECTRIC\December 4, 1995 12:17 PMMVBOTLRS.SAM



# City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010

May 24, 1995

Mr. Lynn Wachtmann  
Maumee Valley Bottlers, Inc.  
833 North Perry Street  
Napoleon, Ohio 43545

Mayor  
Robert G. Heft

Re: Bottling Plant Relocation

Members of Council  
John E. Church, President  
Michael J. DeWit  
James Hershberger  
Sarah Peper  
Terri A. Williams  
Travis B. Sheaffer  
Charles E. Burgoon

City Manager  
Marc S. Gerken

Finance Director  
Gregory J. Heath

Law Director  
David M. Grahn

Dear Lynn:

This letter is a result of your recent request regarding options relative to your anticipated sewage costs.

At our May 22, 1995 joint Board of Public Affairs and Water/Sewer Subcommittee meeting, the recommendation was made to accept Staff's recommendation, which is calculating your sewage charge based on 62.5 percent of the monthly water usage.

Also, no discount would be given for water since our two-tiered rate structure already provides a discount for large users.

This proposal will be presented to Council on June 5, 1995 and in the meantime, we would appreciate the opportunity to discuss any other issues which may assist in your decision.

Our fifteen (15) year tax abatement, electric rates, and highway access are all positives, but each business is unique and we want to make sure that all issues are answered.

We look forward to hearing from you.

Respectfully,

Marc S. Gerken, P.E.  
City Manager

MSG:rd  
Enclosure

C:\AMIPRO\CITY\MGR\LETTERS\WACHTMAN.SAM May 24, 1995 11:56 AM

## MEMORANDUM

TO: Marc S. Gerken, City Manager  
Board of Public Affairs  
FROM: Roger L. Noblit, Director of Water & Wastewater  
SUBJECT: Maumee Valley Bottlers, Inc. Request  
DATE: May 12, 1995



Lynn R. Wachtmann President of Maumee Valley Bottlers, Inc. contacted me and has made a formal request (letter attached) regarding water and sewer costs for the relocation of their bottling plant to Napoleon. The corporation is considering relocating to Napoleon's Industrial Park and would use approximately 320,000 gallons of potable water a month. Their cost for water and sewage is a major factor in determining if a relocation of their bottling business to Napoleon would be cost effective. Therefore they would like the City to review our current sewer charges to determine if any adjustments could be made to lower their sewage costs, because of the lower biological loading due to the nature of their operation.

Using the figures provided by Lynn, approximately 125,000 - 130,000 gallons of the estimated monthly usage of 320,000 gallons would not be returned to our collection system for treatment at the Wastewater Plant. However, approximately 200,000 gallons (62.5%) would still be discharged to the Wastewater Plant for treatment. I would recommend that their sewage charge be calculated using 62.5% of their monthly water usage and no discount be given for water since our two-tiered rate structure already provides a discount for large users. I would also suggest that if they relocate to Napoleon, that within the first year of operation that we check the volume of their sewage discharge to the collection system, with our flow meter to determine actual flow to the sewer system and make adjustments in the percentage if needed.

If you have any questions or comments regarding this matter, please contact me.

# Culligan Water 12 Month Usage Summary

## Culligan Water & Wastewater Usage

<u>Date</u>	<u>Water Cu Ft Usage</u>	<u>Water Charge</u>	<u>Wastewater Cu Ft Usage</u>	<u>Wastewater Charge</u>
04/10/95	188	\$396.84	12	\$25.00
03/10/95	202	\$422.74	12	\$25.00
02/10/95	187	\$394.99	8	\$19.20
01/10/95	320	\$585.74	4	\$13.40
12/10/94	335	\$566.16	2	\$10.50
11/10/94	385	\$616.16	2	\$10.50
10/10/94	225	\$437.66	1	\$9.05
09/10/94	196	\$387.20	2	\$10.50
08/10/94	195	\$385.46	2	\$10.50
07/10/94	247	\$475.94	1	\$9.05
06/10/94	227	\$441.14	2	\$10.50
05/10/94	226	\$439.40	2	\$10.50
AVERAGE -	244	\$462.45	4	\$13.64
MAX -	385	\$616.16	12	\$25.00
MIN -	187	\$385.46	1	\$9.05

### Current Rates

Water - 100 - 25,000 CF - \$1.85/100 CF (\$.0024666/gal)  
 25,000 CF and up - \$1.06/100 CF (\$.0014133/gal)  
 Plus Capacity Charge

Wastewater - Commodity Charge - \$1.45/100 CF + Meter Charge  
 (\$.0019333/GAL)

Projected Water Usage - 320,000 gal/month

Water Charge - (42,667 CF) \$698.81

### Wastewater Charge :

From RO - 65,000  
 Bottle Wash 40,000  
 Restroom &  
 Cleanup - 100,000  
 Total - 205,000  
 100's CF - 273  
 Charge - **\$403.93**



# Maumee Valley Bottlers, Inc.

PROVIDING YOU WITH QUALITY PRODUCT & SERVICE

OFFICE &  
MAILING ADDRESS:  
833 N. Perry Street  
Napoleon, Ohio 43545  
(419) 592-7936

April 21, 1995

City of Napoleon  
Attn: Roger Noblit  
1775 Industrial Drive  
Napoleon, OH 43545

Dear Mr. Noblit,

Maumee Valley Bottlers, Inc. is considering relocation of our water bottling plant to Napoleon. During a normal month, MVB's total water usage will be about 320,000 gallons. 125,000-130,000 gallons of this would be shipped out in 5 gallon bottles. Approximately 65,000 gallons would be discharged to the drain from the R.O. (Reverse Osmosis) system. In McClure, the incoming water TDS (Total Dissolved Solids) runs from 170 to 250. The R.O. waste water TDS tests about 2 times as high as raw incoming water which is 320 to 500 TDS. Our bottle wash rinse TDS runs 600 to 700 parts per million. The bottling machine uses about 40,000 gallons a month. The remaining 100,000 gallons or so of water are used for restroom, cleanup and recharging waste water of our softener and carbon filters.

Water and sewer costs are a prime concern in considering relocation of Maumee Valley Bottlers, Inc. After your review of this information, I would appreciate hearing from you to discuss what ~~our~~ options are on keeping sewage costs at the lowest possible price.

Sincerely,



Lynn R. Wachtmann  
President  
Maumee Valley Bottlers, Inc.

LRW/bm

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# *Memorandum*

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*To:* Roger Noblit, Superintendent of Water and Wastewater

*From:* Marc S. Gerken, P.E., City Manager

*Subject:* Maumee Valley Bottlers, Inc.

*Date:* May 3, 1995

Roger, have you addressed the options with Lynn or what is your status. We have a B.O.P.A. meeting May 8, 1995 and I would like to see this issue proceed.

MSG:rd

# Maumee Valley Bottlers, Inc.

PROVIDING YOU WITH QUALITY PRODUCT & SERVICE

OFFICE &  
MAILING ADDRESS:  
833 N. Perry Street  
Napoleon, Ohio 43545  
(419) 592-7936

April 21, 1995

City of Napoleon  
Attn: Roger Noblit  
1775 Industrial Drive  
Napoleon, OH 43545

Dear Mr. Noblit,

Maumee Valley Bottlers, Inc. is considering relocation of our water bottling plant to Napoleon. During a normal month, MVB's total water usage will be about 320,000 gallons. 125,000-130,000 gallons of this would be shipped out in 5 gallon bottles. Approximately 65,000 gallons would be discharged to the drain from the R.O. (Reverse Osmosis) system. In McClure, the incoming water TDS (Total Dissolved Solids) runs from 170 to 250. The R.O. waste water TDS tests about 2 times as high as raw incoming water which is 320 to 500 TDS. Our bottle wash rinse TDS runs 600 to 700 parts per million. The bottling machine uses about 40,000 gallons a month. The remaining 100,000 gallons or so of water are used for restroom, cleanup and recharging waste water of our softner and carbon filters.

Water and sewer costs are a prime concern in considering relocation of Maumee Valley Bottlers, Inc. After your review of this information, I would appreciate hearing from you to discuss what ~~our~~ options are on keeping sewage costs at the lowest possible price.

Sincerely,



Lynn R. Wachtmann  
President  
Maumee Valley Bottlers, Inc.

LRW/bm

P 913 032 133

RETURN  
RECEIPT  
SERVICE

POSTAGE  
SHOW TO WHOM, DATE AND  
ADDRESS OF DELIVERY  
RESTRICTED DELIVERY  
CERTIFIED FEE + RETURN RECEIPT  
TOTAL POSTAGE AND FEES

POSTMARK OR DATE

0.32  
2.20  
2.52

SENT TO:

NO INSURANCE COVERAGE PROVIDED  
EXCEPT FOR INTERNATIONAL MAIL  
SEE ITEM 3811

Mr. Lynn Watchman  
Munroe Valley Bottlers  
515 Independence  
Suite 100  
Napoleon, Ohio 43545



City of Napoleon  
B.O. Box 151  
Napoleon, OH 43545

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

SENDER:  
• Complete items 1 and/or 2 for additional services.  
• Complete items 3, and 4a & b.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Write "Return Receipt Requested" on the mailpiece below the article number and to the date of delivery.  
• The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.  
3. Article Addressed to:

Mr. Lynn Watchman  
Munroe Valley Bottlers  
515 Independence  
Suite 100  
Napoleon, Ohio 43545

5. Signature -- (Addressee)  
*Kathy*  
6. Signature -- (Agent)  
*Burn*

I also wish to receive the following services (for an extra fee):  
1.  Addressee's Address  
2.  Restricted Delivery  
Consult postmaster for fee.

4a. Article Number

P 913 032 133

4b. Service Type

CERTIFIED

7. Date of Delivery

JAN 26 1996

8. Addressee's Address  
(ONLY if requested and fee paid.)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

ACH

IMPORTANT! PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS