



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Mark B. Spiess, Senior Engineering Technician / Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

RESIDENTIAL PERMIT

Issued Date: April 6, 2018

Expiration Date: April 6, 2019

Permit Number: P-18-64

Job Location: 1016 Stevenson St.

Owner: Rebecca McKnight
1016 Stevenson St.
Napoleon, OH 43545

Contractor: Beck's Construction
419-592-8307

Zone: R-2 Low Density Residential

Set Backs: Principle Building

Front:30 Rear: 15 Side: 7

Comments:
Sanitary Sewer Repair

Permit Type: Outside Water/Sewer Repair

Fee: \$0.00

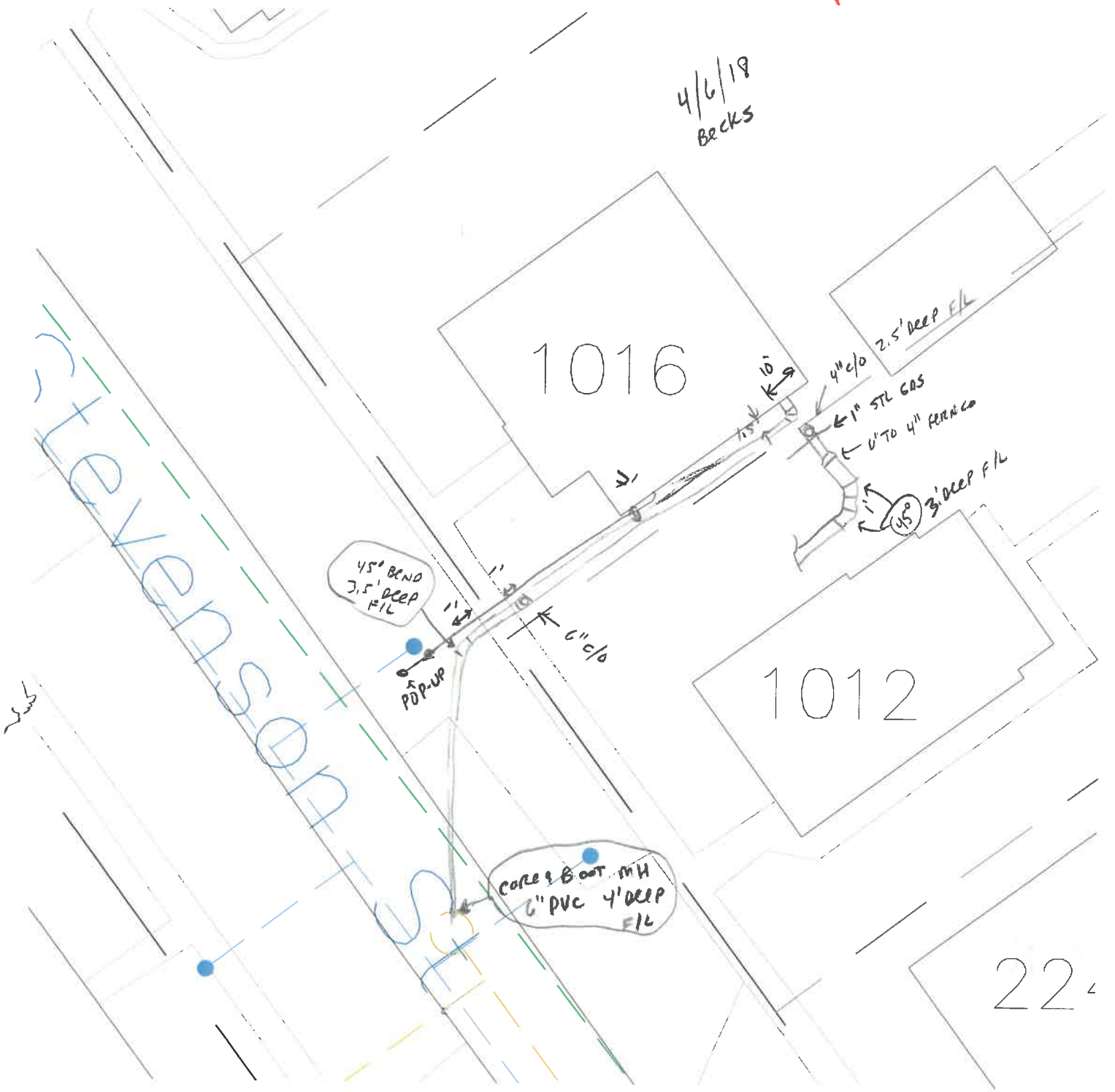
Status: Paid

Amount Due: \$0.00

Mark B. Spiess
Sr. Eng. Tech / Zoning Admin.

1016 STEVENSON

P-18-64



SANITARY SEWER GRANT AGREEMENT

THIS AGREEMENT made this 19 day of September, 2017, by and between the City of Napoleon, a Municipal Corporation, 255 West Riverview Avenue, Napoleon, Ohio, (hereinafter referred to as "City") and Rebecca A. McKnight, _____, (hereafter referred to as "Homeowner").

WHEREAS, Napoleon has initiated a program of construction grants for removing clear water connections from the sanitary sewer system, and

WHEREAS, said grants are for two-thirds (2/3) of construction cost up to a maximum sum of twenty-five hundred dollars (\$2,500.00):

A. In consideration of Homeowner, whose real property is located at 1016 Stevenson doing the following work at said location:

STORM/SANITARY SEPARATION; RELOCATE SEWER,

City agrees to pay \$ \$2500 for such work subject to the following terms and conditions:

1. Homeowner shall produce satisfactory evidence of ownership in said real estate.
2. Homeowner shall produce two (2) written estimates of the construction cost prior to commencement of the work.
3. Homeowner shall contract with DDC Rehab Inc., a registered contractor with the City ("Contractor") to perform said work.
4. Homeowner understands and agrees that there is permitted only one (1) grant per property for the lifetime of this program.
5. Homeowner shall permit periodic City inspection of the work being performed by the Contractor.

6. Homeowner agrees that this Agreement shall not be construed as creating a joint venture, partnership, or master-servant relationship; further, the City shall not be considered to have any responsibility whatsoever to Contractor for the payment of Contractor's bills; further, Homeowner shall hold City harmless from the same.

7. Homeowner agrees to hold harmless the City, its officers, agents, employees and volunteers against any and all claims that may arise out of use of any grant funds and/or the performance of inspections being made by the City; further, Homeowner agrees to indemnify the City, its officers, agents, employees and volunteers against any and all claims for injury or damage to person or property that may be asserted by any person as a result of any action or non-action of the City, its officers, agents, employees and volunteers associated or in connection with this Agreement or services provided hereunder.

8. Homeowner shall notify the City of the date the work is to commence and shall provide City with a construction schedule. All Work must be completed no later than

December 31, 2017.

9. Homeowner agrees any change in the original estimate amount must be approved in advance by the City if the amount is larger than first estimated.

10. Homeowner agrees that the City shall have thirty (30) days after final inspection of the work and upon the City receiving paid receipts from Homeowner evidencing that the Contractor has been paid in full, whichever comes last, to pay the Homeowner the amount specified in paragraph (A) above.

11. In the event that a new storm sewer and/or sanitary sewer tap is needed in connection with the work, the City will waive the sewer tap fee and will not be counted as part of the amount specified in paragraph (A) above.

12. This Grant Agreement shall only be amended as to the scope and size of the project by attaching hereto a copy of such amendment, in writing.

13. This Agreement is binding on the parties, their heirs or successors and assigns.

14. This Agreement shall be controlled under the laws of Ohio.


Homeowner

Homeowner

City of Napoleon


Joel L. Mazur, City Manager

Approved as to form and correctness:

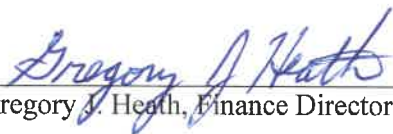

Billy Harmon, City Law Director

* * * * *

Certification of Funds

Attest:

I, Gregory J. Heath, Finance Director of the City of Napoleon, Ohio hereby certify that the money to meet this Agreement has been lawfully appropriated for the purpose of the agreement and is in the treasury of the City of Napoleon, Ohio or is in the process of collection to the credit of the appropriate fund free from prior encumbrance.


Gregory J. Heath, Finance Director

City of *NAPOLÉON*

SANITARY SEWER GRANT APPLICATION

ORDINANCE 154-01

DATE: 9-19-17

NAME: Rebecca McKnight

ADDRESS: 1016 Stevenson St

PHONE #: 419 966 0846 CELL #: _____

The Homeowner Grant Program is hereby established fro the removal of clean water connections subject to the following rules:

Grants are available for two-thirds (2/3) of the construction cost of removing clean water connections from the sanitary sewer system up to a maximum of two thousand five hundred dollars (\$2,500.00). The grants are available on a first come, first serve basis until the funds set aside for the program in a calendar year are completely depleted.

Have you ever applied for this type of grant for the above property before?

YES NO If yes, please explain: _____

Are you the owner of the above property? YES NO

If no, please explain: _____

- A. The City will inspect the premises and provide the homeowner with a description of the scope of the work which would be eligible for the grant **PRIOR** to the homeowner obtaining estimates.
- B. At least two (2) written estimates of the construction cost must be submitted to the City. **NO** work may be started until the grant agreement is signed by **BOTH** the homeowner and the City.
- C. Contractors must meet the City's normal sewer contractors' registration requirements.
- D. Notwithstanding any Ordinance, Resolution or Policy to the contrary, if a new storm sewer and/or sanitary sewer tap is needed in connection with the work, the City will waive the sewer tap fee.

- E. The City must be notified of the date work is to begin and of the construction schedule. The City will inspect the work periodically during construction.
- F. Any changes in the work from the original estimate must be approved by the City in advance if it results in a larger grant than originally approved.
- G. The City will perform a final inspection after completion of all work.
- H. Reimbursement will be made by the City to the homeowner based on **PAID** receipts submitted to the City.

I Rebecca McKnight have read and fully understand the above and agree to all terms and conditions of this agreement on this 19 day of September, 2017.

Rebecca McKnight
APPLICANTS SIGNATURE

9-19-17

DATE

Rebecca McKnight
1016 Stevenson St.
Napoleon, Ohio 43545
(419) 966-0846

MARTY: FINAL SPEC
FOR YOUR
REFERENCE

MVEast, 16-40
Rehab Specifications

Exterior: All proposed and or performed exterior work is to conform to the most recently adopted version of the Ohio Residential Code, and or all applicable codes. Contractor is responsible for repairing all damage resulting from the repair of existing exterior components or new exterior installations. All repairs are to match adjacent like surfaces as closely as possible. Contractor is to apply one coat of primer to all repaired or damaged surfaces unless otherwise specified. Additional cost incurred as a result of this notice shall be included in each applicable specification line item.

1A) Exterior Door Removal: Remove and properly dispose of the exterior door on the porch leading to Bedroom A, including the storm door, all jambs, stops, and exterior and interior casings. Properly frame the opening down to receive the proposed new window. Air seal and insulate framing with minimum R-13 fiberglass insulation. Install ½" drywall on the interior wall and finish to match adjacent surfaces as closely as possible. Install base trim matching the adjacent trim as closely as possible. Install a new Polaris brand or approved equal quality double-hung vinyl replacement window matching the size and configuration of the window on Wall A of Bedroom A according to the following:

- Minimum Limited Lifetime warranty
- Properly air-sealed to prevent air infiltration
- Include jamb extensions as required
- Repair any interior or exterior surfaces damaged in the installation
- Wrap exterior casings and trim in aluminum

Install Tyvek or approved equal quality water resistant barrier at the exterior and install vinyl siding matching the color and profile of the adjacent siding as closely as possible.

Cost Sub-Total:

1500 -

2A) Gutters and Downspouts: Remove and properly dispose of the gutters and downspouts. Install new aluminum seamless minimum .027 gauge gutters and properly sized down-spouting to the entire house. Properly fasten the new gutters to the structure(s). Downspouts shall be attached to the gutters and wall with proper clamps. Install new 3ft extensions under each downspout sufficient to divert water away from the foundation. Install gutter splash guards at each valley.

Cost Sub-Total:

935 -

3A) Front Porch Railing: Remove and properly dispose of the front porch railing. Repair any surfaces damaged in the removal and apply one coat of high quality exterior grade primer to repaired surfaces.

Cost Sub-Total:

700 -

4A) Storm and Sanitary Sewer Line Installation: Provide all labor and material required to install a new sanitary sewer and storm sewer service laterals from the house to the existing sanitary and storm

sewer main provided by the City of Napoleon along Stevenson. Properly disconnect the existing service line leading to the rear of the property. Take measures as required to prevent the infiltration of water into the basement at the site of the proposed excavation, particularly where the sewers exit the building. Include the connection of the existing drain lines and sump pump discharge to the proposed new laterals in conformance with the requirements of the OPC.

All work performed and materials provided shall conform with Section 5.4 of the RRS, Chapter 7 of the Ohio Plumbing Code, and especially the requirements of the City of Napoleon. All work proposed and performed, including the work in the city right-of-way, is to be completed in coordination with the office of the Engineer of the City of Napoleon and the Housing Specialist. Include the full cost of the installation in your proposal; the Housing Specialist will coordinate the application of any city grant funds.

Properly grade, seed, and straw-mulch the area disturbed in the installation of the sump and sewer lines (see above). Owner is responsible for the maintenance and watering of the lawn and minor settling of trenches.

Cost Sub-Total:

13,150 -

Exterior Sub-Total:

16,285 -

Interior: All proposed and or performed Interior work is to conform to the most recently adopted version of the Ohio Residential Code, and or all applicable codes. Contractor is responsible for repairing all damaged areas caused by any new Interior installations. All repairs are to match existing surfaces as closely as possible, contractor is to apply one coat of primer to all repaired or damaged surfaces unless otherwise specified. Additional cost incurred as a result of this notice shall be included in each applicable specification line item.

1B) Entry Door, Bedroom B: Remove and properly dispose of the door jamb, stop, and casing leading to Bedroom B. Install a new primed pre-hung Masonite hollow-core interior door). Install casings of sufficient width to cover the area of the previous casing. Include a Kwikset or approved equal quality privacy style lockset.

Cost Sub-Total:

800 -

2B) Remove Door Between Bedrooms B, C: Remove and properly dispose of the door slab, jamb, stop, and casings at the door leading from Bedroom B to Bedroom C. Properly frame the opening in to receive new drywall. Install minimum ½" drywall on both sides and finish to match adjacent wall surfaces as closely as possible.

Cost Sub-Total:

800 -

3B) Bathroom Water Heater Closet: Remove and properly dispose of the closet walls and door on Wall A of the bathroom. Repair damaged wall and ceiling surfaces and finish to match adjacent surfaces as closely as possible. Install a new 24" linen tower cabinet in the same location matching the specifications of the proposed new kitchen cabinets (see above).

Cost Sub-Total:

960 -

AUDITORS OFFICE
TRANSFERRED

B6
504

MAR 08 2016

Kevin Garringer
Henry County Auditor

✓
CT

201600106929
Filed for Record in
HENRY COUNTY OHIO
SARA L MYLES, RECORDER
03-08-2016 At 02:35 pm.
WARR DEED 28.00
OR Volume 297 Page 2431 - 2432

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.
FEE \$ 270.00
EXEMPT _____
Kevin Garringer, County Auditor

201600106929
THOMAS R MANAHAN
PICK UP

GENERAL WARRANTY DEED (ORC 5302.05)

KNOW ALL MEN BY THESE PRESENTS:

MIKE GERDEMAN and TRACI GERDEMAN, husband and wife, for valuable consideration paid, grant with general warranty covenants to **REBECCA A. MCKNIGHT**, whose tax mailing address is 1016 Stevenson St., Napoleon, Ohio 43545 the following real property: Situated in the City of Napoleon, County of Henry and State of Ohio and known as:

Situated in the City of Napoleon, County of Henry and State of Ohio and known as:

Lot number fifteen (15) in Mary Dodd's Second Addition to the City of Napoleon, Henry County, Ohio subject to all easements of record, zoning restrictions of the City of Napoleon, Ohio, and all legal highways.

Parcel Number: 41-009095.0360.

Address: 1016 Stevenson St., Napoleon, OH 43545

DESCRIPTION VERIFIED
HENRY COUNTY ENGINEER
BY: *ng* DATE: *2/12/16*

Prior Instrument References:

Volume 84, Page 1115, Official Records, Henry County, Ohio

Executed this 3rd day of March 2016.


MIKE GERDEMAN


TRACI GERDEMAN

STATE OF OHIO)
) ss:
COUNTY OF HENRY)

Before me, a Notary Public, personally appeared **MIKE GERDEMAN and TRACI GERDEMAN, husband and wife**, acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal of office, this 3rd day of March 2016.


Notary Public



THOMAS R. MANAHAN
Notary Public - State of Ohio
My Commission Expires Has No Expiration Date
Section 147.03 R.C.

This instrument was prepared by:

Thomas R. Manahan, Attorney at Law
614 North Perry Street
Napoleon, Ohio 43545
(419) 592-1500