

800 Independence

City Industrial Park - Storm Sewer

MEMORANDUM

TO: Mayor and Members of City Council
FROM: Terry Dunn, City Manager
SUBJECT: General Information - Sept. 27 - Oct. 3, 1991.
DATE: October 3, 1991

- 1) Attached is a memo and recommendation from Planning Commission - re: World Harvest Church.
- 2) Attached is a memo and plan for a request by H.C.B. to vacate the alley bounded by the Bank property.
- 3) The Board of Public Affairs voted to recommend a \$1 meter charge and 5% kwh rate increase for rural customers. Judging from the activity on Rick Barne's telephone, I would expect a large turnout for Monday evening's Council Meeting. As supplementary information, I have enclosed a report from Darel Austermler on electric rates.
- 4) Attached is a copy of a letter from Tom Bischoff to Mike Wesche regarding the west end of Front Street. Apparently this has not yet been accepted and dedicated as a public road. Mike will fill you in on the required action to correct this problem.
- 5) Attached s a memo from Roger Noblit - re: chemical bids.
- 6) Attached is a memo from Bob Barbosky - re: Halloween night recommendations.
- 7) Attached is a memo and updated plan from Marc Gerken - re: Recycling Project in Canal Basin.
- 8) I met earlier this week with Jim Rupp of R & R Enterprises (builder of new Arrow building), Jon Bisher, Marc and Brent. The expansion of the original 20,000 ft.² spec building to a 60,000 ft.² (plus more?) industrial facility has brought to light two infrastructure problems:
 - i) Inadequate storm drainage for Industrial Park.
 - ii) Necessity for sanitary sewer extension from Independence Drive north on Industrial.

Mr. Rupp and Jon Bisher will be here Monday evening to review the following basic proposal:

- i) City would construct storm drainage along Independence Drive (approximate cost \$78,000). See attached estimate prepared by Marc Gerken.
- ii) R & R would construct the required sanitary sewer extension to City standards (approximate cost \$25,000).
- iii) R & R would construct a 30,000 ft.² speculative building at the north end of their seven parcel tract.
- iv) Upon completion of the roof of the building the C.I.C. would issue a check to R & R for one half the cost of the sanitary sewer and the City in turn would reimburse the C.I.C. one half of its outlay (approximate City expenditure of \$6,250).

Absent a major electric or water user siting in the park, this would complete the infrastructure for industrial development of the 57 acres north of Independence and would also complete the infrastructure needed for subdivision of Mr. Bauman's lot on the east side of Industrial Road.

- 9) Attached is a memo from the Employee Discussion Group - re: 1992 Wages and Benefits. The estimated increase in percentage terms would be $2.51\% + 0.26\% + 2.29 \times 35/30 = 5.44\%$ and in dollars \$194,910.
- 10) Attached is the draft Parks and Recreation Board 1992 Budget. P & R are meeting on Tuesday evening to review this proposal in detail prior to making their recommendation(s) to you.
- 11) We are again participating in the Chamber of Commerce Fall Trade Show. We have 2 staff members to cover the booth for all the time slots except Saturday 6 - 9 P.M. If you can fill in the missing slot then or wish to help out at another time, please let me know.
- 12) Other attachments:
 - i) Memo from Marc - re: Country View Haven Waterline.
 - ii) Letter and response to Chamber of Commerce - re: Xmas tree lighting.
 - iii) C.I.C. Minutes for August 27, 1991 meeting.
 - iv) Amp-Ohio Newsletter.

TD:skw

MEMORANDUM:

TO: Terry Dunn, City Manager; Mayor and City Council
FROM: Marc S. Gerken, P.E., City Engineer *MSG*
SUBJECT: Napoleon Industrial Park Storm Sewer
DATE: October 3, 1991

*City
Industrial Park -
Storm Sewer
Project*

Attached is our preliminary construction estimate for the installation of storm sewers along Independence Drive to serve the approximately fifty-seven plus (57+) acres of undeveloped industrial ground.

The current storm sewers along Independence Drive are sized only to handle water within the right-of-way area.

This work would allow an outlet to exist for all available ground within the Industrial Park (north of Independence Drive).

We have also enclosed a sketch showing this work.

MSG:rw

Enclosures