

**FAIRFIELD CITY COUNCIL
REGULAR MEETING AGENDA
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OHIO 45014**

MONDAY, OCTOBER 22, 2012

7:00 PM

MAYOR.....RONALD A. D'EPIFANIO
COUNCILMEMBER 1ST WARD.....ADAM B. JONES
COUNCILMEMBER 2ND WARD.....JEFFREY L. HOLTEGEL
COUNCILMEMBER 3RD WARD.....DEBBIE PENNINGTON
COUNCILMEMBER 4TH WARD.....TERRY SENGER

COUNCILMEMBER AT-LARGE...TIM ABBOTT
COUNCILMEMBER AT-LARGE...TIMOTHY M. MEYERS
COUNCILMEMBER AT-LARGE...MICHAEL OLER
CITY MANAGER.....ARTHUR E. PIZZANO
CLERK OF COUNCIL.....ALISHA WILSON
LAW DIRECTOR.....JOHN H. CLEMMONS

Guidelines for Citizen Comments: Thank you for your interest and participation in city government. Fairfield City Council's Guidelines for Citizen Comments describe the rules for addressing City Council. The guidelines are posted in the Council Chambers.

ADA Notice: The City of Fairfield is pleased to provide accommodations to disabled individuals or groups and encourage full participation in city government. Should special accommodations be required, please contact the Clerk of Council at 867-5383 at least 48 hours in advance of the meeting.

1. **Call to Order**
2. **Prayer/Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Modifications**
5. **Executive Session Requests**
6. **Public Hearing(s)**
7. **Special Presentations and Citizen Comments**
 - a) APWA Accreditation presentation for Public Works and Public Utilities Departments
8. **Mayor/Council Reports**
9. **Approval of Minutes**
 - a) Regular Meeting Minutes of October 9, 2012
10. **OLD BUSINESS**
11. **NEW BUSINESS**
 - (A) **COMMUNITY & PUBLIC RELATIONS COMMITTEE**
Debbie Pennington, Chairman; Jeff Holtegel, Vice Chairman, Adam Jones, Member
 - (1) Simple Motion: Motion to appoint the Clerk of Council as designee for mandatory training required by House Bill 9, Ohio's Public Records Act.
 - (B) **PUBLIC SAFETY COMMITTEE**
Mike Oler, Chairman; Debbie Pennington, Vice Chairman, Terry Senger, Member
 - (1) Simple Motion: Motion to approve a liquor permit application in the name of Gordos At Fairfield, Inc. DBA Gordos Pub & Grill & Patio, 5502 Dixie Highway, Unit B, Fairfield, OH 45014 (Permit Classes: D5).
 - (2) Simple Motion: Motion to approve a liquor permit application in the name of Mireles Entertainment, LLC DBA El Nuevo Rodeo & Patio, 7245 Dixie Highway, Fairfield, OH 45014 (Permit Classes: D1, D2, D3, D3A and D6).

(C) **DEVELOPMENT SERVICES COMMITTEE**

Jeff Holtegel, Chairman; Tim Abbott, Vice Chairman, Tim Meyers, Member

- (1) Ordinance to authorize the City Manager to execute an Assignment and Amendment to a Community Reinvestment Agreement with OCS IntelliTrak, Inc. for property tax incentives and declaring an emergency.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

- (2) Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement, with the Western States Machine Company and WSMC Properties, LLC, which will provide property tax incentives for the construction of a new manufacturing headquarters facility on Commerce Center Drive and declaring an emergency.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

(D) **PUBLIC UTILITIES COMMITTEE**

Adam Jones, Chairman; Tim Meyers, Vice Chairman, Jeff Holtegel, Member

- (1) Ordinance to authorize the City Manager to execute a Memorandum of Understanding (Marketing Agreement) with Utility Service Partner Private Label, Inc. DBA Service Line Warranties of America (SLWA) for a National League of Cities (NLC) endorsed residential service line warranty.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading

(E) **FINANCE & BUDGET COMMITTEE**

Tim Abbott, Chairman; Terry Senger, Vice Chairman, Mike Oler, Member

- (1) Appropriation Ordinance (Non-Contractual Item) - \$5,500.00 for concrete and masonry repairs at the Water Treatment Plant; \$7,059.00 for purchase of one (1) Toro Z Master G3 mower; \$3,357.00 for purchase of a beverage cooler for the Fairfield Greens South Trace Clubhouse; \$20,000.00 for purchase of SCADA computer hardware; \$37,232.50 for the purchase of twenty-two (22) 800 Mhz radios in conjunction with a bulk purchase with Butler County; \$40,000.00 for the Kolb Drive Street Lighting Project.

- Motion – Read by Title Only (Optional)
- Ordinance – First Reading
- Motion – Suspend Second and Third Readings
- Motion – Adoption

12. **Meeting Schedule**

Monday, November 26	Council-Manager Briefing, 5:30 p.m.; Regular Meeting, 7:00 p.m.
Monday, December 3	Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
Monday, December 10	Regular Meeting, 7:00 p.m.

13. **Executive Session of Council (if needed)**

14. **Adjournment**

AGENDA

**COUNCIL-MANAGER BRIEFING
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE**

**MONDAY, OCTOBER 22, 2012
6:00 P.M.**

1. Performance Measurement Update – Mark Wendling

MINUTES
REGULAR MEETING OF COUNCIL
OCTOBER 9, 2012

Call to Order

Mayor Ronald A. D'Epifanio called the Regular Meeting of Council to order at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue.

Prayer/Pledge of Allegiance

Councilmember Pennington led in prayer, followed by the Pledge of Allegiance.

Roll Call

Clerk Wilson called the roll of Council. Councilmember Holtegel, Councilmember Pennington, Councilmember Senger, Councilmember Abbott, Councilmember Oler, Councilmember Meyers, and Councilmember Jones.

Agenda Modifications

Executive Session Requests

Public Hearing(s)

Special Presentations and Citizen Comments

Mayor/Council Reports

Councilmember Senger reported that the Huffman Park dedication will be held on Saturday, October 27 from 11 AM to 1 PM at 2100 John Gray Road.

Approval of Minutes

Regular Meeting Minutes of September 24, 2012

- The Regular Meeting Minutes of September 24, 2012 were approved as written.

OLD BUSINESS

NEW BUSINESS

DEVELOPMENT SERVICES COMMITTEE

Jeff Holtegel, Chairman; Tim Abbott, Vice Chairman, Tim Meyers, Member

Councilmember Holtegel, seconded by Councilmember Abbott moved to read the following two (2) ordinances by title only. Motion Carried 7-0.

Ordinance to authorize the City Manager to execute a revised FY 2012 Community Development Block (CDBG) application and agreement.

Background: Acting City Manager Butsch recommended executing a revised FY 2012 Community Development Block Grant application. The money is no longer needed for the old Heritage Glenn

apartments and can be used on the Seward Road project. Legislative Action: Councilmember Holtegel presented the first reading of this ordinance.

Councilmember Holtegel, seconded by Councilmember Abbott moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Holtegel, seconded by Councilmember Abbott moved to adopt . Motion Carried 7-0. Councilmember Holtegel, seconded by Councilmember Abbott moved to declare an emergency on this ordinance. Motion Carried 7-0. ORDINANCE NO. 97-12. APPROVED 7-0.

Ordinance to authorize the City Manager to execute the FY 2013 Community Development Block (CDBG) application and agreement and declaring an emergency.

Background: Acting City Manager Butsch recommended executing the FY 2013 Community Development Block Grant (CDBG) application and agreement and declaring an emergency, in order to meet the November 2 deadline. Legislative Action: Councilmember Holtegel presented the first reading of this ordinance.

Councilmember Holtegel, seconded by Councilmember Pennington moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Holtegel, seconded by Councilmember Oler moved to adopt . Motion Carried 7-0. ORDINANCE NO. 98-12. APPROVED 7-0.

FINANCE & BUDGET COMMITTEE

Tim Abbott, Chairman; Terry Senger, Vice Chairman, Mike Oler, Member

Appropriation Ordinance (Non-Contractual Item) - \$7,480 for concrete repairs at the Water Treatment Plant; \$22,000 for the 2012 Raised Pavement Markers (RPMs) Program; \$24,770 for upgrade of security camera and surveillance system at the Water and Wastewater Plants.

Background: Acting City Manager Butsch recommended the following non-contractual appropriations - \$7,480 for concrete repairs at the Water Treatment Plant; \$22,000 for the 2012 Raised Pavement Markers (RPMs) Program; \$24,770 for the upgrade of security camera and surveillance system at the Water and Wastewater Plants. Legislative Action: Councilmember Abbott presented the first reading of this ordinance.

Councilmember Abbott, seconded by Councilmember Pennington moved to read the following ordinance by title only. Motion Carried 7-0. Councilmember Abbott, seconded by Councilmember Meyers moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 7-0. Councilmember Abbott, seconded by Councilmember Meyers moved to adopt . Motion Carried 7-0. ORDINANCE NO. 99-12. APPROVED 7-0.

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- Monday, October 22 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, November 26 Council-Manager Briefing, 5:30 p.m.; Regular Meeting, 7:00 p.m.
- Monday, December 3 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.

Executive Session of Council (if needed)

Adjournment

The Regular Meeting of Council adjourned at 7:07 PM.

ATTEST:

Clerk of Council

Date Approved _____

Mayor's Approval

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

Item No. 11 (A) (1)

Item

October 22, 2012

Appointment of Clerk of Council as designee for mandatory training required by House Bill 9, Ohio's Public Records Act.

Financial Impact

None

Synopsis/Background

House Bill 9 which became law on September 29, 2007 requires all elected officials *or their appropriate designee* to obtain three hours of public records training via a curriculum approved the Ohio Attorney General during each term served in elected office. This mandate applies whether the official was appointed or elected to that office.

Recommendation

It is recommended that City Council, via simple motion, formally appoint the Clerk of Council as the Mayor and Council designee for the mandatory three hours of training required by House Bill 9.

LEGISLATIVE ACTION:

SIMPLE MOTION OF COUNCIL

Prepared by: Lisa Wilson
Approved for Content by: Lisa Wilson
Financial Review (where applicable) by: Mayor Hoyt
Legal Review (where applicable) by: John C. Clemmons
Accepted by Council Agenda: Lisa Wilson

CITY OF FAIRFIELD, OHIO
CITY COUNCIL COMMUNICATION

ITEM:

October 22, 2012

Liquor permit application in the name of Gordos At Fairfield, Inc., DBA Gordos Pub & Grill & Patio, 5502 Dixie Hwy, Unit B, Fairfield, Ohio 45014 (Permit Classes: D5).

FINANCIAL IMPACT:

No financial impact.

SYNOPSIS:

The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a D5 permit for the above liquor permit applicant.

BACKGROUND:

Background checks from the Building and Zoning Division are attached for Council and staff's review.

RECOMMENDATION:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Gordos At Fairfield, Inc., DBA Gordos Pub & Grill & Patio, 5502 Dixie Hwy, Unit B, Fairfield, Ohio 45014 (Permit Classes: D5).

LEGISLATIVE ACTION REQUIRED: Simple Motion of Council

Prepared by: Alicia Wilson
Approved for Content by: Alicia Wilson
Financial Review (where applicable) by: Maya Hynes
Legal Review (where applicable) by: John A. Clemens
Accepted by Council Agenda: Alicia Wilson

11303A

DEPARTMENTAL CORRESPONDENCE

Michael J. Dickey, Police Chief
Tim Bachman, Development Services Director

City
of
Fairfield



TO _____
Alisha Wilson, Clerk of Council *AW*

FROM _____

SUBJECT Request for Background Check – Liquor Permit	DATE 9-28-12
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Attached is a liquor permit application in the name of Gordos At Fairfield, Inc. DBA Gordos Pub & Grill & Patio, 5502 Dixie Highway, Unit B, Fairfield, OH 45014 (Permit Classes: D5)

Please complete the necessary background check and submit your findings to me no later than 3:00 PM on Monday, October 15, 2012.

This item will be added to Council's Regular Meeting agenda of Monday, October 22, 2012.

Thank you for your assistance.

c: Arthur E. Pizzano, City Manager
Peggy Flaig, Development Services
File

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

3293093 PERMIT NUMBER		N TYPE	GORDOS AT FAIRFIELD INC DBA GORDOS PUB & GRILL & PATIO 5502 DIXIE HWY UNIT B FAIRFIELD OH 45014	
ISSUE DATE				
03 17 2011 FILING DATE				
D5 PERMIT CLASSES				
09 TAX DISTRICT	011	A	Z31012 RECEIPT NO.	

FROM 09/27/2012

PERMIT NUMBER		TYPE		
ISSUE DATE				
FILING DATE				
PERMIT CLASSES				
TAX DISTRICT			RECEIPT NO.	



MAILED 09/27/2012

RESPONSES MUST BE POSTMARKED NO LATER THAN. 10/29/2012

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **A N 3293093**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014**

CORPORATION/STOCK DATA VERIFICATION

SECTION 3

CORPORATE NAME **GORDOS AT FAIRFIELD INC** TOTAL SHARES HELD **100.00** PERMIT # **3293093**
 RENEWAL YEAR **JUNE 2012-2013**

STOCKHOLDERS HOLDING 5% OR MORE OF OUTSTANDING SHARES	LAST FOUR DIGITS OF SOCIAL SECURITY #	SHARES	TITLE	BIRTHDATE
RAYMOND GORDO	*****6893	100.00	CEO	04/07/73

IF INFORMATION LISTED ABOVE IS NOT ACCURATE, PLEASE INDICATE CHANGES BELOW.

NAME	SOCIAL SECURITY #	SHARES	TITLE	BIRTHDATE

COMPLETE THE CURRENT LIST OF YOUR TOP (4) OFFICERS.
 IF NO ONE HOLDS THAT OFFICE, INDICATE 'NONE'. PLEASE PRINT OR TYPE.

CEO/PRESIDENT _____ SOCIAL SECURITY# _____
 VICE-PRESIDENT _____ SOCIAL SECURITY# _____
 TREASURER _____ SOCIAL SECURITY# _____
 SECRETARY _____ SOCIAL SECURITY# _____

DEPARTMENTAL
CORRESPONDENCE

City
of
Fairfield



TO Alisha Wilson, Clerk of Council

FROM Timothy Bachman, Development Services Director

SUBJECT Liquor Permit Application

DATE 10/01/12

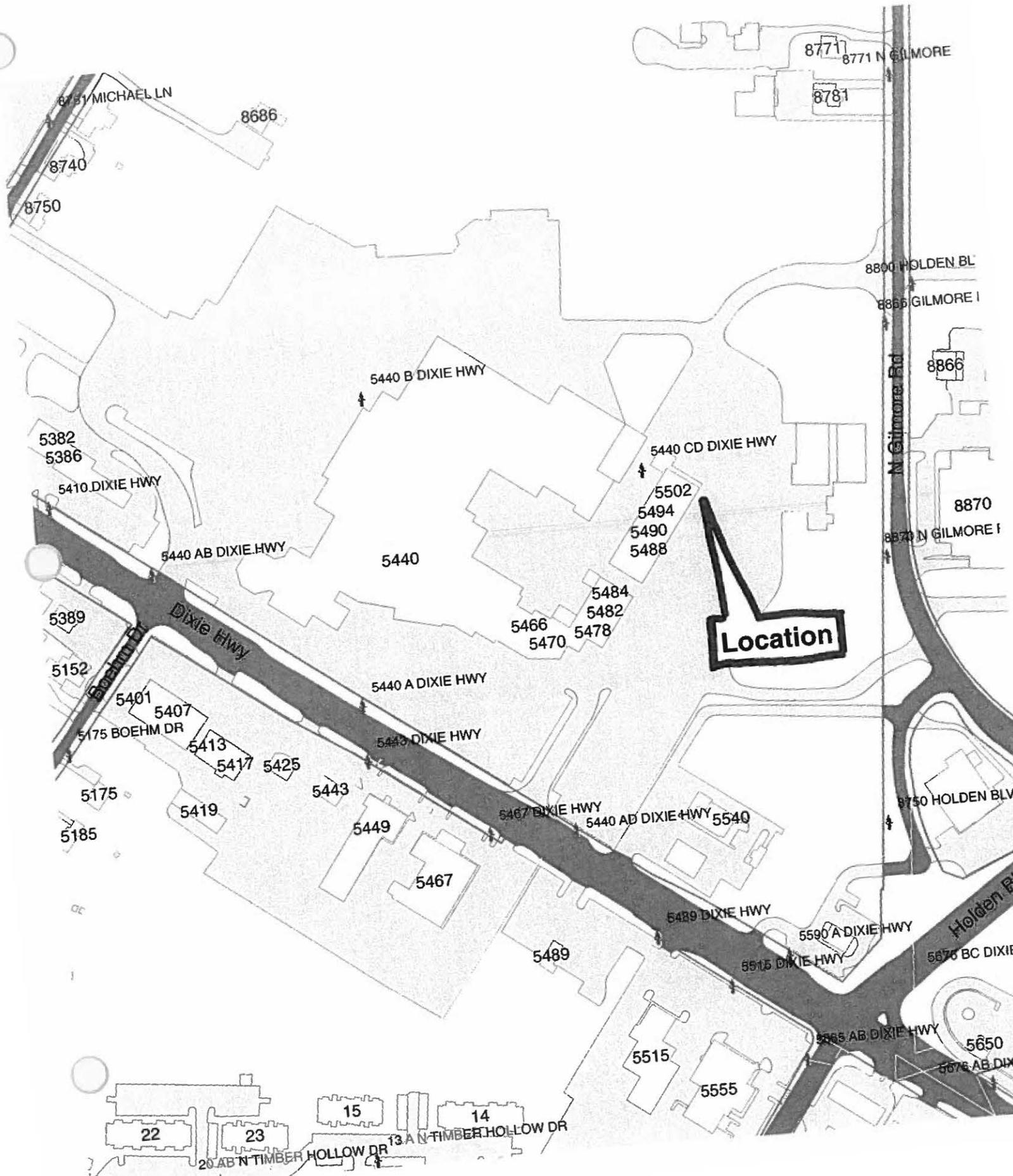
The business located at 5502 Dixie Highway, Unit B, in the name of Gordos at Fairfield, Inc., doing business as Gordos Pub & Grill & Patio, is in the SE Suburban Entertainment District, and is a permitted use as a restaurant. Should the applicant wish to operate this facility as a tavern, night club or entertainment facility solely or in conjunction with the restaurant, a Conditional Use Permit must be secured through the Planning Commission

A handwritten signature in cursive script that reads 'Timothy Bachman'.

Timothy Bachman
Development Services Director

plf

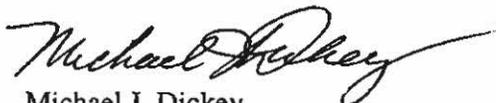
Liquor Permit - Gordos - 5502 Dixie Hwy.



NAME OF ESTABLISHMENT Gordos at Fairfield Inc.
 ADDRESS DBA Gordos Pub & Grill
5502 Dixie Hwy Unit B
Fairfield, OH 45014

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

REMARKS:


 Michael J. Dickey
 Chief of Police

HEARING REQUESTED: Yes No

Date: October 1, 2012

CITY OF FAIRFIELD, OHIO
CITY COUNCIL COMMUNICATION

ITEM:

October 22, 2012

Liquor permit application in the name of Mireles Entertainment, LLC DBA El Nuevo Rodeo & Patio, 7245 Dixie Hwy, Fairfield, Ohio 45014 (Permit Classes: D1, D2, D3, D3A and D6).

FINANCIAL IMPACT:

No financial impact.

SYNOPSIS:

The City of Fairfield is in receipt of an application from the Ohio Division of Liquor Control for a D1, D2, D3, D3A and D6 permit for the above liquor permit applicant.

BACKGROUND:

Background checks from the Building and Zoning Division are attached for Council and staff's review.

RECOMMENDATION:

It is recommended that City Council request, by simple motion, that no hearing be held on the liquor permit application in the name of Mireles Entertainment, LLC DBA El Nuevo Rodeo & Patio, 7245 Dixie Hwy, Fairfield, Ohio 45014 (Permit Classes: D1, D2, D3, D3A and D6).

LEGISLATIVE ACTION REQUIRED: Simple Motion of Council

Prepared by: Debra Wilson

Approved for Content by: Debra Wilson

Financial Review (where applicable) by: Mary Hahn

Legal Review (where applicable) by: John H. Clemmons

Accepted by Council Agenda: Debra Wilson

DEPARTMENTAL CORRESPONDENCE

Michael J. Dickey, Police Chief
Tim Bachman, Development Services Director

City of Fairfield



TO _____
Alisha Wilson, Clerk of Council *AW*

FROM _____

Request for Background Check – Liquor Permit

9-27-12

SUBJECT _____

DATE _____

Attached is a liquor permit application in the name of Mireles Entertainment, LLC DBA El Nuevo Rodeo & Patio, 7245 Dixie Highway, Fairfield, OH 45014 (Permit Classes: D1, D2, D3, D3A, and D6)

Please complete the necessary background check and submit your findings to me **no later than 3:00 PM on Monday, October 15, 2012.**

This item will be added to Council's Regular Meeting agenda of Monday, October 22, 2012.

Thank you for your assistance.

- c: Arthur E. Pizzano, City Manager
- Peggy Flaig, Development Services
- File

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

60473580005		TRFO	MIRELES ENTERTAINMENT LLC	
PERMIT NUMBER		TYPE	DBA EL NUEVO RODEO	
06	01	2011	ISSUE DATE	
09	21	2012	FILING DATE	
D1	D2	D3	D3A	D6
PERMIT CLASSES				
09	011	A	F08385	
TAX DISTRICT		RECEIPT NO.		

FROM 09/25/2012

9758856			TERRY E WOODCOCK	
PERMIT NUMBER		TYPE	DBA LEGENDS	
06	01	2011	ISSUE DATE	
09	21	2012	FILING DATE	
D1	D2	D3	D3A	D6
PERMIT CLASSES				
09	011			
TAX DISTRICT		RECEIPT NO.		



MAILED 09/25/2012

RESPONSES MUST BE POSTMARKED NO LATER THAN, 10/26/2012

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES A TRFO 6047358-0005

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF FAIRFIELD CITY COUNCIL
5350 PLEASANT AV
FAIRFIELD OHIO 45014

FOR OFFICE USE ONLY	
NEW	TRANSFER
PERMIT # <u>6047358-0005</u>	

OHIO DEPARTMENT OF COMMERCE - DIVISION OF LIQUOR CONTROL
 6606 Tussing Road, P.O. Box 4005, Reynoldsburg, Ohio 43068-9005
 Telephone: (614) 644-2431 - http://www.com.ohio.gov/licor



LIMITED LIABILITY COMPANY DISCLOSURE FORM
 (This form must accompany all applications of an LLC business entity)

DR. DIXIE LIQUOR CONTROL
 FRONT DESK-3
 2012 SEP 20 AM 4:21

SECTION A.

Name of Limited Liability Company <u>Mirales Entertainment LLC</u>	DBA Name <u>El Uvaivo Paredes</u>	
Permit Premises Address <u>7245 Dixie Highway</u>	City, State <u>Fairfield Ohio</u>	Zip Code <u>45014</u>
Township, if in Unincorporated Area	Tax Identification No. (TIN) <u>27-3131292</u>	

Limited Liability Company ("LLC") - Chapter 1705 Ohio Revised Code. Indicate below the managing members, LLC Officers, and all persons with a 5% or greater membership or voting interest, and attach a copy of the Articles of Organization filed with the Ohio Secretary of State.

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes

SECTION B. List the top five (5) officers of the captioned business. If an office is NOT held, please indicate by writing NONE.

EACH OFFICER LISTED BELOW MUST HAVE A BACKGROUND CHECK PERFORMED BY BCI&I AND SUBMIT A PERSONAL HISTORY BACKGROUND FORM. PLEASE READ "BACKGROUND CHECK INFORMATION" DLC4191.

NAME OF OFFICER	SOCIAL SECURITY NUMBER	DATE OF BIRTH
1) CEO <u>Bertha Soto Rodriguez</u>	REDACTED	<u>05/01/1985</u>
2) President <u>---</u>		
3) Vice-President <u>---</u>		
4) Secretary <u>---</u>		
5) Treasurer <u>---</u>		

SECTION C. List the managing members and all persons with a 5% or greater membership or voting interest in the LLC.

THE INDIVIDUALS LISTED BELOW MUST HAVE A BACKGROUND CHECK PERFORMED BY BCI&I AND SUBMIT A PERSONAL HISTORY BACKGROUND FORM. PLEASE READ "BACKGROUND CHECK INFORMATION" DLC4191.

1) Name <u>Bertha Soto Rodriguez</u>	Social Security No. (if individual) <u>---</u>	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> 5% or greater voting interest <input type="checkbox"/> 5% or greater membership interest
Residence Address <u>4380 Whitmore Ln.</u>	Tax Identification No. (if applicable) <u>---</u>	
City and State <u>Fairfield, OH</u>	Zip Code <u>45014</u>	
Telephone No. <u>---</u>	Date of Birth <u>05/01/1985</u>	
2) Name <u>---</u>	Social Security No. (if individual) <u>---</u>	<input type="checkbox"/> Managing Member <input type="checkbox"/> 5% or greater voting interest <input type="checkbox"/> 5% or greater membership interest
Residence Address <u>---</u>	Tax Identification No. (if applicable) <u>---</u>	
City and State <u>---</u>	Zip Code <u>---</u>	
Telephone No. <u>---</u>	Date of Birth <u>---</u>	

(PLEASE SEE REVERSE SIDE SHOULD YOU NEED ADDITIONAL SPACE)

STATE OF OHIO, Hamilton COUNTY ss,

I, Bertha Soto Rodriguez being first duly sworn, according to law, deposes and says that he/she is (Title) Managing Member of the Mirales Entertainment LLC, a business duly authorized by law to do business in the State of Ohio, and that the statements made in the foregoing affidavit are true.

(Signature) [Signature] (Print Name and Title) Bertha Soto Rodriguez Managing Member

Sworn to and subscribed in my presence this 20th day of July 2012

[Signature]
 (Notary Public) **KYLE RANDELL GRUBBS**
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Sec 147.02 R.C.

**DEPARTMENTAL
CORRESPONDENCE**

City
of
Fairfield



TO Alisha Wilson, Clerk of Council

FROM Timothy Bachman, Development Services Director

SUBJECT Liquor Permit Application

DATE 10/01/12

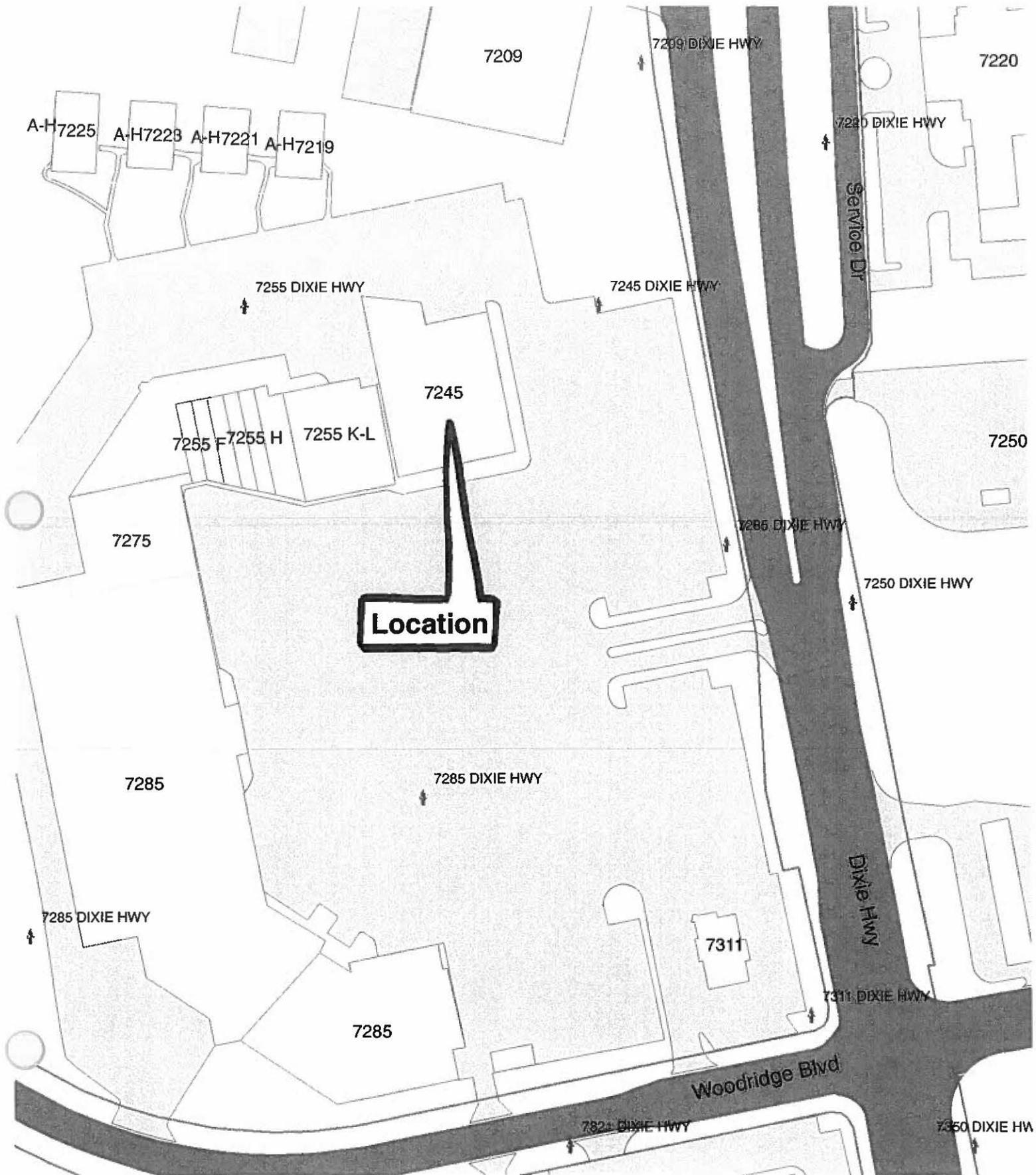
The business located at 7245 Dixie Highway, in the name of Mireles Entertainment, LLC doing business as El Nuevo Rodeo & Patio, is in a C-3, General Business District, and has been approved by the Planning Commission to operate as a bar/night club.

A handwritten signature in cursive script that reads "Timothy Bachman".

Timothy Bachman
Development Services Director

plf

Liquor Permit - Nuevo Rodeo - 7245 Dixie Hwy.



NAME OF ESTABLISHMENT Mireles Entertainment LLC
 ADDRESS DBA El Nuevo Rodeo & Patio
7245 Dixie Hwy
Fairfield, OH 45014

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Is there a conviction record of the applicant, any partner, member, officer director, manager or any shareholder owning 5% or more of the capital stock, for felonies or other crimes relating to his ability to operate a liquor establishment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is there a prior unfavorable enforcement record of applicant and/or operation in disregard for laws, regulations or local ordinances? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is there misrepresentation of material fact by applicant in making application to the Department? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Is there an inability of law enforcement authorities and of authorized agents of the Department to gain ready entrance to the permit premise; or location of permit premise at such distance from the road or street as to be isolated from police or other observation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will the place substantially and adversely interfere with the public decency, sobriety, peace, or good order of the neighborhood in which it is located? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will the place substantially and adversely interfere with the normal orderly conduct of a church, library, public playground, school or township park? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will the granting or transferring of a permit substantially interfere with the morals, safety, or welfare of the public? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will there be adverse effects of saturation of the area in relation to the number of existing permits, and will there be any adverse conditions in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

REMARKS:


 Michael J. Dickey
 Chief of Police

HEARING REQUESTED: Yes No

Date: September 28, 2012

Item No. 11(C)

**City of Fairfield, Ohio
City Council Communication**

Date: 10-22-12

Item:

An ordinance authorizing the City Manager to execute an Assignment and Amendment to a Community Reinvestment Agreement for property tax incentives with OCS IntelliTrak, Inc.

Financial Impact:

OCS IntelliTrak will be purchasing an existing vacant facility. The employees will pay income taxes and the property generates property taxes.

Synopsis:

In 2004, the City entered into a Community Reinvestment Agreement with a company named Larohn, Inc. dba Deveroos. This Agreement offered a 10-year 50% property tax incentive for the construction of a new 30,000 square foot manufacturing facility at 8660 Seward Road. The agreement has two years remaining (through tax year 2014). Earlier this year, Deveroos was purchased by another company and the facility became vacant.

A company named OCS IntelliTrak is interested in purchasing the property, provided that the property tax incentive gets continued for the remaining term. The attached Assignment and Amendment to the CRA Agreement would accomplish this. IntelliTrak has agreed to make annual financial payments of \$2,300 to the Fairfield City School District.

OCS IntelliTrak designs, manufactures, and installs overhead conveyor systems for material handling. Their overhead conveyor systems are used in a variety of industries, primarily in manufacturing warehouses and distribution centers. The company is currently located in a smaller facility that it has outgrown in Forest Park. The building on Seward Road offers more immediate square footage plus future expansion capability. IntelliTrak would relocate its 15 employees, with additional employees expected with continued growth.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

Legislative Actions: Rules Suspension and Adoption Requested? Yes.
Emergency Provision Needed? Yes.

Prepared by: Greg Kalkman
Approved for Content by: Timothy Buchanan
Financial Review (where applicable): Jim Hays
Legal Review (where applicable): John A. Chambers
Accepted for Council Agenda: Michael A. ...

Tax Incentives for IntelliTrak 8660 Seward Rd. & Western States Machine Co. 625 Commerce Center Drive.



**ASSIGNMENT AND AMENDMENT TO A
COMMUNITY REINVESTMENT AGREEMENT**

This assignment and amendment (hereinafter referred to as "the Amendment") is made and entered into this ____ day of _____, 2012 by and between the City of Fairfield, Ohio, an Ohio municipal corporation, with its main office located at 5350 Pleasant Ave., Fairfield, Ohio 45014 (hereinafter referred to as "City"), and OCS IntelliTrak, Inc., an Ohio corporation, with its main office located at 483 Northland Boulevard, Forest Park, Ohio 45240, (hereinafter referred to as "IntelliTrak").

WITNESSETH

WHEREAS, City and Larohn Inc. d/b/a Deveroos and Fubar Ltd. entered into a Community Reinvestment Agreement (hereinafter referred to as "the Agreement") on January 6, 2004 (a copy of which is attached hereto as Exhibit A) which provided real property tax exemptions on a property located at 8660 Seward Road; and

WHEREAS, IntelliTrak plans to acquire the real property located at 8660 Seward Road, Fairfield, Ohio and intends to relocate its entire manufacturing business operations there (hereinafter referred to as "the Project"); and

WHEREAS, IntelliTrak desires that all remaining real property tax incentives under The Agreement be transferred to IntelliTrak; and

WHEREAS, pursuant to The Agreement, Community Reinvestment Area benefits are not transferable or assignable without the express, written approval of City; and

WHEREAS, IntelliTrak has submitted an application for Community Reinvestment Area benefits (a copy of which is attached hereto as Exhibit B); and

WHEREAS, the project will cause the relocation of operations of IntelliTrak from the City of Forest Park, Hamilton County, Ohio to Fairfield and notice has been provided to the legislative authority of the City of Forest Park and the Ohio Department of Development in accordance with Ohio Revised Code Section 3735.673;

NOW, THEREFORE, in consideration of the mutual benefit to be derived by the parties from the execution hereof, IntelliTrak and City agree to assign and amend the Agreement as follows:

- A. For and in consideration of IntelliTrak's promise to fulfill the obligations of Larohn and Fubar Ltd. as set forth in the Agreement, the remaining real property exemptions granted to Larohn and Fubar Ltd. as described in the Agreement, are hereby transferred to IntelliTrak.
- B. IntelliTrak will relocate and maintain 15 full time equivalent jobs at the facility for the remainder of the exemption term, with a total annual payroll of at least \$1,100,000.
- C. The exemption term shall extend until December 31, 2015 (for tax year 2014).

D. IntelliTrak, as part of the Amendment, and as authorized in Section 3735.71 (A)(2)(c), shall pay the Fairfield City School District a cash payment for each tax year remaining in the exemption term in the amount of \$2,300.00 per year.

E. All other rights and duties of IntelliTrak and City shall be as described in the Agreement for the remainder of the exemption term.

IN WITNESS WHEREOF, the City of Fairfield, Ohio, by Arthur E. Pizzano, its City Manager, and pursuant to Ordinance No. _____ has caused this instrument to be executed this _____ day of _____, 2012 and OCS IntelliTrak, Inc. by Tom Robertson, its President, has caused this instrument to be executed this _____ day of _____, 2012.

Witness:

CITY OF FAIRFIELD, OHIO

By _____
Arthur E. Pizzano, City Manager

OCS INTELLITRAK, INC.

By _____
Tom Robertson, President

Approved as to form:

Approved as to content:

John H. Clemmons
Fairfield Law Director

Timothy Bachman
Fairfield Development Services Director

Exhibit A

COMMUNITY REINVESTMENT AGREEMENT

This agreement made and entered into by and between the City of Fairfield, Ohio, an Ohio municipal corporation, with its main offices located at 5350 Pleasant Avenue, Fairfield, Ohio 45014 (hereinafter referred to as "Fairfield") and Larohn, Inc. d/b/a Deveroes, an Ohio corporation, (hereinafter referred to as "Deveroes") and Fubar Ltd., an Ohio limited liability company (hereinafter referred to as "Fubar" and hereinafter referred to collectively as "Deveroes-Fubar") with their main offices located at 1117 Vine Street, Cincinnati, Ohio 45202.

WITNESSETH;

WHEREAS, Fairfield has encouraged the development of real property and the acquisition of personal property located in the area designated as the "City of Fairfield Community Reinvestment Area"; and

WHEREAS, Deveroes-Fubar is desirous of constructing a 30,000 square foot office and distribution facility to relocate their entire operation (hereinafter referred to as the "PROJECT") within the boundaries of the City of Fairfield Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Fairfield, Ohio by Ordinance No. 173-95 adopted November 27, 1995, designated the "City of Fairfield Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective January 4, 1996, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Ordinance No. 173-95 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and certified said area as a Community Reinvestment Area under Chapter 3735; and

WHEREAS, Fairfield, having the appropriate authority to offer development incentives for the above-stated type of project, is desirous of providing Deveroes-Fubar with incentives available for the development of the PROJECT in said City of Fairfield Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, Deveroes-Fubar has submitted a proposed agreement application (herein attached as Exhibit A) to Fairfield, said application is hereinafter referred to as "APPLICATION"; and

WHEREAS, Deveroes-Fubar has remitted the required state application fee of \$750.00 made payable to the Ohio Department of Development with the application to be forwarded with the final agreement; and

WHEREAS, the Development Services Director of Fairfield as Housing Officer has investigated the application of Deveroos-Fubar and had recommended the same to the City Council of Fairfield on the basis that Deveroos-Fubar is qualified by financial responsibility and business experience to create and preserve employment opportunities in said City of Fairfield Community Reinvestment Area and improve the economic climate of the City of Fairfield; and

WHEREAS, the project site as proposed by Deveroos-Fubar is located in the Fairfield City School District and the Board of Education of the Fairfield City School District has been notified in accordance with Ohio Revised Code Sections 3735.671 and 5709.83 and been given a copy of the APPLICATION and this AGREEMENT; and

WHEREAS, the PROJECT will cause the relocation of the entire operations of Deveroos from the City of Cincinnati, Hamilton County, Ohio to Fairfield, Ohio and notice has been provided to the legislative authority of the City of Cincinnati, Hamilton County, Ohio and the Ohio Director of Development in accordance with Ohio Revised Code Section 3735.673; and

WHEREAS, pursuant to Ohio Revised Code Section 3735.67 (A), and in conformance with the format required under Section 3735.671 (B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. Fubar shall construct an approximate 30,000 square foot office and distribution facility at Seward Road, Fairfield, Ohio to house the entire operation of Deveroos. Said facility shall be constructed on part of Lot 7306 as the same is known and designated on the Auditor's revised list of lots in the City of Fairfield, Butler County, Ohio (5.010 acres as described in the attached Exhibit "B").

In addition, Deveroos will purchase and install new office furniture and fixtures having an approximate value of \$275,000.00 and machinery and equipment having an approximate value of \$200,000.00.

The PROJECT will involve a total investment in building by Deveroos-Fubar of One Million Three Hundred Thousand Dollars (\$1,300,000.00).

The PROJECT will begin on or before January, 2004 and all construction and installation shall be completed by August 31, 2004.

2. Deveroos estimates that it shall create within a time period not exceeding sixty (60) months after commencement of the construction of the aforesaid facility, the equivalent of 10-12 new full time employees and 15 new part-time employees. Deveroos will also use its best efforts to retain the existing 13 full time equivalent jobs and the existing 8 part time jobs currently at the facility.

3. Deveroes-Fubar shall provide to the proper Tax Incentive Review Council any information reasonably required by the Council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code if requested by the Council.
4. Fairfield hereby grants Fubar a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code for the following number of years and percentages:

<u>Years of Tax Exemption</u>	<u>Tax Exemption Amount (Percentage)</u>
10 years	50%

The exemption commences the first year for which the real property improvements would first be taxable were that property not exempted from taxation. No exemption shall commence after December 31, 2005 (for tax year 2005) nor extend beyond December 31, 2015 (for tax year 2014).

Deveroes-Fubar must file the appropriate tax forms (DTE 23) with the County Auditor to effect and maintain the exemptions covered in the agreement.

5. Fairfield specifically agrees to waive the fee specified in Ohio Revised Code Section 3735.671 (D).
6. Deveroes as part of this agreement, and as authorized in Section 3735.71 (A)(2)(c) shall pay the Fairfield City School District a cash payment for each year Fubar receives the above mentioned exemption, as follows:

Years 1 - 10: \$ 1,200.00 per annum

Said payments are due January 31 of each year. The first payment will be due on January 31, 2006.

7. Deveroes-Fubar shall pay such real and tangible personal property taxes as are not exempted under this agreement and as otherwise are required by law to be paid and are charged against such property and shall file all tax reports and returns as required by law. If Deveroes-Fubar fails to pay such taxes or file such returns and reports, all incentives and exemptions granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.
8. Fairfield shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement

including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

9. If for any reason Fairfield revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless Deveroos-Fubar materially fails to fulfill its obligations under this agreement and Fairfield terminated or modifies the exemptions from taxation pursuant to this agreement.
10. If Deveroos-Fubar materially fails to fulfill its obligations under this agreement, or if Fairfield determines that the certification as to delinquent taxes required by this agreement is fraudulent, Fairfield may terminate or modify the exemptions from taxation granted under this agreement. Fairfield may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.
11. Deveroos-Fubar hereby certifies that at the time this agreement is executed, Deveroos-Fubar does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which Deveroos-Fubar is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, Deveroos-Fubar currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against Deveroos-Fubar. For the purposes of the certification, delinquent taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the revised code governing payment of those taxes.
12. Deveroos-Fubar and Fairfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Fairfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.
13. Fairfield has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, Deveroos-Fubar is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis or race, religion, disability, color, national origin, or ancestry.
14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that Deveroos-Fubar, any successor property owner, or any related member (as those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code prior to the time prescribed by that division or any of those sections.

15. This agreement is not transferable or assignable without the express written approval of Fairfield.

IN WITNESS WHEREOF, the City of Fairfield, Ohio, by Arthur E. Pizzano, its City Manager, and pursuant to Resolution No. 18-03, has caused this instrument to be executed this 6th day of JANUARY, 2004 and Larohn, Inc. d/b/a Deveroos by Larry Driscoll, its President, and Fubar Ltd. by Larry Driscoll, its President, have caused this instrument to be executed this 4th day of January, 2004.

Witness:

CITY OF FAIRFIELD, OHIO

Timothy Boehman

John H. Clemens

By Arthur E. Pizzano
Arthur E. Pizzano, City Manager

Larohn Inc. d/b/a Deveroos

[Signature]
John W. [Signature]

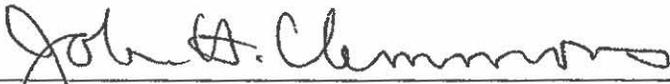
By Larry Driscoll
Larry Driscoll, President

Fubar Ltd.

[Signature]
John W. [Signature]

By Larry Driscoll
Larry Driscoll, General Manager

Approved as to form:



John H. Clemmons, Fairfield City Law Director

Approved as to content:



Timothy Bachman, Development Services Director

OHIO DEPARTMENT OF DEVELOPMENT

Bob Taft
Governor

Director

OHIO DEPARTMENT OF DEVELOPMENT COMMUNITY REINVESTMENT AREA PROGRAM

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the
(local legislative authority) located in the County of Butler and
(property owner).

1. a. Name of property owner, home or main office address, contact person, and telephone number
(attach additional pages if multiple enterprise participants).

Larohn, Inc. dba

Fubar Ltd. / Deveroos
Enterprise Name

Lisa Driscoll
Contact Person

1117 Vine St. Cinti, OH
Address 45202

513-352-0657 x 4.
Telephone Number

- b. Project site:

Seward Rd.

Jim Hall and
Contact Person

Fairfield, OH.
Address

352-0657 x 5
Telephone Number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Warehousing (shipping/receiving) operations, corporate offices

- b. List primary 4 digit Standard Industrial Code (SIC) # 448110

Business may list other relevant SIC numbers.

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: _____

N/A

- d. Form of business of enterprise (corporation) partnership, proprietorship, or (other) Fubar Ltd.
does business (Deveroos) LLC will own building.

3. Name of principal owner(s) or officers of the business.

Lawrence Driscoll John Wacker Lisa Driscoll

4. a. State the enterprise's current employment level at the proposed project site:

21 employees 13 full-time 8 part-time.

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes X No

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

see #1a + #1b for addresses.

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

143 employees 43 full-time. 100 part-time

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

21 employees 13 full-time 8 part-time.

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

In next 5 years, project adding 10-12 full-time, 15 part-time
and increasing inventory/fixtures from ave \$325,000 to
\$500,000+.

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes No X

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes No X

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes ___ No X

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: Build a 1.5 million dollar warehousing facility that would be central headquarters for company operations (shipping, buying, management, accounting,

7. Project will begin Nov, 20 03 and be completed May, 20 04 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

See 4f → all permanent

b. State the time frame of this projected hiring: 5-7 yrs. to reach full amount, hiring would begin immediately.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

9. a. Estimate the amount of annual payroll such new employees will add \$ 300,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees). permanent full time - varies from \$20k - \$50k and part-time = \$8.50 - 9.50/hr.

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 920,000.

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings:	\$ _____
B. Additions/New Construction:	\$ <u>1,300,000</u>
C. Improvements to existing buildings:	\$ <u>New Building</u>
D. Machinery & Equipment:	\$ <u>200,000</u>
E. Furniture & Fixtures:	\$ <u>275,000</u>
F. Inventory:	\$ <u>300,000</u>
Total New Project Investment:	\$ <u>2,075,000</u>

11. a. Business requests the following tax exemption incentives: 60 % for 10 years covering real _____ as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

Company is a thriving retail business that is trying to grow. Currently outgrown existing place, with growth, comes large outlays of cash but benefit not received until later. A tax abatement would soften the tax affects of growth.

Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Fubar Ltd. / Larohn Inc.
Name of Property Owner dba Deverocs
Lisa Driscoll - owner
Typed Name and Title

10/7/03
Date
Lisa Driscoll
Signature

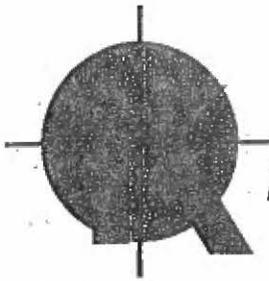
* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to

appear and/or comment before the legislative authorities considering the request.

**** Attach to Final Community Reinvestment Area Agreement as Exhibit A**

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

Exhibit "B"



KLEINGERS
& ASSOCIATES
ENGINEERS AND SURVEYORS

December 16, 2003

LEGAL DESCRIPTION
5.010 ACRES
DEVEROES SITE

Situated in Section 16, Town 2, Range 2 and being part of Lot 7306 of the City of Fairfield, Butler County, Ohio as conveyed to Hoffman Schumacher Farm, LLC in Official Record Volume 6248, Page 1351 and being more particularly described as follows:

Beginning at a railroad spike found at the southwest corner of the northeast quarter of Section 16;

Thence along the west line of Section 16 and the centerline of Seward Road, N04°47'51"E a distance of 418.49 feet;

Thence along a line in Lot 7306, S85°12'09"E, passing a 5/8" iron pin set at 40.00 feet, a total distance of 469.91 feet to a 5/8" iron pin set in the westerly line of a 24.503 acre parcel conveyed to Metropolitan Life Insurance Company in O.R. 6651 Page 323;

Thence along said westerly line, S07°34'25"W a distance of 534.01 feet to a 5/8" iron pin found at the southwest corner of said 24.503 acre parcel, said point being in the southerly line of Lot 7306;

Thence along said southerly line, N70°41'46"W, passing a 5/8" iron pin set at 417.35 feet, a total distance of 458.67 feet to the Point of Beginning, containing 5.010 acres more or less and being subject to easements, restrictions and rights-of-way of record.

Bearing Reference: Bearings are based on Ohio State Plane Coordinates-South Zone, as defined by Volume 40 Pages 95 of the Butler County Engineers Record of Land Surveys.

The above description is based on a field survey made by Kleingers & Associates, Inc., Engineers and Surveyors, under the direction of David L. Cox, Ohio Professional Surveyor No. 7101. Said survey is recorded in Volume _____, Page _____ of the Butler County Engineer's Record of Land Surveys.

Exhibit B

OHIO DEPARTMENT OF DEVELOPMENT

John Kasich
Governor

OHIO DEPARTMENT OF DEVELOPMENT
OHIO COMMUNITY REINVESTMENT AREA ZONE PROGRAM

PROPOSED AGREEMENT for Community Reinvestment Area tax incentives between the City of Fairfield located in the County of Butler and OCS IntelliTrak

1a. Name of business, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

OCS IntelliTrak _____
enterprise name

Tom Robertson _____
contact person

(513) 706-7503 _____
telephone number

483 Northland, Blvd, Cincinnati, OH ____
address

Ohio _____
State that company was incorporated in

1b. Project site:

Tom Robertson _____
contact person

(513) 706-7503 _____
telephone number

8660 Seward Road, Fairfield, OH ____
address

2a. Nature of business (manufacturing, distribution, wholesale or other).

Manufacturing _____

2b. List primary 6 digit NAICS # 333922 _____
Business may list other relevant SIC numbers.

2c. If a consolidation, what are the components of the consolidation? (Must itemize the location, assets, and employment positions to be transferred)

15 Employees, including office and production equipment will be moved from 483 Northland Blvd to the Seward Road location. Positions include 9 Engineers, and shop equipment including Vertical Mill, Lathe, Hydraulic Press, Band Saws, Drill Presses and various other production pieces of equipment. The move also includes \$500,000 worth of inventory.

- 2d Form of business of enterprise (corporation, partnership, proprietorship, or other).
Corporation_____
3. Name of principal owner(s) or officers of the business (attach list if necessary).
LICO Holdings_____
4. Is business seasonal in nature? Yes _____ No X
- 5a. State the enterprise's current employment level at the proposed project site:
Currently 15 but projecting growth with the new facility and markets.
- 5b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Note that relocation projects are restricted in non-distress based Ohio Enterprise Zones. A waiver from the Director of the Ohio Department of Development is available for special limited circumstances. The business and local jurisdiction should contact ODOD early in the discussions.
Yes X No _____
- 5c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:
From 483 Northland Blvd, Cincinnati OH 45240 to 8660 Seward Rd, Fairfield, OH 45014
- 5d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):
15_____
- 5e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets: All 15 positions will be moved to the new location.

- 5f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated? The new facility will give us additional space for increased production capacity and more revenue which in turn will require additional staff to be hired.
The additional staff will be a combination of Production Workers and Engineers.

- 6a. Has the Enterprise previously entered into a tax incentive agreement with the local legislative authorities at any site where the employment or assets will be relocated as a result of this proposal? Yes _____ No X
- 6b. If yes, list the local legislative authorities, date, and term of the incentives for each tax incentive agreement: _____

7. Does the Enterprise owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes _____ No X

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not. Yes _____ No X

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary).

8. Project Description (attach additional pages if necessary):

Existing Facility

9. Project will begin _____, 2007 and be completed _____, 2008 provided a tax exemption is provided.

10a. Estimate the number of new employees the business intends to hire at the facility that is the project site (job creation projection must be itemized by full and part-time and permanent and temporary): 8-10 Additional staff _____

10b. State the time frame of this projected hiring: 5 years

10c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): _____

11a. Estimate the amount of annual payroll such new employees will add (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

\$ 4 employees @ \$250,000 total _____ Full Time (permanent)

\$ 4 employees @ \$30,000 total _____ Part Time (temporary)

\$ _____ Permanent

\$ _____ Temporary

11b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 1.1M (The annual payroll of **existing** Ohio jobs before expansion into a new facility in the City of Fairfield.)

12. Market value of the existing facility as determined for local property taxation.
 \$ \$1,525,000_____
- 13a. Business's total current investment in the facility as of the proposal's submission.
 \$ \$20,000_____
- 13b. State the businesses' value of on-site inventory required to be listed in the personal property tax return of the enterprise in the return for the tax year (stated in average dollar value per most recent 12 month period) in which the agreement is entered into (baseline inventory):
 \$ 600,000_____
14. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:
- | | | |
|----|--------------------------------------|--------------------|
| A. | Acquisition of Land/Buildings: | \$1,525,000 |
| B. | Additions/New Construction: | \$120,000 |
| C. | Improvements to existing buildings: | \$25,000 |
| D. | Machinery & Equipment: | \$20,000 |
| E. | Furniture & Fixtures: | \$10,000 |
| F. | Inventory: | \$200,000_____ |
| | Total New Project Investment: | \$1,900,000 |

15. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

We are in the process of growing our market share and number of markets we supply our equipment into. Our backlog is growing, and our Research and Development investments into new technology will open up additional markets. The move gives us the potential to bring more work in house, and increase our scope on projects. All of which require capital and working cash to implement. The tax incentives will allow us to better afford the move, and to use the saved capital to grow the business.

Submission of this application expressly authorizes the City of Fairfield of Butler County to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item #7 and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the local jurisdictions considering the incentive request.

Applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

OCS IntelliTrak

9/12/2012

Name of Enterprise

Date

Thomas D Robertson

Thomas D Robertson - President

Signature

Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to final CRA Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN ASSIGNMENT AND AMENDMENT TO A COMMUNITY REINVESTMENT AGREEMENT WITH OCS INTELLITRAK, INC. FOR PROPERTY TAX INCENTIVES AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to execute an assignment and amendment to a Community Reinvestment Agreement with OCS Intellitrak, Inc. for property tax incentives in accordance with the assignment and amendment on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the project be authorized to proceed and create additional employment as soon as possible; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

**City of Fairfield, Ohio
City Council Communication**

Date: 10-22-12

Item:

An ordinance authorizing the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement, which will provide property tax incentives for The Western States Machine Company and WSMC Properties, LLC, for the construction of a new manufacturing headquarters facility on Commerce Center Drive.

Financial Impact:

WSMC Properties, LLC will construct a manufacturing headquarters facility and lease it to The Western States Machine Company. Western States will move jobs into the City of Fairfield, generating income taxes and property taxes.

Synopsis:

The Western States Machine Company was founded in 1917 to develop and manufacture improvements for centrifugals in the sugar industry. In 1950, Western States expanded its centrifugal line to include centrifuges for non-sugar industries including separation of fine chemicals, agricultural chemicals and pharmaceuticals. Since its inception, Western States has grown to become a world-wide supplier of centrifugals for both the sugar and non-sugar industries, with more than 6,000 centrifugals installed worldwide.

It currently operates locally from an inefficient and aging leased facility in the City of Hamilton. It has identified a 10.6 acre site on Commerce Center Drive that could accommodate a new 76,000 square foot office and manufacturing headquarters facility, with remaining acreage available for future expansion.

Should the project proceed, WSMC Properties, LLC will construct the facility and lease it to Western States. Total new investment is estimated at more than \$6.5 million, which includes \$4.6 million in new building construction. Western States will relocate 67 jobs from its current facility and will create at least 24 new jobs within three years of the completion of construction.

Approval of the ordinance would authorize the City Manager to enter into two agreements. The first is a three-party Community Reinvestment Area Agreement. The CRA Agreement would provide an 8-year, 75% property tax incentive on the value of the new facility. The second agreement is a four-party Compensation Agreement. Western States has agreed to compensate the Fairfield City School District in an amount of \$23,000 per year and Butler Tech in an amount of \$700 per year for the 8-year term of the agreement.

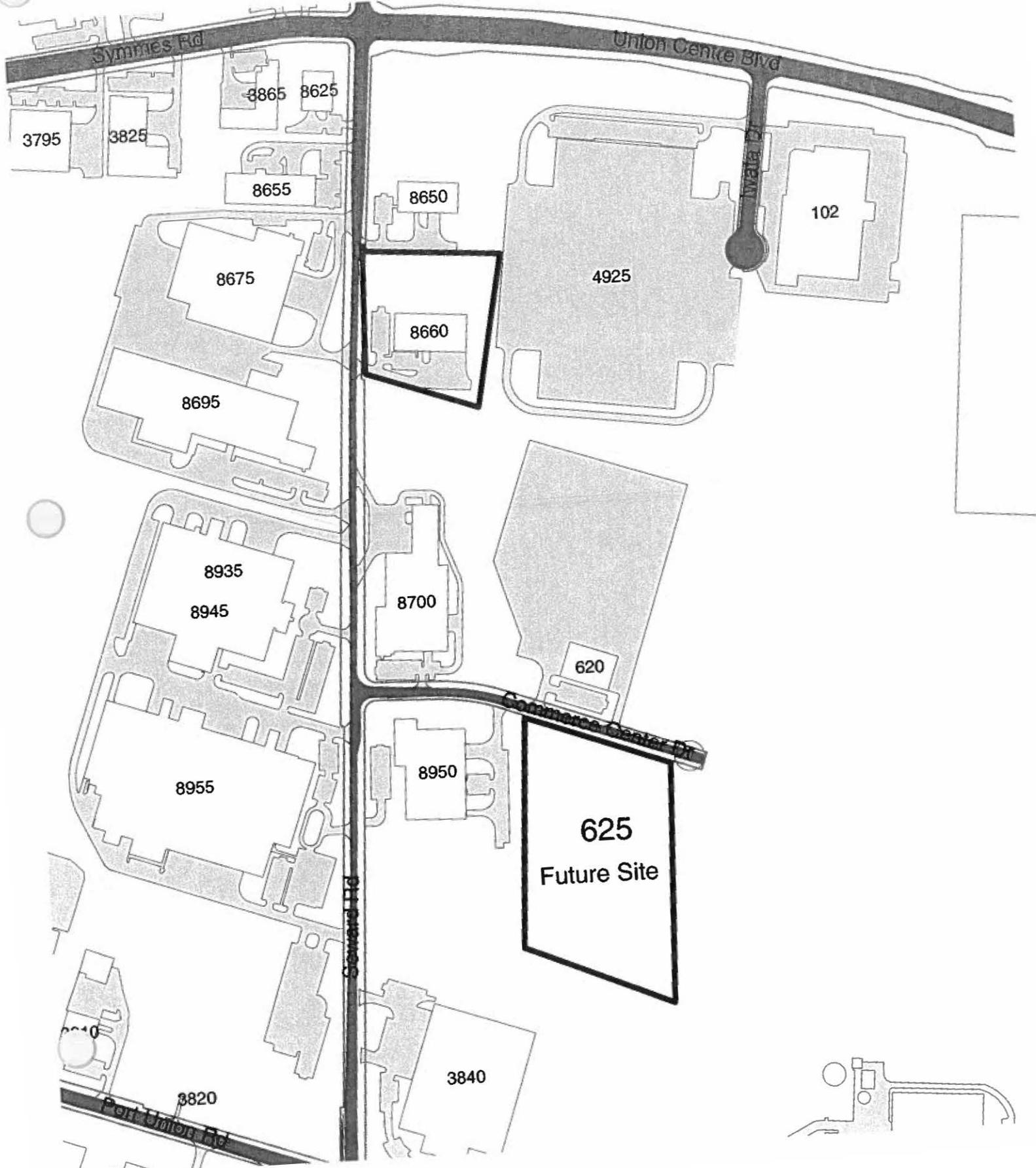
Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

Legislative Actions: Rules Suspension and Adoption Requested? Yes.
Emergency Provision Needed? Yes.

Prepared by: Erag Kattoman
Approved for Content by: Timothy Boehum
Financial Review (where applicable): M. Hoff
Legal Review (where applicable): Bill Clemmons
Accepted for Council Agenda: David Wilson

Tax Incentives for IntelliTrak 8660 Seward Rd. & Western States Machine Co. 625 Commerce Center Drive.



COMMUNITY REINVESTMENT AREA AGREEMENT

This agreement made and entered into by and between the City of Fairfield, Ohio, an Ohio municipal corporation, with its main offices located at 5350 Pleasant Avenue, Fairfield, Ohio 45014 (hereinafter referred to as "Fairfield"), The Western States Machine Company, a Utah corporation, (hereinafter referred to as "Western States") with its main office located at 530 North 3rd Street, Hamilton, Ohio 45011, and WSMC Properties LLC, (hereinafter referred to as "WSMC Properties") with its main office located at 530 North 3rd Street, Hamilton, Ohio 45011.

WITNESSETH;

WHEREAS, Fairfield has encouraged the development of real property and the acquisition of personal property located in the area designated as the "City of Fairfield Community Reinvestment Area"; and

WHEREAS, WSMC Properties is desirous of constructing and Western States is desirous of leasing a 76,000 square foot manufacturing headquarters facility to expand and relocate their operation (hereinafter referred to as the "PROJECT") within the boundaries of the City of Fairfield Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Fairfield, Ohio by Ordinance No. 173-95 adopted November 27, 1995, designated the "City of Fairfield Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective January 4, 1996, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Ordinance No. 173-95 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and certified said area as a Community Reinvestment Area under Chapter 3735; and

WHEREAS, Fairfield, having the appropriate authority to offer development incentives for the above-stated type of project, is desirous of providing WSMC Properties and Western States with incentives available for the development of the PROJECT in said City of Fairfield Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, Western States has submitted a proposed agreement application (herein attached as Exhibit A) to Fairfield, said application is hereinafter referred to as "APPLICATION"; and

WHEREAS, Western States has remitted the required state application fee of \$750.00 made payable to the Ohio Department of Development with the application to be forwarded with the final agreement; and

WHEREAS, the Development Services Director of Fairfield as Housing Officer has investigated the application of Western States and had recommended the same to the City Council of Fairfield on the basis that WSMC Properties and Western States are qualified by financial responsibility and business experience to create and preserve employment opportunities in said City of Fairfield Community Reinvestment Area and improve the economic climate of the City of Fairfield; and

WHEREAS, the project site as proposed by WSMC Properties and Western States is located in the Fairfield City School District and the Board of Education of the Fairfield City School District has been notified in accordance with Ohio Revised Code Sections 3735.671 and 5709.83 and been given a copy of the APPLICATION and this AGREEMENT; and

WHEREAS, the PROJECT will cause the relocation of operations of Western States from City of Hamilton, Butler County, Ohio to Fairfield, Ohio and notice has been provided to the legislative authority of City of Hamilton, Butler County, Ohio and the Ohio Department of Development in accordance with Ohio Revised Code Section 3735.673; and

WHEREAS, pursuant to Ohio Revised Code Section 3735.67 (A), and in conformance with the format required under Section 3735.671 (B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. WSMC Properties shall construct an approximate 76,000 square foot manufacturing headquarters facility on Commerce Center Drive, Fairfield, Ohio to house the local operation of Western States. Said facility shall be constructed on part of Parcels A0700151000042 and A0700151000013 as the same is known and designated on the Auditor's revised list of lots in the City of Fairfield, Butler County, Ohio (approximately 10.6 acres as described in the attached Exhibit "B").

The PROJECT will involve a total investment in building of Four Million Six Hundred Thousand Dollars (\$4,600,000.00).

The PROJECT will begin on or before November 1, 2012 and all construction and installation shall be completed by December 31, 2013.

2. Western States estimates that it shall relocate 67 employees and create the equivalent of 24 new full time employees within a time period not exceeding thirty-six (36) months after completion of the construction of the PROJECT, and will maintain these employees for the remainder of the term of this AGREEMENT.
3. Western States shall provide to the proper Tax Incentive Review Council any information reasonably required by the Council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code if requested by the Council.

4. Fairfield hereby grants WSMC Properties and Western States a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code for the following number of years and percentages:

<u>Years of Tax Exemption</u>	<u>Tax Exemption Amount (Percentage)</u>
8 years	75%

The exemption commences the first year for which the real property improvements would first be taxable were that property not exempted from taxation. No exemption shall extend beyond December 31, 2022 (for tax year 2021).

WSMC Properties and Western States must file the appropriate tax forms (DTE 24) with the Butler County Auditor to effect and maintain the exemptions covered in the agreement.

5. Fairfield specifically agrees to waive the fee specified in Ohio Revised Code Section 3735.671 (D).
6. Western States as part of this agreement, and as authorized in Section 3735.71 (A)(2)(c), shall enter into a Community Reinvestment Area Compensation Agreement with the Fairfield City School District and the Butler Technology and Career Development Schools detailing annual cash payments for each year it receives the above mentioned exemption.
7. WSMC Properties and Western States shall pay such real and tangible personal property taxes as are not exempted under this agreement and as otherwise are required by law to be paid and are charged against such property and shall file all tax reports and returns as required by law. If WSMC Properties and Western States fail to pay such taxes or file such returns and reports, all incentives and exemptions granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.
8. Fairfield shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.
9. If for any reason Fairfield revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless WSMC Properties and Western States materially fail to fulfill their obligations under this agreement and Fairfield terminated or modifies the exemptions from taxation pursuant to this agreement.

10. If WSMC Properties and Western States materially fail to fulfill their obligations under this agreement, or if Fairfield determines that the certification as to delinquent taxes required by this agreement is fraudulent, Fairfield may terminate or modify the exemptions from taxation granted under this agreement. Fairfield may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.
11. Western States hereby certifies that at the time this agreement is executed, it does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which it is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, Western States currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against Western States. For the purposes of the certification, delinquent taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the revised code governing payment of those taxes.
12. WSMC Properties and Western States and Fairfield acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Fairfield, Ohio as a condition for the agreement to take effect. This agreement takes effect upon such approval.
13. Fairfield has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, WSMC Properties and Western States are committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis or race, religion, disability, color, national origin, or ancestry.
14. Exemptions from taxation granted under this agreement shall be revoked if it is determined that WSMC Properties and Western States, any successor property owner, or any related member (as those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code prior to the time prescribed by that division or any of those sections.
15. This agreement is not transferable or assignable without the express written approval of Fairfield.

IN WITNESS WHEREOF, the City of Fairfield, Ohio, by Arthur E. Pizzano, its City Manager, and pursuant to Ordinance No. _____, has caused this instrument to be executed this _____ day of _____, 2012 and The Western States Machine Company, by David Douglas Buckner, its President & CEO has caused this instrument to be executed this _____ day of _____, 2012 and WSMC Properties LLC by David Douglas Buckner, its Managing Partner has caused this instrument to be executed this _____ day of _____, 2012.

Witness:

CITY OF FAIRFIELD, OHIO

By _____
Arthur E. Pizzano, City Manager

THE WESTERN STATES MACHINE
COMPANY

By _____
David Douglas Buckner, President & CEO

WSMC PROPERTIES LLC

By _____
David Douglas Buckner, Managing Partner

Approved as to form:

John H. Clemmons
Fairfield City Law Director

Approved as to content:

Timothy Bachman
Fairfield Development Services Director

Exhibit A

OHIO DEPARTMENT OF DEVELOPMENT

John Kasich
Governor

OHIO DEPARTMENT OF DEVELOPMENT
OHIO COMMUNITY REINVESTMENT AREA ZONE PROGRAM

PROPOSED AGREEMENT for Community Reinvestment Area tax incentives between the City of Fairfield located in the County of Butler and The Western States Machine Company

1a. Name of business, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

The Western States Machine Company
enterprise name

David Douglas Buckner, CEO
contact person

513.863.4758
telephone number

530 North 3rd St, Hamilton, OH 45011
address

Utah
State that company was incorporated in

1b. Project site:

David Douglas Buckner, CEO
contact person

513.863.4758
telephone number

Commerce Center Drive
address

2a. Nature of business (manufacturing, distribution, wholesale or other).

Manufacturing, design, engineering and headquarters

2b. List primary 6 digit NAICS # 333100
Business may list other relevant SIC numbers.

2c. If a consolidation, what are the components of the consolidation? (Must itemize the location, assets, and employment positions to be transferred)

Not applicable

- 2d Form of business of enterprise (corporation, partnership, proprietorship, or other).
C-Corp
3. Name of principal owner(s) or officers of the business (attach list if necessary).
Officers: David D Buckner CEO; Todd Hershberger Secretary; Denny Fairchild Assistant Secretary
4. Is business seasonal in nature? Yes _____ No x _____
- 5a. State the enterprise's current employment level at the proposed project site:
0 at the proposed site.
- 5b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Note that relocation projects are restricted in non-distress based Ohio Enterprise Zones. A waiver from the Director of the Ohio Department of Development is available for special limited circumstances. The business and local jurisdiction should contact ODOD early in the discussions.
 Yes x No _____
- 5c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:
Employment and equipment will be relocated from Hamilton, OH.
- 5d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):
67 in Hamilton, OH
- 5e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets: _____
67 in Hamilton, OH
- 5f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated? _____
All 67 current employees will be transferred to the new facility. Additionally, manufacturing equipment with a net book value of approximately \$625,000 will be relocated to the new facility.
- 6a. Has the Enterprise previously entered into a tax incentive agreement with the local legislative authorities at any site where the employment or assets will be relocated as a result of this proposal? Yes _____ No x _____
- 6b. If yes, list the local legislative authorities, date, and term of the incentives for each tax incentive agreement: _____

7. Does the Enterprise owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes _____ No x

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No x

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not. Yes _____ No x

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary).

8. Project Description (attach additional pages if necessary):

The Western States Machine Company has outgrown its existing leased facility in Hamilton, Ohio. The company plans to construct and equip a new 76,000 s.f. manufacturing facility. The new facility will enable the company to increase production and add an addition 24 new employees over the next three years.

9. Project will begin Fall, 2012 and be completed fall, 2013 provided a tax exemption is provided.

10a. Estimate the number of new employees the business intends to hire at the facility that is the project site (job creation projection must be itemized by full and part-time and permanent and temporary): 24 new full-time employees will be hired by the end of 2015.

10b. State the time frame of this projected hiring: 3 years

10c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): 8 in 2012, 4 in 2013, 6 in 2014 and 6 in 2015

11a. Estimate the amount of annual payroll such new employees will add (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

\$ <u>1,579,000</u>	Full Time (permanent)
\$ _____	Part Time (temporary)
\$ _____	Permanent
\$ _____	Temporary

11b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 4,144,500 (The annual payroll of **existing** Ohio jobs before expansion into a new facility in the City of Fairfield.)

12. Market value of the existing facility as determined for local property taxation.
\$0 _____

13a. Business's total current investment in the facility as of the proposal's submission.
\$0 _____

13b. State the businesses' value of on-site inventory required to be listed in the personal property tax return of the enterprise in the return for the tax year (stated in average dollar value per most recent 12 month period) in which the agreement is entered into (baseline inventory):
\$5,500,000 _____

14. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A.	Acquisition of Land/Buildings:	\$ 450,000 (land)
B.	Additions/New Construction:	\$4,600,000
C.	Improvements to existing buildings:	\$
D.	Machinery & Equipment:	\$1,022,000
E.	Furniture & Fixtures:	\$ 450,000
F.	Inventory:	\$ _____
	Total New Project Investment:	\$6,522,000

15. Business's reasons for requesting tax incentives (be quantitatively specific as possible)
The Western States Machine Company was founded in 1917 in Salt Lake City, UT to develop and manufacture centrifugals in the sugar industry. In 1936 the company relocated its operations to Hamilton, OH. In 1950 Western States expanded its centrifugal line to include centrifuges for non-sugar industries including the separation of fine chemicals, agricultural chemicals and pharmaceuticals. Since its inception, Western States has grown to become a world-wide designer and manufacturer of centrifugals for both the sugar and non-sugar industries.

Western States has outgrown its current leased facility. To meet international sales growth, the company needs to expand its operations and move to a more efficient building. After exploring numerous site and existing building options in Hamilton and elsewhere, Western States is considering the purchase of a site in Fairfield to construct a new 76,000 s.f. headquarters and manufacturing facility.

The move to a new facility and expansion of operations requires a significant capital investment. The savings realized from the requested property tax incentives will help Western States Machine to more rapidly increase employment and invest in new manufacturing equipment.

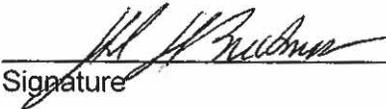
Submission of this application expressly authorizes the City of Fairfield of Butler County to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item #7 and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the local jurisdictions considering the incentive request.

Applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

The Western States Machine Company
Name of Enterprise

September 13 2012
Date


Signature

DAVID P. BULKNIER CEO
Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to final CRA Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

Exhibit B
The Western States Machine Company
Commerce Center Drive, Fairfield, OH 45014



COMMUNITY REINVESTMENT AREA COMPENSATION AGREEMENT

This agreement between the City of Fairfield, a municipal corporation with its principal office at 5350 Pleasant Avenue, Fairfield, Ohio 45014 (hereinafter "City"), the Fairfield City School District Board of Education, a public school district with its principal offices at 211 Donald Drive, Fairfield, Ohio 45014 (hereinafter "Schools"), Butler Technology and Career Development Schools, a public joint vocational school district with its principal offices at 3603 Hamilton Middletown Road, Hamilton, Ohio 45011 (hereinafter "Butler Tech"), and The Western States Machine Company, a Utah corporation with its principal offices at 530 N. 3rd Street, Hamilton, OH 45011 (hereinafter "Western States"), specifies the manner and procedure to be used pursuant Ohio Revised Code (ORC) Section 5709.82 authorizing general compensation relating to Western States' Community Reinvestment Area project.

Whereas, the Ohio Community Reinvestment Area Program, pursuant to ORC Section 3735.66 authorizes municipalities to grant real property tax exemptions on eligible new investments; and

Whereas, the City of Fairfield, by Ordinance No. 173-95 adopted November 27, 1995 designated an area within the municipality as a Community Reinvestment Area;

Whereas, effective January 4, 1996, the Director of the Ohio Department of Development determined the area designated by the municipality contains the characteristics set forth in Section 3735.66 of the ORC and certified the area as a Community Reinvestment Area;

Whereas, City provided Schools and Butler Tech notice of the project prior to formal action as required within ORC section 3735.671 (A) (1) or 5709.83;

Whereas, City elects to grant a tax exemption to Western States and enter into a formal Community Reinvestment Area Agreement; and

Whereas, City and Schools and Butler Tech and Western States pursuant to ORC section 5709.82 elect to enter into a Compensation Agreement concerning the benefits relating to the aforementioned project.

Now Therefore, in consideration of the foregoing and of the mutual promises, covenants and agreements hereinafter set forth, City and Schools and Butler Tech and Western States agree as follows:

Section 1. Schools Compensation. Western States shall make an annual cash payment in the amount of Twenty Three Thousand Dollars (\$23,000.00) to Schools by January 31 of each calendar year subsequent to an exemption year in which the business received a real property tax benefit.

Section 2. Butler Tech Compensation. Western States shall make an annual cash payment in the amount of Seven Hundred Dollars (\$700.00) to Butler Tech by January 31 of

each calendar year subsequent to an exemption year in which the business received a real property tax benefit.

Section 3. Waiver of Notice Provision. Schools and Butler Tech hereby waive any notice or approval provisions pursuant to ORC 3735.671 (A) (1) or 5709.83.

Section 4. Amendments. This agreement may be amended or modified by the parties, only in writing, signed by all parties to the agreement or by applicable law changes. Should the State of Ohio significantly alter the manner in which funding is provided to local and joint vocational school districts, then all parties agree to reconsider the terms of this agreement for possible amendment.

Section 5. Entire Agreement. This agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussions, agreements, and undertakings of every kind and nature between the parties with respect to the subject matter of this agreement.

Section 6. Notices. All payments, certificates, reports and notices which are required to or may be given pursuant to the provisions of this agreement shall be sent by regular mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the following addresses:

City:	City Manager 5350 Pleasant Avenue, Fairfield, Ohio 45014
Schools:	Treasurer 211 Donald Drive, Fairfield, Ohio 45014
Butler Tech:	Chief Financial Officer 3603 Hamilton Middletown Road, Hamilton, Ohio 45011
Western States:	President P.O. Box 327, Hamilton, Ohio 45012-0327

Any party may change its contact or address for receiving notices and reports by giving written notice of such change to the other parties.

Section 7. Severability of Provisions. The invalidity of any provision of this agreement shall not affect the other provisions of this agreement, and this agreement shall be construed in all respects as if any invalid portions were omitted.

In witness thereof, the City of Fairfield by Arthur E. Pizzano, its City Manager, and pursuant to Ordinance No. _____, has caused this instrument to be executed this _____ day of _____, 2012, the Fairfield City School District Board of Education by Nancy Lane, its Treasurer, has caused this instrument to be executed this _____ day of _____, 2012, Butler Technology and Career Development School Board of Education by Ed Pokora, its Chief Financial Officer, has caused this instrument to be executed this _____ day of _____, 2012, and The Western States Machine Company by David Douglas Buckner, its President & CEO, has caused this instrument to be executed this _____ day of _____, 2012.

Witness:

FAIRFIELD CITY SCHOOL DISTRICT
BOARD OF EDUCATION

By _____
Nancy Lane, Treasurer

THE WESTERN STATES MACHINE
COMPANY

By _____
David Douglas Buckner, President & CEO

BUTLER TECHNOLOGY AND CAREER
DEVELOPMENT BOARD OF
EDUCATION

By _____
Ed Pokora, Chief Financial Officer

CITY OF FAIRFIELD

By _____
Arthur E. Pizzano, City Manager

Approved as to content:

Approved as to form:

Timothy Bachman
Fairfield Director of Development Services

John H. Clemmons
City of Fairfield Law Director

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A COMMUNITY REINVESTMENT AREA AGREEMENT AND A COMMUNITY REINVESTMENT AREA COMPENSATION AGREEMENT WITH THE WESTERN STATES MACHINE COMPANY AND WSMC PROPERTIES, LLC WHICH WILL PROVIDE PROPERTY TAX INCENTIVES FOR THE CONSTRUCTION OF A NEW MANUFACTURING HEADQUARTERS FACILITY ON COMMERCE CENTER DRIVE AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement with The Western States Machine Company and WSMC Properties, LLC which will provide property tax incentives for the construction of a new manufacturing headquarters facility on Commerce Center Drive in accordance with the agreements on file in the office of the City Manager.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the urgent benefit and protection of the City and its inhabitants for the reason that the project be authorized to proceed and create additional employment as soon as possible; wherefore, this ordinance shall take effect immediately upon its passage.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	Emergency _____
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2012\Community Reinvestment Agr -- Western States Machine Company - Ord

August 16, 2012

Arthur Pizzano
City Manager
City of Fairfield
5350 Pleasant Avenue
Fairfield, OH 45014

**RE: Marketing Agreement with Utility Service Partners Private Label, Inc. d/b/a
Service Line Warranties of America ("SLWA")**

Dear Mr. Pizzano:

We have discussed entering into a marketing agreement between the City of Fairfield (the "City") and SLWA.

SLWA provides affordable utility service line warranties to consumers. It is SLWA's understanding that, in consideration of the License Fee (as defined below) to be paid by SLWA to City, City has agreed to cooperate with SLWA in marketing SLWA's services to City's residents and homeowners (the "Residents") as described below:

1. City hereby grants to SLWA a non-exclusive license to use City's name and logos on letterhead and marketing materials to be sent to the Residents from time to time, and to be used in advertising, all at SLWA's sole cost and expense and subject to City's prior review and approval, which will not be unreasonably conditioned, delayed, or withheld.
2. As consideration for such license, SLWA will be liable to pay to City, within 30 days of the end of the final calendar quarter, 10% of the revenue from USP warranty subscriptions collected from the Residents during such calendar year (the "License Fee"), together with a statement certifying collections of such USP revenue, so long as this marketing agreement remains in effect. City will have the right, at its expense, to conduct an annual audit, upon reasonable notice and during normal business hours, of SLWA's books and records pertaining to sales and rentals to the Residents while this marketing agreement is in effect and for one year after any termination of this marketing agreement.
3. The term of this marketing agreement will be for one year from the date of the execution of the acknowledgement below and this agreement will then renew on an annual basis unless one of the parties gives the other advance written notice of at least 90 days that it does not intend to renew this marketing agreement. City may terminate this marketing agreement 30 days after giving notice to SLWA that SLWA is in material breach of this agreement if such breach is not cured during such 30-day period. SLWA will be permitted to complete any marketing initiative initiated or planned prior to the effective date of any termination of this marketing agreement and shall pay the License Fee to the City for the calendar year in which this marketing agreement is terminated after which time, except for SLWA'S obligation to permit City to conduct an audit as described above, neither party will have any further obligations to the other and the license described in this letter will terminate.

4. SLWA shall indemnify, hold harmless, and defend City, its elected officials, appointed officials, and employees from and against any loss, claim, liability, damage, or expense that any of them may suffer, sustain or become subject to in connection with any third party claim (each a "Claim") resulting from the negligence or willfulness of SLWA in connection with, arising out of or by reason of this marketing agreement, provided that the applicable indemnitee notifies SLWA of any such Claim within a time that does not prejudice the ability of SLWA to defend against such Claim. Any indemnitee hereunder may participate in its, his, or her own defense, but will be responsible for all costs incurred, including reasonable attorneys' fees, in connection with such participation in such defense.

If City agrees that the foregoing fully and accurately describes the agreement between City and SLWA, please arrange to have a duly authorized representative of City execute and date the acknowledgement below in each of the duplicate original versions of this letter and return one to me in the enclosed self-addressed stamped envelope.

If you have any questions or wish to further discuss this marketing agreement, please do not hesitate to contact Mike Chambers via email at mchambers@utilitysp.net or by phone at (724) 678-6075

Very truly yours,

Utility Service Partners Private Label, Inc.

By: _____

Print Name: Philip E. Riley, Jr.

Title: President & CEO

By: _____

Print Name: Brad H. Carmichael

Title: Vice President

Acknowledged and Agreed:

City hereby acknowledges and agrees that the foregoing letter fairly and accurately describes the agreement between City and SLWA as of the date of this acknowledgement.

City of Fairfield:

By: _____ Date: _____

Print Name: _____

Title: _____

ORDINANCE NO. _____

ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MARKETING AGREEMENT) WITH UTILITY SERVICE PARTNER PRIVATE LABEL, INC. DBA SERVICE LINE WARRANTIES OF AMERICA (SLWA) FOR A NATIONAL LEAGUE OF CITIES (NLC) ENDORSED RESIDENTIAL SERVICE LINE WARRANTY PROGRAM.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. The City Manager is hereby authorized to execute a Memorandum of Understanding with Utility Service Partner Private Label, Inc. dba Service Line Warranties of America (SLWA) for a National League of Cities (NLC) endorsed residential service line warranty program in accordance with the Memorandum of Understanding (Marketing Agreement) on file in the office of the City Manager.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed	_____	_____
		Mayor's Approval
Posted	_____	
First Reading	_____	Rules Suspended _____
Second Reading	_____	
Third Reading	_____	

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

**CITY OF FAIRFIELD, OHIO
CITY COUNCIL COMMUNICATION**

ITEM:

October 22, 2012

Request for appropriation for non-contractual agenda items.

FINANCIAL IMPACT:

\$113,148.50 from noted funding source.

SYNOPSIS:

The following appropriations have been requested:

\$5,500.00	Concrete and masonry repairs at the Water Treatment Plant
\$7,059.00	One (1) Toro Z Master G3 mower
\$3,357.00	Beverage cooler for Fairfield Greens South Trace Clubhouse
\$20,000.00	SCADA Computer Hardware
\$37,232.50	Twenty-two (22) 800 Mhz radios in conjunction with bulk purchase with Butler County
\$40,000.00	Kolb Drive Street Lighting Project

BACKGROUND:

Please refer to specific Council Communications dated October 22, 2012 for a description of these items.

RECOMMENDATIONS:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

LEGISLATIVE ACTIONS:	Suspension of Rules & Adoption Requested?	<input checked="" type="checkbox"/>	<input type="checkbox"/> If yes, explain
		yes	no above
	Emergency Provision Needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/> If yes, explain
		yes	no above

Prepared by: Alison Wilson

Approved for Content by: Alison Wilson

Financial Review (where applicable) by: Mary Hagan

Legal Review (where applicable) by: John C. Cummings

Accepted by Council Agenda: Alison Wilson

Verdin Masonry & Supply LLC.

BRICK AND STONE CONTRACTORS

1600 Edison Ave
Hamilton, Ohio 45011

Area code 513
Office 863-7137

BID PROPOSAL

Attn: Mr. Andy Eddy
Mr. Darrel Blevens

Re: Fairfield Ohio Water Works
Repair block wall on south side of building

10/11/2012

- 1) We propose to furnish labor and material and equipment to do the following work for the said amount of \$4,465.00

Cut out mortar joints protruding from the face of block wall
Cut in one new control joint in panel closest to the rear of the building
Cut out and repair mortar joint at the top of the of the old garage doors on the rear of the building (At steel I Beams)

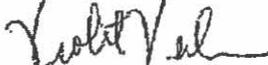
- 2) We propose to furnish labor and material to due the following for the sum of \$900.00

Prepare and paint south side of building (color to be as close as possible)
Prepare and paint new block work on the garage door infill on the back side of building
Prepare and paint old concrete sticking out from the building on the south side of the building

Note: Any item not specifically included by description or referenced is excluded, whether or not listed herin.

This is not a contract. The price for which Verdin Masonry & Supply LLC. will perform the project work is subject to verification of the scope and negotiations of other contract matters. Including, but limited to the schedule and basis of payment.

Respectfully submitted by,



Violet Verdin
President

ITEM NO. 11 (E) 301 A

CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATIONS

ITEM:

DATE: 10/22/12

It is necessary that City Council authorize the legislation and appropriation for the purchase of one (1) Toro Z Master G3 mower, for use within the Park Maintenance Division from Century Equipment, Incorporated.

FINANCIAL IMPACT:

An appropriation of \$7,059.00 is necessary to fund this proposal.

SYNOPSIS:

It is necessary for City Council to authorize the City Manager to enter into an agreement with Century Equipment, Incorporated for the purchase of one (1) Toro Z Master G3 Mower. This unit is being purchased from Century Equipment, Incorporated, through the State of Ohio Purchasing Contract #7751501108.

BACKGROUND:

The Fairfield Parks and Recreation Department identified in its 2012-2016 Capital Improvement Program the purchase and/or replacement of turf maintenance equipment for use within the Park Maintenance Division (PRK-12-001). The mower being purchased will replace a 2 units purchased in the 1990's; these units have become a maintenance burden and are unreliable. Century Equipment has offered a trade-in credit on the units and will scrap for parts. The Z Master will be used as a primary mowing unit within the park maintenance division. The mower is also suitable for use within the golf maintenance division. The specifications for this piece of turf maintenance equipment are attached.

RECOMMENDATION:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into an agreement with Century Equipment, Incorporated for the purchase of one (1) Toro Z Master G3 Mower. Suspension of Rules and Adoption is requested in order for the unit to be purchased/delivered during this calendar year.

LEGISLATIVE ACTION:

Suspension of Rules/Adoption Requested: YES (X) NO () If yes, explain above.

Emergency Provision Needed: YES () NO (X) If yes, explain above.

Prepared by: Bell
Approved for Content by: Bell
Financial Review (where applicable): M. [unclear]
Legal Review (where applicable): [unclear]
Accepted for Council Agenda: Susan Wilson

Project Number: PRK-12-001
Dept: PARKS

Bid Date: 06/01/2012
Priority: Minor
Need: Maintain Current Service Level

Replacement of Park Equipment

Periodic replacement of carts, mowers and other related equipment for the Park Maintenance Division.



2012	2013	2014	2015	2016
\$25,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00

City Funding Source:

.2% Capital Improvement Fund

Amount:

\$225,000.00

Planning / Engineering / Legal: \$0.00
Acquisition of Property / ROW: \$0.00
Construction: \$0.00
Equipment / Vehicle: \$225,000.00

Impact On Operating
Personnel Costs: \$0.00
Other Costs: \$0.00
Total Operating Costs: \$0.00

City's Cost: \$225,000.00 **Outside Funding:** \$0.00 **Total Cost:** \$225,000.00

February 1, 2012

CENTURY *Equipment*

QUOTATION

Date 09/11/12

For: City of Fairfield
Parks Department
5350 Pleasant Ave.
Fairfield Ohio 45014

From: Cincinnati Office located at:
8650 Berk Road
Hamilton, OH 45015
800-346-0066

Attn: Greg Morrow

SalesRep: Ken Baker

Qty	Model#	Description	Sell Price	Extension
	LCE Products	<i>(OH State Contract# 7751501108)</i>		
1	74927	Z Master G3 - 29 HP Kawasaki w/ 72" TURBO FORCE Deck	9,559.00	9,559.00
		Sub-Total:		9,559.00
			Merchandise Total	9,559.00
			Trade-In Credit	(2,500.00)
			Destination Charge	0.00
			0.00% * Sales Tax	0.00
			7,059.00	

2 Toro GM 325D 1996 72" side

Terms: Net 15 Days (Upon Credit Approval)

This Quote Is Good for 30 Days

** Sales Tax is subject to change based on the current rules and regulations in effect at the time of delivery*

Accepted By: _____ **Date:** _____

True Lease Financing	Base = \$9,559.00	Rate Factor	Payment	Residual%
Conditional Sale Financing	Base = \$9,559.00	Rate Factor	Payment	



Irrigation

- Spray Heads
- Spray Head Nozzles
- Rotors
- Landscape Drip Components
- Controllers
- Sensors
- Central Control Systems
- Valves

Mowers

Z Master® Zero-Turn Mowers

- » **Z Master G3**
- 52" (132 cm) Z Master® G3 (74923TE)
- 60" (152 cm) Z Master® G3 (74925TE)
- 48" (122 cm) Z Master® G3 (74902TE)
- » Z593-Diesel Commercial Series
- » Z597-Diesel Commercial Series
- » Z Master® Z500

Stand-On Mowers

Mid-Size Walk-Behind Mowers

21" Professional Walk-Behind

Attachments & Accessories

Hover Mowers

Compact Equipment

Dingo Compact Utility Loader

Compact Utility Attachments

TRX Trenchers

Tree Care

Brush Chipper

Stump Grinders

Log Splitter

Turf Renovation

Aerators

Seeders

Z Master G3

Unitised pump and motor drive system
 Custom seat with 3-D isolation
 Traction and Stability



Models Overview Features Accessories

Compare



52" (132 cm) Z Master® G3 (74923TE)



60" (152 cm) Z Master® G3 (74925TE)



48" (122 cm) Z Master® G3 (74902TE)

Customer Care

Find manuals, parts, FAQ answers, warranty & registration information or to contact us.

Customer Care

Where To Buy

Search for locations to buy, service or rent Toro equipment.

Search Now

Toro Genuine Parts

Quality is what you expect out of Toro products, and our parts are no different.

Find Toro Genuine Parts

Company Information

- Our Company
- Investor Information
- Pressroom
- Innovation
- Environment & Sustainability
- Community Giving

Customer Support

- Parts
- Manuals
- Contact Us

Where to Buy

Toro Worldwide

Additional Resources

Genuine Toro Parts

Product Safety

- Safety Tips
- Material Safety Releases
- Product Safety Releases
- Product Recall Information



HOME FEATURES + 360° TOUR PHOTO GALLERY SPECIFICATIONS



	PERFORMANCE	HIGH PERFORMANCE	COMMERCIAL SERIES
POWER SYSTEM			
Commercial Engine	74901 - 23 hp Kohler® Command (48") 74903 - 25 hp Kohler Command (52") 74915 - 27 hp Kohler Command Pro (60")	74922 - 24 hp Kawasaki® (48") 74923 - 27 hp Kawasaki (52") 74925 / 74927 - 29 hp Kawasaki (60"/72") 74926 / 74928 - 29 hp Kohler EFI (60"/72") 74936 / 74938 - 34 hp Kawasaki (60"/72")	74951 - 20 hp Kawasaki (48") 74952 - 22 hp Kawasaki (48") 74953 - 24 hp Kawasaki (52")
Heavy-Duty Air Cleaner	Optional on 23 & 25 hp Standard on 27 hp	Standard	Standard
Drive Tires	23" X 9.5" - 12" (48", 52") 24" X 12" - 12" (60")	23" X 9.5" - 12" (48", 52") 24" X 12" - 12" (60", 72")	22" x 9.5" - 12"
Tire Tread	Turf Master®	Multi Trac	Turf Master
Caster Tires	13" X 5" - 6" (48") 13" X 6.5" - 6" (52", 60") Flat-free Semi-Pneumatic	13" X 5" - 6" (48") 13" X 6.5" - 6" (52", 60", 72") Flat-free Semi-Pneumatic	12" x 5" - 6" pneumatic
Fuel Capacity [Gallons]	12 gallon	12 gallon	8 gallons
Fuel Gauge	Standard	Standard	Standard
Digital Hour Meter	Standard	Standard	Standard
Hydraulic Drive System	Unitized Pumps & Wheel Motors	Unitized Pumps & Wheel Motors	Unitized Pumps & Wheel Motors
Pump	12cc/rev (shock valves on 60")	12cc/rev (48", 52") 16cc/rev (60", 72")	12cc/rev
Wheel Motor	14.6 cir	14.6 cir (48", 52") 17.1 cir (60", 72")	14.6 cir
Maximum Ground Speed [mph fwd]	10 mph	10 mph (12cc); 11.5 mph (16cc)	8.0 mph
MOWING DECKS			
Available Deck Widths	48" 52" 60"	48" 52" 60" 72"	74951 - 48" 74952 - 48" 74953 - 52"
Cutting Deck	TURBO FORCE®	TURBO FORCE	TURBO FORCE
Deck Depth	5.5"	5.5"	5.5"
Deck Construction	7-gauge high-strength steel	7-gauge high-strength steel	7-gauge high-strength steel
Bull-nose Bumper	Standard	Standard	Standard
Adjustable Discharge Baffle	Standard	Standard, tools-free adjustment	Standard
Rubber Discharge Chute	Standard	Standard	Standard
Deck Lift Design	Extension Spring	Extension Spring	-
1" Heavy-Duty Spindle Shaft	Standard	Standard	Standard
Spindle Bearings (Greaseable)	Ball Bearings	Tapered Roller Bearings	Ball Bearings
Cutting Height	1.0" - 5.5"	1.0" - 5.5"	1.0" - 4.5" in .25" increments
Anti-scalp Rollers	3 standard, 1 optional (48") 3 standard, 2 optional (52") 4 standard, 2 optional (60")	3 standard, 1 optional (48") 3 standard, 2 optional (52") 4 standard, 2 optional (60") 6 standard (72")	3 standard, 1 optional (48") 3 standard, 2 optional (52")
FEATURES			

Operator Seat	Two-tone Bolstered w/3-D Isolation	Two-tone Bolstered w/3-D Isolation	Two-tone Bolstered w/3-D Isolation
Arm Rests	Standard	Standard	Standard
Suspension Seat	Optional	Optional	Optional
Two-Position Folding ROPS	Standard	Standard	Standard
Beverage Holder	Standard	Standard	Standard
Storage Compartments	Standard	Standard	Standard
Foot Pedal Deck Lift Assist	Standard	Standard	Standard
Z-Stand	Optional	Optional	Optional

WEIGHTS AND MEASURES

48" Length (Roll Bar - Up)	79.2"	79.2"	79.2"
52" Length (Roll Bar - Up)	79.2"	79.2"	79.2"
60" Length (Roll Bar - Up)	83.1"	83.1"	-
72" Length (Roll Bar - Up)	-	86.1"	-
48" Deck Width	49.7"	49.7"	49.7"
52" Deck Width	53.7"	53.7"	53.7"
60" Deck Width	61.7"	61.7"	-
72" Deck Width	-	73.6"	-
48" Width w/ Deflector	63.6"	63.6"	63.6"
52" Width w/ Deflector	67.6"	67.6"	67.6"
60" Width w/ Deflector	75.7"	75.7"	-
72" Width w/ Deflector	-	87.6"	-
48" ROPS Folded Height	46.8"	46.8"	46.8"
52" ROPS Folded Height	46.8"	46.8"	46.8"
60" ROPS Folded Height	46.8"	46.8"	-
72" ROPS Folded Height	-	46.8"	-
48" ROPS Upright Height	70.5"	70.5"	70.5"
52" ROPS Upright Height	70.5"	70.5"	70.5"
60" ROPS Upright Height	70.5"	70.5"	-
72" ROPS Upright Height	-	70.5"	-
Weight	74901 - 1120 lbs. 74903 - 1168 lbs. 74915 - 1216 lbs.	74922 - 1158 lbs. 74923 - 1206 lbs. 74925 - 1254 lbs. 74927 - 1334 lbs. 74926 - 1254 lbs. 74928 - 1334 lbs. 74936 - 1269 lbs. 74938 - 1349 lbs.	74951 - 1048 lbs. 74952 - 1048 lbs. 74953 - 1085 lbs.

*The gross horsepower of these engines was laboratory rated by the engine manufacturer in accordance with SAE J1940. As configured to meet safety, emission and operating requirements, the actual engine horsepower on these mowers will be significantly lower.

Actual products offered for sale may vary in use, design, required attachments and safety features. We reserve the right to improve our products and make changes in specifications, designs and standard equipment without notice and without incurring obligation. See your dealer for details on all of our warranties.



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Send to a friend

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CITY OF FAIRFIELD, OHIO
CITY COUNCIL MEETING COMMUNICATION

ITEM:

DATE: 10/22/12

It is necessary for City Council to authorize an appropriation for the purchase of a beverage cooler (FF&E) for the Fairfield Greens South Trace Clubhouse.

FINANCIAL IMPACT:

An appropriation of \$3,357.00 will be necessary to fund this proposal.

SYNOPSIS:

It is necessary for City Council to authorize an appropriation for the purchase of a beverage cooler (FF&E) for the Fairfield Greens South Trace Clubhouse.

BACKGROUND:

The Parks and Recreation Board's 2012-2016 Capital Improvement Program (REC-12-003) lists a series of improvements, maintenance and renovations within the Fairfield Greens Golf Course facilities. A portion of the CIP is dedicated to miscellaneous furniture, fixtures and equipment (FF&E) for use throughout the golf course clubhouses and concession facilities. The beverage cooler will enhance concession service during the off season by providing a selection of beverages and snacks in the pro shop area.

RECOMMENDATION:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing an appropriation for the purchase of a beverage cooler for use at the Fairfield Greens South Trace Clubhouse. Suspension of Rules and Adoption is requested in order for the unit to be purchased/delivered during this calendar year.

LEGISLATIVE ACTION:

Suspension of Rules/Adoption Requested: YES (X) NO () If yes, explain above.

Emergency Provision Needed: YES () NO (X) If yes, explain above.

Prepared by: Brad Will
Approved for Content by: [Signature]
Financial Review (where applicable): [Signature]
Legal Review (where applicable): [Signature]
Accepted for Council Agenda: [Signature]

Project Number: REC-12-003 **Dept:** RECREATION FACILITIES **Bid Date:** 04/01/2012 **Priority:** Minor **Need:** Quality Of Life Development Driven

Golf Course Improvements, Maintenance and Renovation

2012 - routine repairs/renovations/FFE to Club House; 2013 - 2014 Aeration Fountains within lakes and shoreline renovation; 2015 - A/E Poindexter Property / # 2 Hole renovation; 2016 - Construction # 2



2012	2013	2014	2015	2016
\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$70,000.00

City Funding Source:	Amount:
.2% Capital Improvement Fund	\$110,000.00

Planning / Engineering / Legal: \$10,000.00	Impact On Operating
Acquisition of Property / ROW: \$0.00	Personnel Costs: \$0.00
Construction: \$100,000.00	Other Costs: \$0.00
Equipment / Vehicle: \$0.00	Total Operating Costs: \$0.00

City's Cost: \$110,000.00 **Outside Funding:** \$0.00 **Total Cost:** \$110,000.00

February 1, 2012

11/2/2011

Cincinnati Restaurant Supply Company

A Div. of Bushong Rest. Equip.
 10630 Chester Road
 Cincinnati, OH 45215
 USA

Voice: 513-772-3999

Fax:

QUOTATION

Quote Number: 387

Quote Date: Sep 18, 2012

Page: 1

Quoted To:
City of Fairfield

Customer ID	Good Thru	Payment Terms	Sales Rep
CIT011	10/18/12	C.O.D.	60

Quantity	Item	Description	Unit Price	Amount
1.00		BEVERAGE AIR #LV15-1B SLIDING DOOR GLASS MERCHANDISER 36"W X 24" D X 54" H. BLACK EXTERIOR, WHITE INTERIOR	3,067.00	3,067.00
1.00		ESTIMATED FREIGHT	140.00	140.00
1.00		ESTIMATED INSIDE DELIVERY CHARGE	150.00	150.00
			Subtotal	3,357.00
			Sales Tax	
			TOTAL	3,357.00



BEVERAGE-AIR

3779 Champion Blvd., Winston-Salem, NC 27105
1-888-845-9800 Fax# 1-336-245-6453
<http://www.Beverage-Air.com>

Commercial Refrigeration Equipment General Specification

LUMAVUE SERIES—GLASS DOOR MERCHANDISER

Used for merchandising and storage of product.

CABINET CONSTRUCTION

Heavy duty construction includes white coated steel interior walls. Exterior finish is heavy-duty steel with a baked on durable coating. Choose from black or white finish.

Foamed-in-place CFC and HCFC-free polyurethane insulation enhances the structural strength of the cabinet and helps increase energy efficiency.

Modern, one-piece grille is easily removed for cleaning and servicing.

Double pane, low E argon filled glass doors feature inside and outside panes that are tempered for added safety.

Sliding glass doors feature integral low profile door handles that are more aesthetically pleasing.

Hold-open feature is standard.

Three white epoxy coated steel shelves are standard.

REFRIGERATION

Whisper-quiet refrigeration system uses R134a refrigerant, which is CFC and HCFC-free for compliance with environmental safety concerns.

Product temperatures from 32°F to 40°F.

ELECTRICAL

Interior fluorescent lighting enhances product illumination.

Units wired at factory and ready for connection to a 115/60/1 phase, 15 amp dedicated outlet. 8' long cord and plug set included.

Item No. _____

Quantity _____

**SLIDING GLASS DOOR
LUMAVUE™ MERCHANDISER
SERIES
LV15**

**MODELS:
LV15-1-B
LV15-1-W**



LV15-1-B (shown with optional fourth shelf)

SPECIAL FEATURES

- Bottom Mount Refrigeration System
- Whisper-quiet refrigeration system
- Sliding glass doors
- 2010 Federal Energy Compliant
- Gravity Flo kits, Bev-Trac and Can Roller options available

ELECTRICAL CONNECTION



115/60/1
NEMA-5-15P

Units pre-wired at factory and include 8' long cord and plug set.



*Note: Not all markings may apply to all model variations.

Available From:

Model Specified _____	Store# _____
Location _____	Quantity _____

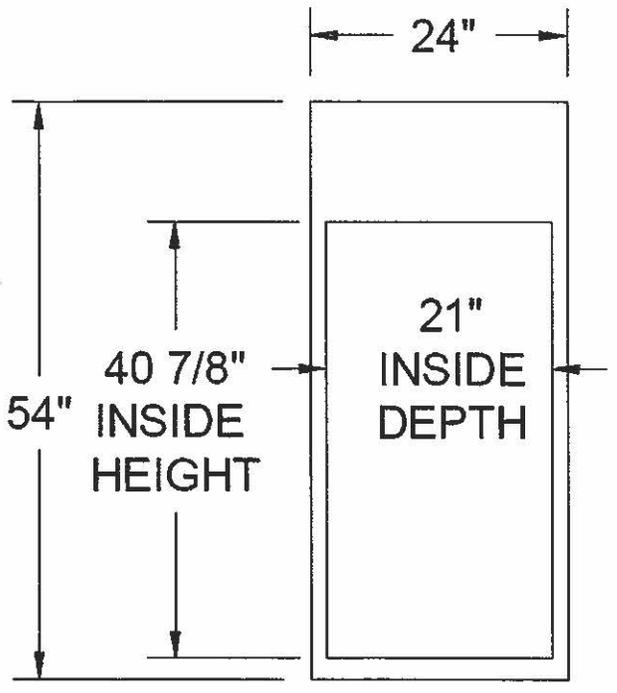


BEVERAGE-AIR

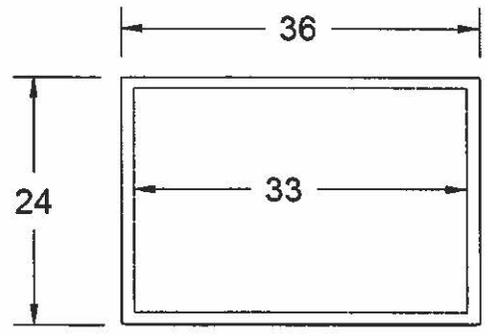
LumaVue Glass Door Merchandisers
Model: LV15

MODEL	LV15
EXTERNAL DIMENSIONAL DATA	
Length Overall (inches)	36"
Length Overall (mm)	914
Depth Overall (inches)	24"
Depth Overall (mm)	610
Height Overall— (inches)	54"
Height Overall— (mm)	1372
Number of doors	2 sliding doors
INTERNAL DIMENSIONAL DATA	
NET Capacity (cubic ft.)	15
NET Capacity (Liters)	425
Internal Length Overall (inches)	33"
Internal Length Overall (mm)	838
Internal Depth Overall (inches)	21"
Internal Depth Overall (mm)	533
Internal Height Overall—(inches)	40 7/8"
Internal Height Overall—(mm)	1038
Number of shelves	3
ELECTRICAL DATA	
Full Load Amperes 115/60/1	6.2 A
REFRIGERATION DATA	
Horsepower	1/3
WEIGHT DATA	
Gross Weight (Crated lbs)	350
Gross Weight (Crated kg)	159

PLAN VIEWS



END



TOP



Note: Not all markings may apply to all model variations.

BEVERAGE-AIR® CORPORATION

3779 Champion Blvd. • Winston-Salem, NC 27105 USA • (336) 245-6400 • Fax (336) 245-6453 • (888) 845-9800 • www.beverage-air.com

Specifications are subject to change without prior notice. 10/11



SALES QUOTATION

QUOTE NO.	ACCOUNT NO.	DATE
CZQN712	6636447	10/10/2012

BILL TO:
 CITY OF FAIRFIELD
 5350 PLEASANT AVE

SHIP TO:
 CITY OF FAIRFIELD
 Attention To: LANCE KENNEDY
 5350 PLEASANT AVE

Accounts Payable
 FAIRFIELD , OH 45014-3597

FAIRFIELD , OH 45014-3597
 Contact: LANCE
 KENNEDY 513.658.4821

Customer Phone #

Customer P.O. # CZQN712 QUOTE

ACCOUNT MANAGER		SHIPPING METHOD	TERMS	EXEMPTION CERTIFICATE
BJ DIETERICH 866.665.7137		FEDEX Ground	NET 30-VERBAL	GOVT-EXEMPT
QTY	ITEM NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	885096	TRIPP 8PT CONSOLE KVM SWITCH 17" LCD Mfg#: B020-008-17 Contract: MARKET	1,229.40	1,229.40
1	1538122	TRIPP RACK SLIDING KEYBOARD SHELF Mfg#: SRSHELF4PKYBD Contract: MARKET	161.82	161.82
5	698270	TRIPP 6FT USB CABLE KIT FOR B020 B02 Mfg#: P776-006 Contract: MARKET	23.48	117.40
SUBTOTAL				1,508.62
FREIGHT				43.23
TAX				0.00

US Currency
TOTAL 1,551.85

CDW Government
 230 North Milwaukee Ave.
 Vernon Hills, IL 60061

Fax: 312.752.3951

Please remit payment to:
 CDW Government
 75 Remittance Drive
 Suite 1515
 Chicago, IL 60675-1515



CDWG.com | 800.594.4239

OE400SPS

SALES QUOTATION

QUOTE NO.	ACCOUNT NO.	DATE
CZQL922	6636447	10/10/2012

BILL TO:
 CITY OF FAIRFIELD
 5350 PLEASANT AVE

SHIP TO:
 CITY OF FAIRFIELD
 Attention To: LANCE KENNEDY
 5350 PLEASANT AVE

Accounts Payable
 FAIRFIELD , OH 45014-3597

FAIRFIELD , OH 45014-3597
 Contact: LANCE
 KENNEDY 513.658.4821

Customer Phone #

Customer P.O. # CZQL922 QUOTE

ACCOUNT MANAGER		SHIPPING METHOD	TERMS	EXEMPTION CERTIFICATE
BJ DIETERICH 866.665.7137		FEDEX Ground	NET 30-VERBAL	GOVT-EXEMPT
QTY	ITEM NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
3	2732595	HP SB 8300 I7-3770 500GB 4GB W7P DVR Mfg#: B2D06UT#ABA Contract: Ohio HP WSCA NASPO B27164 0A1067	799.99	2,399.97
1	2607899	HP SB 6460B I5-2450M 500GB 4GB W7P Mfg#: A7K53UT#ABA Contract: Ohio HP WSCA NASPO B27164 0A1067	769.99	769.99
3	2687540	HP SB LV2011 20IN LED LCD MONITOR Mfg#: A3R82A8#ABA Contract: Ohio HP WSCA NASPO B27164 0A1067	112.71	338.13
			SUBTOTAL	3,508.09
			FREIGHT	0.00
			TAX	0.00
				US Currency
TOTAL				3,508.09

CDW Government
 230 North Milwaukee Ave.
 Vernon Hills, IL 60061

Fax: 312.752.3951

Please remit payment to:
 CDW Government
 75 Remittance Drive
 Suite 1515
 Chicago, IL 60675-1515

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdw.com/content/terms-conditions/product-sales.asp>
 For more information, contact a CDW account manager.



SALES QUOTATION

QUOTE NO.	ACCOUNT NO.	DATE
CZRB359	6636447	10/10/2012

BILL TO:
 CITY OF FAIRFIELD
 5350 PLEASANT AVE

SHIP TO:
 CITY OF FAIRFIELD
 Attention To: LANCE KENNEDY
 701 WESSEL DR

Accounts Payable
 FAIRFIELD, OH 45014-3597

FAIRFIELD, OH 45014-3611
 Contact: LANCE
 KENNEDY 513.658.4821

Customer Phone #

Customer P.O. # CZRB359 QUOTE

ACCOUNT MANAGER		SHIPPING METHOD	TERMS	EXEMPTION CERTIFICATE
BJ DIETERICH 866.665.7137		UPS Ground (1- 2 day)	NET 30-VERBAL	GOVT-EXEMPT
QTY	ITEM NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
4	2473395	HP DL120 G7 E3-1230 1P 4GB SVR Mfg#: 658416-S01 Contract: MARKET	972.04	3,888.16
4	2037762	HP 4GB 2RX8 PC3-10600E-9 KIT Mfg#: 500672-B21 Contract: MARKET	97.78	391.12
4	1680867	HP P410/512 BBWC SMART ARRAY CNTRL Mfg#: 462864-B21- Contract: MARKET	462.52	1,850.08
16	1465753	HP SATA 1TB 7.2K HDD Mfg#: 454146-B21- Contract: MARKET	285.24	4,563.84
4	1445328	HPE 3YR 9X5NBD DL120 Mfg#: UJ251E Contract: MARKET Electronic distribution - NO MEDIA	198.53	794.12
SUBTOTAL				11,487.32
FREIGHT				178.95
TAX				0.00
				USD Currency

TOTAL 11,666.27

CDW Government
 230 North Milwaukee Ave.
 Vernon Hills, IL 60061

Fax: 312.752.3951

Please remit payment to:
 CDW Government
 75 Remittance Drive
 Suite 1515
 Chicago, IL 60675-1515



CDW Government, LLC
Microsoft Enterprise 6.6 Agreement Pricing

Date
Account Manger

Enterprise Quote
for

Fairfield Township

VSL Specialist
Channel Price Sheet Month

Additional Product
Customer to make one payment to CDW-G

Microsoft Part Number	Description	Level	Quantity	Price	Year 3 Extended
P73-00203	Windows Svr STD Lic/SA	D	1	\$ 569.33	569.33
P72-00165	Windows Svr ENT Lic/SA	D	1	\$ 1,850.04	1,850.04
Total					\$ 2,419.37

2120

Notes

These are the year 3 true up prices and are good through the end of the agreement.

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO David E. Crouch, Public Utilities Director

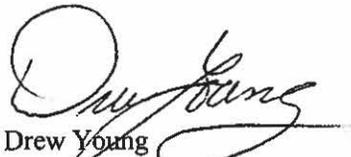
FROM Drew Young, Public Utilities Superintendent

SUBJECT CIP - SCADA

DATE 10/12/12

The Wastewater Division included in its CIP Budget, Project Number WWD-12-004, a funding request for Plant SCADA System Replacement. I am requesting funding for \$20,000 for the purchase of 4 rack mount type servers, 3 workstations, 1 laptop and ancillary equipment. These components are necessary to host the new SCADA software and user interfaces. One server will be configured as a historian for long term data storage to comply with Ohio EPA records retention for online monitoring requirements. All equipment has been spec'ed per the system manufacturer and reviewed by our IT Department for compliance with City's policies.

If you have any questions regarding the above, please contact me.


Drew Young
Public Utilities Superintendent

DY:dy
attachments
12-011

cc: File



Sales 513.595.5800 Service 513.742.5555 Fax 513.595.5919
 1211 W. Sharon Road Cincinnati, OH 45240

Fairfield Public Works
 8870 North Gilmore Road
 Fairfield, Ohio 45014
Attn: Brian Rose, Fleet/Facilities Manager
Email:

Quote: 901-16855
Issued: 10/5/2012
Expires: 11/15/2012
Phone: 513-867-4209
Fax:

Reference: Motorola public service portable radios

Item	Product Description	Quantity	Unit Price	Amount
1	Motorola XTS1500 Model 1.5 BRICS configuration 2000 mAh FM Battery 9600 baud trunking Engraving Programming	22	\$1,189.80	\$26,175.60
2	Remote speaker microphone	30	\$66.38	\$1,991.40
3	6 unit IMPRES charger, non-display WPLN4108R	6	\$591.00	\$3,546.00
3A	Charger wall mount NLN7967	6	\$15.75	\$94.50
4	Vehicular charger	10	\$292.50	\$2,925.00

Notes:

Pricing reflects \$200.00 discount per radio, which expires 11/15/2012.

SubTotal: \$34,732.50

Tax: \$0.00

Total: \$34,732.50

Capital Electric Line Builders

QUOTATION

10/11/2012

Page 1

PROJ: Lighting Project
 LOC: Kolb Drive / Fairfield
 EST: Kenny Pennington
 P.O. Box 1353, Dayton, OH 45401
 Tel: 937-424-2550 Fax: 937-297-1365

REF #	ITEM DESCRIPTION	QUANTITY	UNIT	BID PRICE	
				UNIT	TOTAL
1	Conduit, 2", 725.05, As Per Plan	1300.00	FT	2.51	3,263.00
2	Conduit, Jacked or Drilled, 2", As Per Plan	310.00	FT	21.99	6,816.90
3	Trench, 24" Deep	1300.00	FT	5.92	7,696.00
4	Ground Rod	10.00	Each	113.85	1,138.50
5	Plastic Caution Tape	1300.00	FT	0.20	260.00
6	Light Pole Removed	5.00	Each	220.23	1,101.15
7	Light Pole Foundation Removed	7.00	Each	354.53	2,481.71
8	Luminaire Removed	5.00	Each	29.33	146.65
9	Power Service Removed, As Per Plan	2.00	Each	231.15	462.30
10	Lighting, Misc.: Installation of Electric Pedestal	1.00	Each	565.80	565.80
11	Lighting, Misc.: Removal of Existing Distribution Cable	4200.00	FT	0.22	924.00
12	Maintaining Traffic	1.00	LS	565.80	565.80
13	Construction Layout Staking	1.00	LS	924.60	924.60
14	Mobilization	1.00	LS	1,918.20	1,918.20
15	Seeding and Mulching	150.00	SY	15.85	2,377.50
GRAND TOTAL					\$30,642.11

Additional Lighting @ Kolb Drive

Ref	Description	Quantity	Units	Unit Price
1	Conduit, 2" 725.05, APP	1300	lf	\$ 5.00
2	Conduit, Bored, 2", APP	310	lf	\$ 32.00
3	Trench, 24" Deep	1300	lf	\$ 4.75
4	Ground Rod	10	ea	\$ 150.00
5	Plastic Caution Tape	1300	lf	\$ 0.90
6	Light Pole Removed	5	ea	\$ 200.00
7	Light Pole Foundation Removed	7	ea	\$ 300.00
8	Luminaire Removed	5	ea	\$ 45.00
9	Power Service Removed, APP	2	ea	\$ 410.00
10	Installation of Electric Pedestal	1	ea	\$ 400.00
11	Removal of Existing Distribution Cable	4200	lf	\$ 0.80
12	Maintenance of Traffic	1	ls	\$ 600.00
13	Construction Layout Stakes	1	ls	\$ 375.00
14	Mobilization	1	ls	\$ 4,100.00
15	Seeding & Mulching	150	sy	\$ 18.00
				Total

Total	
\$	6,500.00
\$	9,920.00
\$	6,175.00
\$	1,500.00
\$	1,170.00
\$	1,000.00
\$	2,100.00
\$	225.00
\$	820.00
\$	400.00
\$	3,360.00
\$	600.00
\$	375.00
\$	4,100.00
\$	2,700.00
\$	40,945.00

Ben Mann

From: Jeff Pennington <jpennington@completegeneral.com>
Sent: Wednesday, October 10, 2012 10:40 AM
To: Ben Mann
Cc: MIKE OBERT; Kevin Thompson; JIM GEORGE
Subject: Lighting Quote for Kolb Drive
Attachments: Additional Lighting Quote for Kolb Drive.xlsx

Ben,

Please find the attached quote for additional lighting for Kolb Drive. Should you have any questions, please contact our office.

Thanks,
Jeff Pennington
Complete General Construction Co.

ORDINANCE NO. _____

ORDINANCE TO AMEND ORDINANCE NO. 127-11 ENTITLED "AN ORDINANCE TO MAKE ESTIMATED APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF FAIRFIELD, OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2012, AND ENDING DECEMBER 31, 2012."

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:

Section 1. Ordinance No. 127-11, the 2012 Appropriation Ordinance, is hereby amended in the following respects:

From:	Unappropriated Water Surplus Fund	\$5,500
To:	60516025-252000 Improvements Other Than Buildings <i>(Concrete Repairs at Water Treatment Plant)</i>	\$5,500

From:	Unappropriated .2% Street Improvement Fund	\$40,000
To:	40116025-252000 Improvements Other Than Buildings <i>(Kolb Drive Street Lighting Project)</i>	\$40,000

From:	Unappropriated .2% Capital Improvement Fund	\$47,649
To:	40216025-253200 Capital Equipment <i>(Toro Z Master G3 Mower (\$7,059), 800 Mhz Radios for Public Works (\$37,233) and Beverage Cooler (\$3,357))</i>	\$47,649

From:	Unappropriated Sewer Replacement and Improvement Fund	\$20,000
To:	62316025-253400 Computer Equipment <i>(SCADA Computer Hardware at Wastewater Treatment Plant)</i>	\$20,000

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed _____

Posted _____

Mayor's Approval

First Reading _____ Rules Suspended _____

Second Reading _____

Third Reading _____

ATTEST:

Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

Clerk of Council

Active Clients\City of Fairfield\Ordinances\2012\Non Contractual 10-22 - Ord