

City of NAPOLEON, OHIO

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



January 7, 2000

Mayor
Donald M. Stange

Mr. Steve Kloos
Cloverleaf Cold Storage
1165 Independence Dr.
Napoleon, Ohio 43545

Re: City of Napoleon
1800 Industrial Drive Water Main
Easement

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
Char Weber
David F. Miller, Jr.
Glenn A. Miller

Dear Mr. Kloos:

As we have discussed, the zoning permit for the newly constructed warehousing facility at 1800 Industrial Drive was issued with the understanding that a permanent easement would be granted to the City for the existing water main serving your facility at 1800 Industrial Drive. A copy of my facsimile of January 27, 1999 is enclosed for your reference. One (1) copy of a permanent easement for the water main was provided under a cover letter dated May 3, 1999. As of the date of this correspondence, the permanent easement has yet to be received by the City.

City Manager
Dr. Jon A. Bisher

If the required permanent easement is not executed and returned to the City within thirty (30) days of the date of this correspondence, it would be the City's intent to install a master meter at the easterly right-of-way line of Industrial Drive. There would be a charge to your company for the cost of installation. Further, the City would not provide service nor maintain the existing water main beyond the meter assembly.

Finance Director
Gregory J. Heath

If you have any questions or require further information, please call my office at (419) 592-4010.

Law Director
David M. Grahn

City Engineer
Adam C. Hoff, P.E.

Yours truly,

Adam C. Hoff, P.E.
City Engineer

ACH:rd
Enclosure
cc: Dr. Jon A. Bisher, City Manager
Mr. David Grahn, City Law Director
Mr. Jeff Marihugh, Operations Supt.

C:\lotus\work\wordpro\CITYENGINEER\LETTERS\CLOVERLEAF01/07/2000, 4:00:30 PM

Records Retention ENG-018 Permanent

City of Napoleon

Fax Cover This is a confidential message, intended solely for the person to whom it is addressed. If you receive this message in error, please forward it to the correct person, or mail it back to us. Thank you.

To Ron Sonnenberg - New Dimensions
Fax No. (419) 599-8339
From Adam C. Hoff, P.E. - City Engineer *ACH*
Date 1/27/99
Subject Cloverleaf Cold Storage Plan Review - 1800 Industrial Drive
Pages 1, including this one

The following is a list of comments developed for the referenced project:

General:

1. A plan review fee of \$25.00 is required. An inspection fee of 1.5% of the estimated cost of construction, plus contingencies will also be required. Based upon the estimate provided the inspection fee will be \$1,469.26 ($\$85,174.50 \times 1.15 \times 1.50\%$). Both fees are due prior to commencing with construction.

Sheets 1 & 2:

1. In order to avoid any confusion over the ownership of the proposed water main and the resulting backflow requirements, a fifteen (15) foot wide permanent easement centered on the water main must be granted. The City will then accept the main as a public water main. Otherwise, a meter pit with the proper backflow device will be required to be installed as well.
2. As a suggestion, the owner may wish to install a tee and valve on the new main for the future building. It is their option.

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

c: Jeff Marihugh, Rex Moll, Brent Damman
Steve Kloos - 592-5183

255 W. Riverview Ave.
Napoleon, Ohio 43545

(419) 592-4010 Phone

(419) 599-8393 Fax

From: **"Adam Hoff" <hoff>**
To: **Damman**
Date sent: **Thu, 23 Dec 1999 11:48:01 -0500**
Subject: **Cloverleaf Cold Storage - 1800 Industrial Drive**
Copies to: **Sheryl**

Do you have my file for the new warehouse at 1800 Industrial Drive?
I cannot find it and I need to send a letter to Steve Kloos regarding
the water easement. There are letters in the file that I should
reference.

Thank you.

From: **"Adam Hoff" <hoff>**
To: **SHERYL**
Date sent: **Wed, 8 Dec 1999 17:51:25 -0500**
Subject: **Re: Status of Documents**
Copies to: **Bisher, Grahn**

I have made several attempts to get both of these items resolved.
All attempts have been fruitless.

From: SHERYL
To: Hoff
Date sent: Wed, 8 Dec 1999 16:36:21 -0800
Subject: Status of Documents

> FYI: Please be advised that I have had Canal Street Vacation on
> my Status of Documents for at least a year now. You are hereby
> advised that it is no longer on there. The other item is Cloverleaf
> Cold Storage (Perpetual Utility Easement). It has been on there for
> at least 7 months, it will also be off of my list; therefor, I no longer
> consider this as my responsibility to be completed.

From: **Self <SHERYL>**
To: **Hoff**
Subject: **Status of Documents**
Date sent: **Wed, 8 Dec 1999 16:36:21 -0800**

FYI: Please be advised that I have had Canal Street Vacation on my Status of Documents for at least a year now. You are hereby advised that it is no longer on there. The other item is Cloverleaf Cold Storage (Perpetual Utility Easement). It has been on there for at least 7 months, it will also be off of my list; therefor, I no longer consider this as my responsibility to be completed.

Status of Documents - City Law Director

November 5, 1999

1. Canal Street Vacation
 - Have problem with deed reference, Adam checking with State of Ohio.
2. Henry County Hospital/Liberty Township Fire Agreement
 - Sheryl took two (2) originals to Jay Hanna to have Trustees sign on 8-6-99. As of 11-5-99 have not received back.
3. Cloverleaf Cold Storage (Perpetual Utility Easement)
 - Adam sent for signature on May 3, 1999. - Supposedly they lost the first one; therefor I reprinted out original and gave to Adam.
4. Special Assessment Escrow Agreement
 - First Reading 11-1-99.
5. Traffic Schedules I, II, III
 - Agenda item for Safety and Human Resource Committee Meeting set for 11-22-99.
6. Emergency Medical Rescue Service Agreement (Townships)
 - Dr. Jon and David signed off with Sheryl taking to Wesche's office on 8-3-99 for him to get rest of signatures. As of 11-5-99 still not returned executed.
7. Electrical Service Rules
 - First Reading - 10-18-99.
 - Second Reading - 11-1-99.
8. The Lutheran Orphans' and Old Folks' Home Society Agreements.
 - Sent original signatures on 11-1-99, now waiting for one (1) original executed copy to come back for our files.
9. Wastewater Treatment Plant property description.
 - David working on.

From: **"Adam Hoff" <hoff>**
To: **SHERYL**
Date sent: **Thu, 18 Nov 1999 09:00:47 -0500**
Subject: **Re: Cloverleaf Cold Storage**

I spoke with Steve this morning and Daniel Kaplan is in town. He stated that Daniel should be signing the easement today. I also informed him that we would need a copy of the corporate resolution authorizing Daniel to sign the easement.

Keep your fingers crossed!!

From: SHERYL
To: Hoff
Date sent: Wed, 17 Nov 1999 13:31:46 -0800
Subject: Cloverleaf Cold Storage

> I am still waiting for the Easement so I can record it. I truly hope
> you didn't go back on your word and have this work done before we
> received the Easement back. This would not be a good thing!!

From: "Adam Hoff" <hoff>
To: "Sheryl Rathge" <SHERYL>
Date sent: Wed, 23 Jun 1999 11:09:01 -0400
Subject: **Re: LDM Easement & Cloverleaf Cold Storage**

From: "Sheryl Rathge" <SHERYL>
To: Hoff
Subject: LDM Easement & Cloverleaf Cold Storage

> I am going to start bugging you everyday if I
> have to, to get this stuff finished so I can close the
> projects out!!! Please give me status. :)
>

Cloverleaf - I gave Cloverleaf the revised original last Friday. I'll follow up with a phone call when I get done responding to all of these e-mails.

LDM - Had your boss been here yesterday, he would have informed you that Brent spoke with those people and we should have the easment back this week.