

CITY COMMISSION AGENDA

May 23, 2017

The Honorable City Commission
The City of Springfield, Ohio

The City Commission will meet in the City Commission Forum at 7:00 p.m. on Tuesday, May 23, 2017.

PUBLIC HEARINGS

087-17 At 6:50 PM, a public hearing will be held in the City Commission Forum to consider the request to rezone 744-746 Sherman Avenue from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District.

086-17 At 6:55 PM, a public hearing will be held in the City Commission Forum to consider the request to rezone 742 Sherman Avenue (Parcels 3400700029109009 & 3400700029109010) from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

FIRST READINGS – ORDINANCES

The following legislation is being presented for the first time and requires presentation at a second meeting before vote on passage. The City Manager recommends passage on June 6, 2017:

087-17 Amending the Zoning Map of Springfield, Ohio by rezoning 0.61 acres at 744-746 Sherman Avenue, Springfield, Ohio from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

086-17 Amending the Zoning Map of Springfield, Ohio by rezoning 0.35 acres at 742 Sherman Avenue, Springfield, Ohio from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

109-17 Authorizing the City Manager to enter into a contract with Chemical Services, Inc. for the purchase of ferric sulfate, for an amount not to exceed \$123,690.00.

167-15 Authorizing the exercise of the City's option to renew the contract with Synagro Central, LLC for the Removal and Land Application of Bio-Solids at the City's Wastewater Treatment Plant, for an amount not to exceed \$886,400.00.

110-17 Authorizing the City Manager to enter into a Subrecipient Funding Agreement with SBDC, Inc. to provide administrative funds in an amount not to exceed \$65,000.00 to further the development of small businesses in the City for the period of July 1, 2017 through June 30, 2018.

SECOND READINGS - ORDINANCES

The City Manager recommends passage of the following legislation, presented for a second time:

001-17 Confirming purchases and the obtaining of services for the City and providing for payments therefor.

EMERGENCY ORDINANCES

The following emergency legislation is being presented for the first time. The City Manager recommends passage upon approval:

029-12 Confirming and approving Change Order No. 3 to the contract between the City and R. B. Jergens Contractors, Inc. for the CLA - Villa Road Project, PID No. 89421, to increase the contract in an amount not to exceed \$59,101.15, for a total amount not to exceed \$1,583,611.32.

130-16 Authorizing the exercise of the City's option to renew the contract with Mississippi Lime Company for the purchase of Quicklime for use by the City's Water Treatment Plant, for an amount not to exceed \$587,050.00.

EMERGENCY RESOLUTION

The following emergency legislation is being presented for the first time. The City Manager recommends passage upon approval:

053-17 Ordering the construction or reconstruction of curbs, gutters and sidewalks at Section No. 1 of STREETS and Section No. 1 of SELECTED LOCATIONS of the 2017 Sidewalk, Curb, and Gutter Program, as enumerated in Resolution No. 5969.

LIQUOR PERMITS

The City Manager recommends that the following report be received and filed with the City Clerk and the Clerk is directed to request a hearing, as there is a concern or issue associated with this request.

105-17 Notification from the Ohio Department of Liquor Control of a request to transfer a liquor permit from JAM Petroleum LLC, 1533 W North Street, Springfield, Ohio 45504 to JM Chahal LLC, 1533 W North Street, Springfield, Ohio 45504.

The City Manager recommends that these reports be received and filed with the City Clerk and that the Clerk is directed to not request a hearing with regard to these notices.

099-17 Notification from the Ohio Department of Liquor Control of a request to transfer a liquor permit from Mister B's Automotive Center, Inc., dba Mister B's, 149 W Washington Street, Springfield, Ohio 45502 to Dolgen Midwest LLC, dba Dollar General 15274, 1640 S Yellow Springs Street, Springfield, Ohio 45506.

104-17 Notification from the Ohio Department of Liquor Control of a request to transfer a liquor permit from Ches Rustic Lounge LLC, dba Ches Rustic Lounge, 1150 Bechtle Avenue, Springfield, Ohio 45504 to VSI Operations LLC, dba Ches Rustic Lounge, 1150 Bechtle Avenue, Springfield, Ohio 45504.

106-17 Notification from the Ohio Department of Liquor Control of a request to transfer a liquor permit from Pap Oil Company LLC, 1024 Home Road, Springfield, Ohio 45503 to 1024 Gas C Store LLC, dba Home Road Valero, 1024 Home Road, Springfield, Ohio 45503.

NEW ITEMS ON THE AGENDA

REMARKS FROM THE AUDIENCE

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Jim Bodenmiller", is written over the printed name and title.

Jim Bodenmiller
City Manager



87-17
CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

MOTION SHEET

DATE: April 11, 2017

TO: City Commission

FROM: City Planning Board

SUBJECT: CPB-REZONING 17-Z-05

REQUEST: Rezoning to CC-2 Community Commercial District

RECOMMENDED ACTION: 14 Day Ordinance

The following motion was made at the regular April 10, 2017 City Planning Board meeting:

MOTION: Motion by Ms. Roberge to approve the request from Rick Meade to rezone 744-746 Sherman Ave. from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District. Seconded by Ms. Lewis-Campbell.

VOTE: YEAS: Ms. Roberge, Mr. Harris, Ms. George, Ms. Anderson, Mr. Shankar, Ms. Lewis-Campbell, and Mr. Clark NAYS: None Motion approved

cc: Tom Franzen
Connie Chappell

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Stephen Thompson".

Stephen Thompson
Planning Zoning and Code Administrator

Attachments:

1. Staff Report
2. Application and Attachments

Staff Report

TO: City Planning Board

DATE: April 5, 2017

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #17-Z-05

GENERAL INFORMATION:

Applicant: Rick Meade, 2015 S Yellow Springs St., Springfield, OH 45506

Owner: Rick Meade, 2015 S Yellow Springs St., Springfield, OH 45506

Requested Action: Rezoning from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District

Purpose: To allow for commercial use

Location: 744-746 Sherman Ave.

Size: 0.61 acre

Existing Land Use and Zoning: Vacant, RS-8, Medium-Density, Single-Family Residence District

Surrounding Land Use and Zoning: North: Residential, Zoned RS-8, Medium-Density, Single-Family Residence District
East: Park, Zoned RS-8 & G, Medium-Density, Single-Family Residence District & Park, Green Space & School District
South: Residential, Zoned RM-20, Medium-Density, Multi-Family Residence District
West: Commercial, Zoned RS-8, Medium-Density, Single-Family Residence District

Applicable Regulations: Chapter 1173. Zoning Districts and Map

File Date: January 25, 2017

BACKGROUND:

The applicant is requesting to rezone 744-746 Sherman Ave. from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District. This property has

Staff Report

historically been used for automotive purposes since at least the 1960s, according to the Polk County Directory. Prior to 2001, the property was zoned B-L, Limited Business District. Records do not indicate the property was ever zoned appropriately for automotive use and no certificates of occupancy exist for this property. A rezoning is the only way to utilize the property for a commercial purpose.

ANALYSIS:

Land Use Plan and Zoning:

The Crossroads Comprehensive Plan for Clark County Communities shows this area as “Mixed Use.”

The CC-2 District allows for the following principal permitted uses:

- (a) Business service establishment, except a drive- in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive- in facility.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.

Existing Community Land Use:

The proposed zoning is conforming to the existing land use.

Thoroughfare Plan:

Sherman Ave. is classified as a Collector roadway.

STAFF RECOMMENDATION:

Approval of the request to rezone 744-746 Sherman Ave. from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District.

ATTACHMENTS:

- 1. Vicinity and zoning map
- 2. Application



Rezoning Case # 17-Z-05

Request to rezone 744-746 Sherman Ave. from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District



Click here for land parcels



Planning & Zoning

FOR PLANNING USE ONLY

Case #: 17-6

Date Received: 1-25-17

Received by: JLS

Application Fee: \$ 285.00

Review Type:

☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Project Name:

2. Application Type & Project Description (attach additional information, if necessary):

~~Re-zoning - Cond use - reestablish~~
~~non-conforming use~~ Re-zoning

3. Address of Subject Property:

744 Sherman - 746 Sherman Ave Springfield OH 03

4. Parcel ID Number(s):

3460700029109011

5. Full legal description attached? ☒ yes ☐ no

6. Size of subject property:

7. Current Use of Property:

Automotive

8. Current Zoning of Property:

RS-8

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Rick Meade

Title: President

Company (if applicable): Meade Enterprises, Inc.

Mailing address: 2015 S. Yellow Springs Rd

City: Springfield State: OH ZIP: 45506

Telephone: (937-322-7414) FAX: ()

Email: jennymm38@yahoo.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder):

Mailing Address: _____

City: _____ State: _____ ZIP: _____

C. Additional Information

1. Is there any additional contract for sale of, or options to purchase, the subject property? ☐ Yes ☐ No

If "yes," list names of all parties involved:

Is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Virginia Meade
Signature of Applicant

Signature of Co-applicant

Virginia Meade
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of OHIO County of Clark

The foregoing application is acknowledged before me this 25 day of January, 2017 by

Virginia Meade Southside Property Investments LLC

Virginia Meade, who is/are personally known to me, or who has/have

produced Drivers License as identification.

NOTARY SEAL Heather Collinsworth

Signature of Notary Public, State of OH
Heather M. Collinsworth
Notary Public, State of Ohio
My Commission Expires
December 16, 2017



Michelle Picklesimer
250 Ros Common Dr
Springfield, OH 45503

Michelle Ricklesimer
250 Ros Common Dr.
Springfield OH
45503

Metro Housing
781 Sherman Ave.
Springfield OH 45503

SouthSide Property Inv.
LLC.
1023 W. Riven Ave
Springfield, OH 45506

Lori Botkin
777
824 E. Northern Ave
Springfield OH 45503

City of Springfield OH
740 Sherman Ave.
Springfield OH
45503

William Henderson
719 Stanton Ave.
Springfield, OH 45503

Springfield Metro
741-765 Sherman Ave.
Springfield OH
45503

Brad Oiler
731 Stanton Ave.
Springfield, OH 45503

City of Springfield
The Mitchell Bl Rear
Springfield OH 45503

Vernon Baker
3375 Shrine Rd
Springfield OH 45502

~~Michael & Karen~~
~~1706 Edith~~

CSZ Properties Inc.
407 John Michael Way
Columbus OH
43235

Michael & Karen
OND Rasek
1706 Edith Marie Dr.
Beaver Creek OH
45431

Michael & Karen
OND Rasek
1706 Edith Dr
Beaver Creek OH
45431

James & Sharon Pence
612 Moorlands Dr.
Springfield, OH 45506



REZONING APPLICATION

Date 3/17/17

Property address 744 & 746 Sherman Ave Spfld OH

The undersigned petitions that the following described property be rezoned from a(n) _____
District to a(n) _____ District: containing _____ acres.

Please submit the following Exhibits with this rezoning application:

EXHIBIT A

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

EXHIBIT B

Attach a site plan of the petitioned lands and all other properties within 200 feet (this can be obtained at the A. B. Graham Building Tax Map Dept.).

EXHIBIT C

Two (2) sets of mailing labels with the names and tax mailing addresses of all property owners within 200 feet of any part of the petitioned property and a label with the applicant's mailing address.

Directions for obtaining a list of Tax Mailing Addresses:

- Go to the Tax Map Department at the A. B Graham Building – 31 N Limestone Street, Springfield, OH 45502

Do not list tenants of properties or banks holding a loan on the property.

EXHIBIT D

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

EXHIBIT E

1. Is the requested zone compatible to existing zoning and land use in the area?

Back to original zone

2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

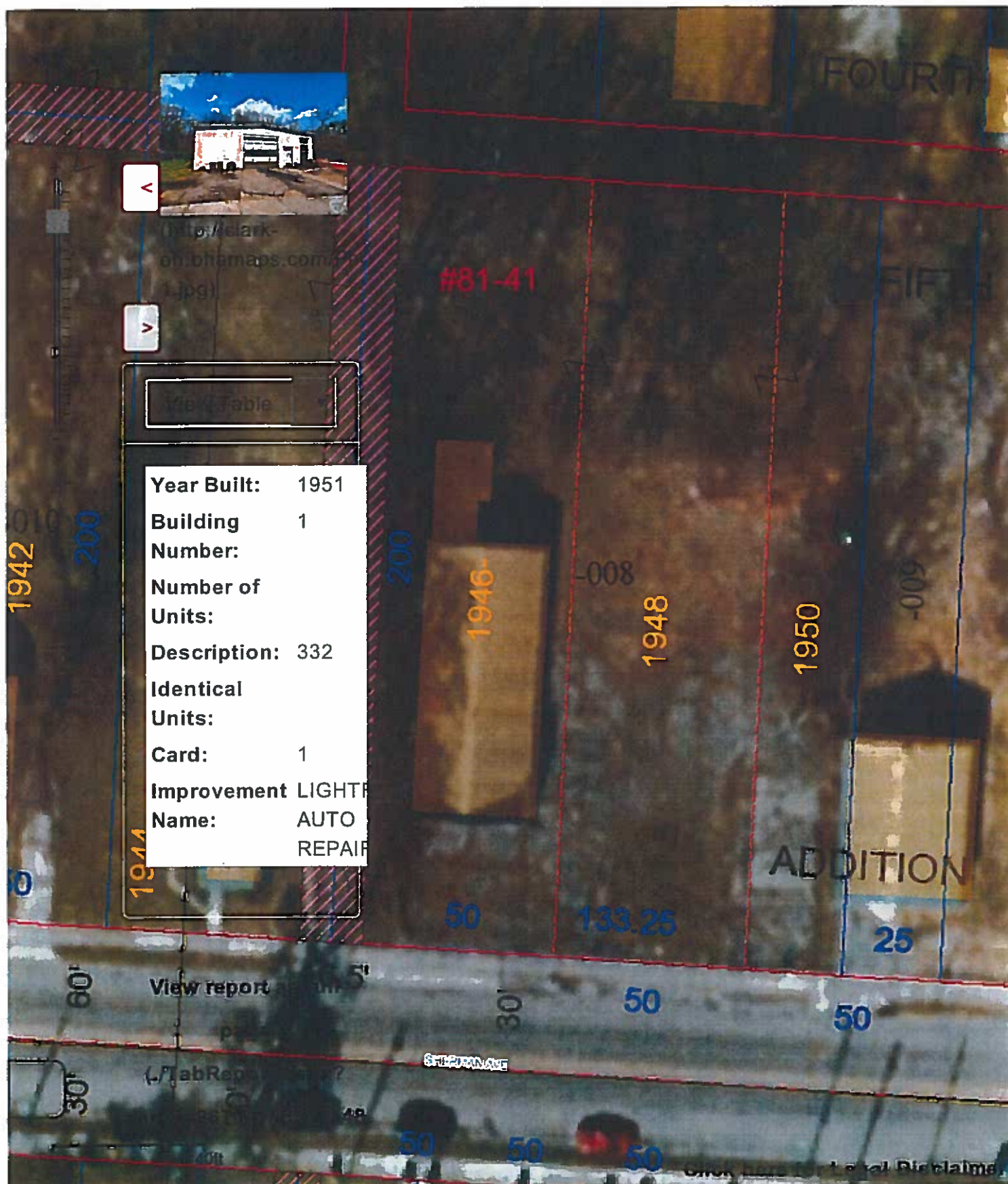
3. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?
4. Are adequate sanitary sewer, water, and storm drainage facilities available?

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.


Signature



(<http://www.clarkcountyauditor.org/>)





Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov

Report generated: Monday, March 06, 2017

Parcel Report



Code	Desc	Area
047	AU	2800
CP5	CA	294
CP5	CA	80

Base Data

Parcel Number: 3400700020109011
Owner Name: SOUTHSIDE PROPERTY INVESTMENTS LLC
Property Address: 744 SHERMAN AVE, SPRINGFIELD 45503

Mailing Address

Owner Name:	SOUTHSIDE PROPERTY INVESTMENTS LLC
Mailing Address:	746 SHERMAN AVE
City State Zip:	SPRINGFIELD OH 45503

Legal

Neighborhood:	340C3000	Legal Acres:	0.00
Legal Description:	RODGERS ALL 1954;	Land Use:	454
		Map Number:	0035-02
Property Class:	C		

Geographic

City: SPRINGFIELD CORPORATION

Township:

School District: SPRINGFIELD CSD

Valuation

	Appraised	Assessed (35%)
Land Value:	\$15,150.00	\$5,300.00
Building Value:	\$8,560.00	\$3,000.00
Total Value:	\$23,710.00	\$8,300.00
CAUV Value:	\$0.00	
Taxable Value:	\$8,300.00	
Tax Credits		
Homestead Exemption:	No	
2.5% Reduction:	No	

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	132 * 200	132	0.608	26,400	\$15,150.00

Land Totals

Effective Total	0.606		Appraised	Assessed (35%)
Acres		Land Value:	\$15,150.00	\$5,300.00
Effective Total	26,400	Building Value:	\$8,560.00	\$3,000.00
Square Footage		Total Value:	\$23,710.00	\$8,300.00
Total Value	\$15,150.00			

Valuation

	Appraised	Assessed (35%)
Land Value:	\$15,150.00	\$5,300.00
Building Value:	\$8,560.00	\$3,000.00
Total Value:	\$23,710.00	\$8,300.00
CAUV Value:	\$0.00	
Taxable Value:	\$8,300.00	

Valuation History

Tax Year	Appraised Land Value	Appraised Building Value	CAUV Value	Appraised Total Value
2015	\$15,150.00	\$8,560.00	\$0.00	\$23,710.00
2014	\$15,150.00	\$8,560.00	\$0.00	\$23,710.00
2013	\$15,150.00	\$8,560.00	\$0.00	\$23,710.00
2012	\$37,140.00	\$31,860.00	\$0.00	\$69,000.00
2011	\$37,140.00	\$31,860.00	\$0.00	\$69,000.00
2010	\$37,140.00	\$31,860.00	\$0.00	\$69,000.00
2009	\$37,140.00	\$31,860.00	\$0.00	\$69,000.00
2008	\$37,140.00	\$31,860.00	\$0.00	\$69,000.00
2007	\$27,050.00	\$57,240.00	\$0.00	\$84,290.00

Sales

Sale Date	Sale Price	Seller	Buyer	Current Deed	Number of Parcels
12/15/2016	\$10,000.00	COMPTON TAMARA S TRUSTEE	SOUTHSIDE PROPERTY INVESTMENTS LLC		
09/23/2005	\$0.00	COMPTON TAMARA S	COMPTON TAMARA S TRUSTEE	340/4833	11
03/24/2005	\$0.00	COMPTON JOHN FOSTER III & TAMARA	COMPTON TAMARA S	340/4833	
06/01/1981	\$0.00				

3/6/2017

Feature Report

Property Tax

Tax Year 2016 Payable 2017

Payments

Date

02/07/2017

Amount

(\$305.00)

	First Half	Second Half
Gross Charge:	\$368.62	\$368.62
Reduction Factor:	(\$63.62)	(\$63.62)
Non-Business Credit:	\$0.00	\$0.00
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$305.00	\$305.00
Special Assessments:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$305.00
Interest:	\$0.00	
Prior Charges:	\$0.00	
Full Year Total:	\$610.00	
Payments:	\$305.00	
Half Year Due:	\$0.00	
Full Year Due:	\$305.00	

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	FRAME UTILITY SHED	1980		19 * 10	D	P	7.842	\$300.00	\$105.00
1	FRAME UTILITY SHED	1951			E	U	5.039	\$390.00	\$136.50
1	FRAME OR CONCRETE BLOCK DETACHED GARAGE	1963		34 * 36	D	F	12.394	\$4,400.00	\$1,540.00

Improvements Totals

Total Appraised Value	\$5,090.00
Total Assessed Value	\$1,781.50

Commercial

Year Built:	1951	Building Number:	1
Number of Units:		Description:	332
Identical Units:		Card:	1
Improvement Name:	LIGHTFOOT AUTO REPAIR		

Commercial Features

Code	Measurement 1	Measurement 2	Elevator Stops	Identical Units	Value
CP5	294	1		1	\$2,304.00
CP5	8	10		1	\$627.00

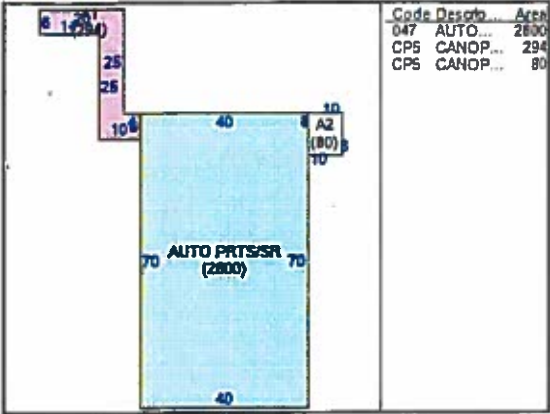
Commercial Construction

Sec. Num	From	To	Width	Length	Area	Perimeter	Desc	Wall Height	Exterior	Const	Heat	AC	Plumbing	Depreciation Percent	Value	Subtype
1	01	01	40	70	2,800	220	047	12	03	1	CENTRAL HEAT	0	NORMAL		\$3,470.00	3

Photos



Sketches



Clark County assumes no responsibility as to the accuracy, completeness or currency of its GIS maps and/or GIS data; all information is provided on an as-is basis. Maps are built from County, City, State and/or federal records and are not intended to replace an accurate survey on any parcel depicted thereon.
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Parcels_exported

* PIN,OWNER1,ADDRESSUNI,TAXMAIL1,TAXMAIL2,TAXMAIL3,
 3400700029109007,ONDRASEK MICHAEL J & KAREN L TRUSTEES,STANTON AV,1706 EDITH MARIE
 DR,,BEAVERCREEK OH 45431
 3400700029109009,PICKLESIMER MICHELLE L,742 SHERMAN AVE,250 ROSCOMMON
 DR,,SPRINGFIELD OH 45503
 *34007000293001008,SPRINGFIELD METROPOLITAN HOUSING,781 SHERMAN AV,,,
 3400700029109001,BOTKIN LORI S,717 STANTON AVE,824 E NORTHERN AVE,,SPRINGFIELD OH
 45503
 3400700029109002,HENDERSON WILLIAM J II,719 STANTON AVE,719 STANTON AVE,,SPRINGFIELD
 OH 45503
 3400700029109003,OILER BRAD ALLEN,731 STANTON AVE,731 STANTON AVE,,SPRINGFIELD OH
 45503
 3400700029109004,BAKER VERNON M & CAROLYN W TRUSTEES,737 STANTON AVE,3375 SHRINE
 ROAD,,SPRINGFIELD OH 45502
 3400700029109005,CSZ PROPERTIES INC,745 STANTON AVE,907 JOHN MICHAEL WAY,,COLUMBUS
 OH 43235
 3400700029109006,ONDRASEK MICHAEL J & KAREN L TRUSTEES,741 STANTON AVE,1706 EDITH
 MARIE DR,,BEAVERCREEK OH 45431
 3400700029109008,PENCE JAMES W & SHARON,730 SHERMAN AVE,612 MOORLANDS
 DR,,SPRINGFIELD OH 45506
 3400700029109010,PICKLESIMER MICHELLE L,742 SHERMAN AVE,250 ROSCOMMON
 DR,,SPRINGFIELD OH 45503
 3400700029109011,SOUTHSIDE PROPERTY INVESTMENTS LLC,744 SHERMAN AVE,250 ROSCOMMON
 DR,,SPRINGFIELD OH 45503
 34007000291101002,CITY OF SPRINGFIELD OHIO THE,760 SHERMAN AV,,,
 34007000293001007,SPRINGFIELD METROPOLITAN HOUSING,761-765 SHERMAN AVE,,,
 34007000293001014,SPRINGFIELD METROPOLITAN HOUSING,721-729 SHERMAN AV,,,
 34007000293001024,SPRINGFIELD METROPOLITAN HOUSING,723 SHERMAN AV,,,
 34007000293001025,SPRINGFIELD METROPOLITAN HOUSING,731-741 SHERMAN AVE,,,
 34007000293001026,SPRINGFIELD METROPOLITAN HOUSING,755-759 SHERMAN AV,,,
 34007000293001027,SPRINGFIELD METROPOLITAN HOUSING,767-777 SHERMAN AVE,,,
 34007000291021013,CITY OF SPRINGFIELD OHIO THE,MITCHELL BL REAR,,,

**NOTICE OF PUBLIC HEARING
PROPOSED REZONING**

Notice is hereby given that a public hearing will be held on Tuesday, May 23, 2017, at 6:50 P.M. (local time) in the City Commission Forum, City Hall, 76 East High Street, Springfield, Ohio, to consider the proposed change in zoning for 0.61 acres at 744-746 Sherman Avenue from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

By Order of the City Commission of The City of Springfield, Ohio.

CONNIE J. CHAPPELL

CLERK OF THE CITY COMMISSION

NEWS-SUN: MONDAY, APRIL 17, 2017



86-17
CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

MOTION SHEET

DATE: April 11, 2017

TO: City Commission

FROM: City Planning Board

SUBJECT: CPB-REZONING 17-Z-06

REQUEST: Rezoning

RECOMMENDED ACTION: 14 Day Ordinance

May 23, 2017
6:55 pm

The following motion was made at the regular April 10, 2017 City Planning Board meeting:

MOTION: Motion by Ms. Roberge to approve the request from Michelle Picklesimer to rezone 742 Sherman Ave. (Parcels 3400700029109009 & 3400700029109010) from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District. Seconded by Ms. George.

VOTE: YEAS: Ms. Roberge, Mr. Harris, Ms. George, Ms. Anderson, Mr. Shankar, Ms. Lewis-Campbell, and Mr. Clark NAYS: None Motion approved

cc: Tom Franzen
Connie Chappell

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Stephen Thompson".

Stephen Thompson
Planning Zoning and Code Administrator

Attachments:

1. Staff Report
2. Application and Attachments

Staff Report

TO: City Planning Board

DATE: April 5, 2017

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #17-Z-06

GENERAL INFORMATION:

Applicant: Michelle Picklesimer, 742 Sherman Ave., Springfield, OH 45503

Owner: Michelle Picklesimer, 742 Sherman Ave., Springfield, OH 45503

Requested Action: Rezoning from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District

Purpose: To allow for commercial use

Location: 742 Sherman Ave.

Size: 0.35 acre

Existing Land Use and Zoning: Vacant, RS-8, Medium-Density, Single-Family Residence District

Surrounding Land Use and Zoning: North: Residential, Zoned RS-8, Medium-Density, Single-Family Residence District
East: Commercial, Zoned RS-8, Medium-Density, Single-Family Residence District
South: Residential, Zoned RM-20, Medium-Density, Multi-Family Residence District
West: Vacant, Zoned RS-8, Medium-Density, Single-Family Residence District

Applicable Regulations: Chapter 1173. Zoning Districts and Map

File Date: February 14, 2017

BACKGROUND:

The applicant is requesting to rezone 742 Sherman Ave. from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District. This property has historically been used for automotive purposes since at least the 1960s, according to the Polk

Staff Report

County Directory. Prior to 2001, the property was zoned B-L, Limited Business District. Records do not indicate the property was ever zoned appropriately for automotive use and no certificates of occupancy exist for this property. A rezoning is the only way to utilize the property for a commercial purpose.

ANALYSIS:

Land Use Plan and Zoning:

The Crossroads Comprehensive Plan for Clark County Communities shows this area as "Mixed Use."

The CC-2 District allows for the following principal permitted uses:

- (a) Business service establishment, except a drive- in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive- in facility.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.

Existing Community Land Use:

The proposed zoning is conforming to the existing land use.

Thoroughfare Plan:

Sherman Ave. is classified as a Collector roadway.

STAFF RECOMMENDATION:

Approval of the request to rezone 742 Sherman Ave. from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District.

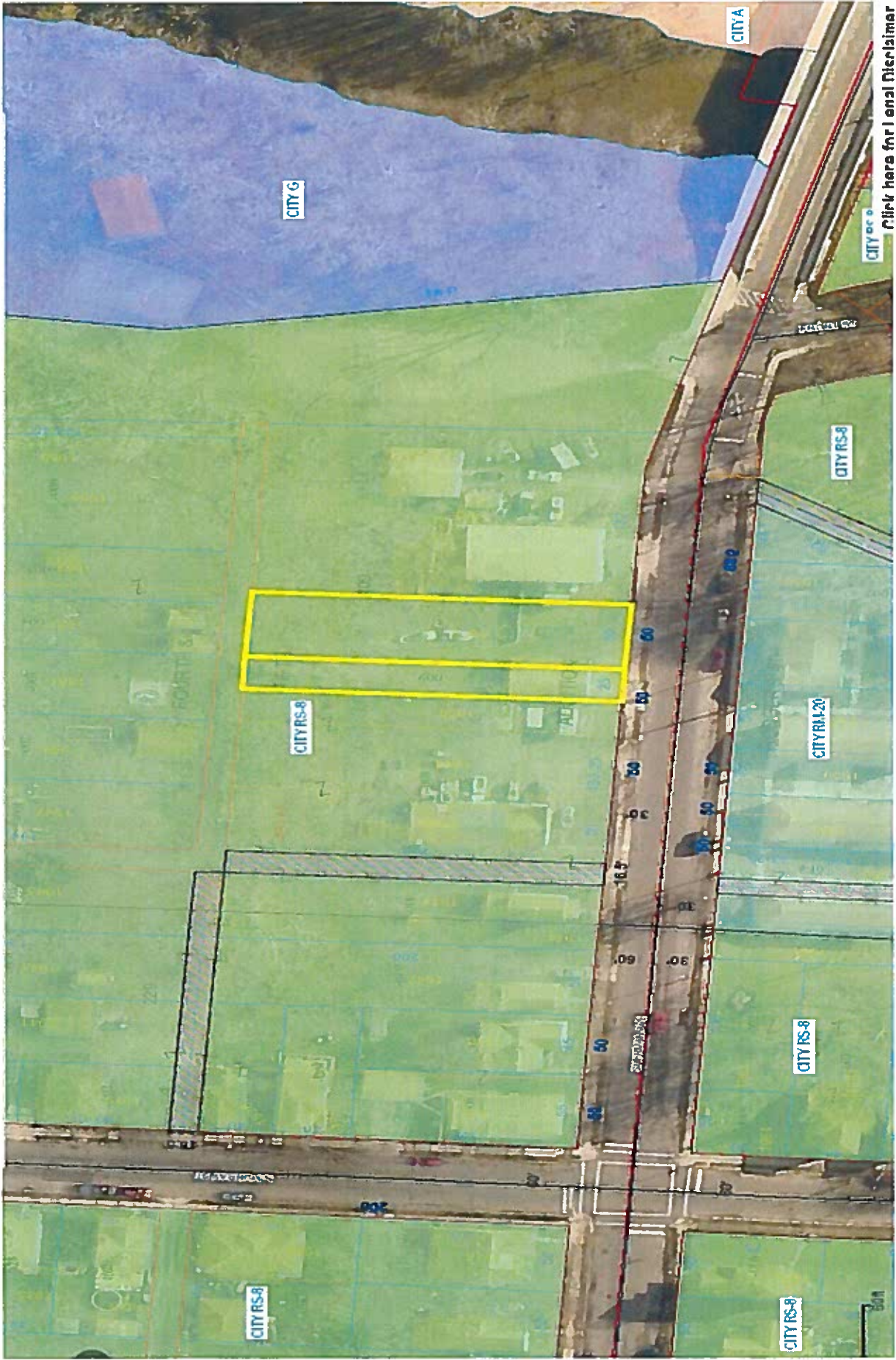
ATTACHMENTS:

- 1. Vicinity and zoning map
- 2. Application



Rezoning Case # 17-Z-06

Request to rezone 742 Sherman Ave. from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial District



Click here for Internal Disclaimer



☒ Planning & Zoning

FOR PLANNING USE ONLY

Case #: 17-2-06 17-2-06

Date Received: 2/14/17

Received by: ST

Application Fee: \$ 287

Review Type:

☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Project Name: ZONING RECLASSIFICATION

2. Application Type & Project Description (attach additional information, if necessary):
RESIDENTIAL ZONING - TO - COMMERCIAL ZONING

3. Address of Subject Property: 742 SHERMAN AV. SPRINGFIELD, OHIO 45503

4. Parcel ID Number(s) (Two -)
340-07-00029-109-009 / 340-07-00029-109-010

5. Full legal description attached? ☒ yes ☐ no

6. Size of subject property: SEE ATTACHED

7. Current Use of Property: STORAGE AND/OR LIGHT MECHANICAL WORK

8. Current Zoning of Property: RESIDENTIAL

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner

☐ Agent (agent authorization required) ☒ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): MICHELLE L. PICKLESIMER

Title: MCS

Company (if applicable): _____

Mailing address: 742 SHERMAN AVE.

City: SPRINGFIELD State: OHIO ZIP: 45503

Telephone: (937) 260-5597 FAX: () _____

Email: _____

3. If the applicant is agent for the property owner:
Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

C. Additional Information

1. Is there any additional contract for sale of, or options to purchase, the subject property? ☐ Yes ☒ No

If "yes," list names of all parties involved:

Is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS
TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Michelle L. Picklesimer

Signature of Applicant

Signature of Co-applicant

MICHELLE L. PICKLESIMER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of OHIO County of CLARK

The foregoing application is acknowledged before me this 14th day of February, 2017, by
Michelle

Picklesimer, who is/are personally known to me, or who has/have

produced OH Driver License as identification.

NOTARY SEAL

Joni Michelle Hagie

Signature of Notary Public, State of Ohio



Joni Michelle Hagie
Notary Public State of Ohio
My Commission Expires 9-11-18



REZONING APPLICATION

Date 3-16-2017

Property address 742 SHERMAN AVE

The undersigned petitions that the following described property be rezoned from a(n) RESIDENTIAL District to a(n) EC2 District: containing _____ acres.

Please submit the following Exhibits with this rezoning application:

EXHIBIT A

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

EXHIBIT B

Attach a site plan of the petitioned lands and all other properties within 200 feet (this can be obtained at the A. B. Graham Building Tax Map Dept.).

EXHIBIT C

Two (2) sets of mailing labels with the names and tax mailing addresses of all property owners within 200 feet of any part of the petitioned property and a label with the applicant's mailing address.

Directions for obtaining a list of Tax Mailing Addresses:

- Go to the Tax Map Department at the A. B. Graham Building – 31 N Limestone Street, Springfield, OH 45502

Do not list tenants of properties or banks holding a loan on the property.

EXHIBIT D

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

EXHIBIT E

1. Is the requested zone compatible to existing zoning and land use in the area?

BACK TO COMMERCIAL - EC2

2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

YES

3. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?

YES, & IT WILL NOT ADVERSELY AFFECT THE PRESENT
ROAD SYSTEM

4. Are adequate sanitary sewer, water, and storm drainage facilities available?

YES, AND ALL UPGRADES ARE COMPLETE

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.

Michelle Peckham 3-16-17
Signature



BK: 2103 PG: 1818

APPROVED

Clark County Tax Map

PK
DEC 15 2016

- ☒ Legal Description
- ☐ Survey Plat / Lotsplit
- ☐ Subdivision / Annexation

Transferred	
Sale Price	<u>5,000</u>
4449	TLC
DEC 15 2015	
John S. Federer Auditor	

201600016627
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE, RECORDER
12-15-2016 At 11:53 am.
WARRANTY 28.00
OR Volume 2103 Page 1818 - 1819

WARRANTY DEED

Know All Men By These Presents, that Tamara S. Compton Trustee of the Tamara S. Compton Revocable Trust under date of April 11, 2005, for one dollar and other valuable considerations, hereby sells, grants and conveys, with general warranty covenants, to Michelle L. Picklesimer, whose tax mailing address is 742 Sherman Ave Springfield OH 45502, the following described real estate:


Situate in the City of Springfield, County of Clark and State of Ohio, which is described as follows:

See Exhibit A attached hereto.

pp#s 340-07-00029-109-009; and 010.

Prior Deed Reference: Book 1744, Page 1887, Official Records, Clark County, Ohio.

Signed this 15th day of December, 2016.


Tamara S. Compton, Trustee

STATE OF OHIO)
COUNTY OF CLARK)

Sworn to and acknowledged before me, a notary public, as her free act and deed by the grantor, Tamara S. Compton, Trustee of the Tamara S. Compton Revocable Trust under date of April 11, 2005, this 15th day of December, 2016.


NOTARY PUBLIC

This Instrument Was Prepared By:
Mark F. Roberts, Attorney at Law
10 South Spring St.
Springfield, Ohio 45502
937-398-0658



MARK F. ROBERTS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

201600016627
MARK ROBERTS
HOLD



EXHIBIT A

Parcel One:

Situate in the City of Springfield, County of Clark, and State of Ohio and bounded and described as follows:

Being all of Lot No. Nineteen Hundred Fifty Two (1952) and ten (10) feet off the Easterly side of Lot No. 1950, Robert Rodgers Addition to said City of Springfield as shown on the Plat of said Addition as recorded in Plat Book 4, Page 66, on file in the Recorder's Office of said County.

Parcel Two:

Situate in the City of Springfield, County of Clark, and State of Ohio and bounded and described as follows:

Being forty (40) feet off of the West side of Lot No. Nineteen Hundred Fifty (1950) as the same is numbered and designated in Rodgers Forth and Fifth Addition to the City of Springfield, Plat of which is recorded in Volume 1, Page 158, Plat Records of Clark County, Ohio.

Excepting from the above described parcel, Twenty-five (25) feet off the entire West side of said Lot No. 1950, heretofore conveyed by Deed dated November 13, 1954, and recorded in Vol. 456, Page 473, Deed Records of Clark County, Ohio.

WARRANTY DEED

Know All Men By These Presents, that Tamara S. Compton Trustee of the Tamara S. Compton Revocable Trust under date of April 11, 2005, for one dollar and other valuable considerations, hereby sells, grants and conveys, with general warranty covenants, to Michelle L. Picklesimer, whose tax mailing address is 742 Sherman Ave Springfield OH 45503, the following described real estate:


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Signed this 15th day of December, 2016.


Tamara S. Compton, Trustee

STATE OF OHIO)
COUNTY OF CLARK)

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NOTARY PUBLIC

This Instrument Was Prepared By:
Mark F. Roberts, Attorney at Law
10 South Spring St.
Springfield, Ohio 45502
937-398-0658



MARK F. ROBERTS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO.
My commission has no expiration date.
Section 147.03 R.S.

EXHIBIT A

Parcel One:

Situate in the City of Springfield, County of Clark, and State of Ohio and bounded and described as follows:

Being all of Lot No. Nineteen Hundred Fifty Two (1952) and ten (10) feet off the Easterly side of Lot No. 1958, Robert Rodgers Addition to said City of Springfield as shown on the Plat of said Addition as recorded in Plat Book 4, Page 66, on file in the Recorder's Office of said County.

Parcel Two:

Situate in the City of Springfield, County of Clark, and State of Ohio and bounded and described as follows:

Being forty (40) feet off of the West side of Lot No. Nineteen Hundred Fifty (1950) as the same is numbered and designated in Rodgers Forth and Fifth Addition to the City of Springfield, Plat of which is recorded in Volume 1, Page 158, Plat Records of Clark County, Ohio.

Excepting from the above described parcel, Twenty-five (25) feet off the entire West side of said Lot No. 1950, heretofore conveyed by Deed dated November 13, 1954, and recorded in Vol. 456, Page 473, Deed Records of Clark County, Ohio.



MICHAEL & KAREN ONDRASEK
1706 (STANTON AV.) EDITH-
MARIE DR.
BEAVER CREEK, OHIO 45431

ANDREA HILL
711 STANTON AV.
SPRINGFIELD, O.
45503

SPRINGFIELD METROPOLITA HILLS
LORI BOTKIN
717 STANTON AV.
SPRINGFIELD, O.
45503

LORI BOTKIN
824 E NORTHERN AV.
SPRINGFIELD, O.

WILLIAM HENDERSON
719 STANTON AV.
SPRINGFIELD, O.
45503

BRAD A. OILER
731 STANTON AV.
SPRINGFIELD, O.
45503

VERNON BAKER
3375 SHRINE Rd
SPRINGFIELD, OH
45502

CSZ PROPERTIES INC
907 JOHN MICHAEL WAY
COLUMBUS, OHIO
43235

JAMES & SHARON PENCE
612 MOORELANDS DR
SPRINGFIELD, O.
45506

SOUTHSIDE PROPERTY INV.
1023 W. PARRIN AV.
SPRINGFIELD, O.
45506

RONALD CARROLL
7040 NEW CARLISLE PK
SPRINGFIELD, O.
45504

ROBERT BORDEN
718 SHERMAN AV.
SPRINGFIELD, O.
45503

**NOTICE OF PUBLIC HEARING
PROPOSED REZONING**

Notice is hereby given that a public hearing will be held on Tuesday, May 23, 2017, at 6:55 P.M. (local time) in the City Commission Forum, City Hall, 76 East High Street, Springfield, Ohio, to consider the proposed change in zoning for 0.35 acres at 742 Sherman Avenue from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

By Order of the City Commission of The City of Springfield, Ohio.

CONNIE J. CHAPPELL

CLERK OF THE CITY COMMISSION

NEWS-SUN: MONDAY, APRIL 17, 2017

AN ORDINANCE NO. _____

Amending the Zoning Map of Springfield, Ohio by rezoning 0.61 acres at 744-746 Sherman Avenue, Springfield, Ohio from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

...oooOOOooo...

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio:

Section 1. That the Zoning Map of Springfield, Ohio, referred to in Subsection 1173.02(a) of the Springfield Zoning Code, is hereby amended by rezoning 0.61 acres at 744-746 Sherman Avenue, Springfield, Ohio, described as Parcel No. 3400700029109011, from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

Section 2. That the Clerk shall be directed to record the above amendment by filing this Ordinance together with schematic maps diagramming the effect of the amendment with the original master zoning map in the office of the Clerk, in the office of the Planning and Zoning Administrator, and in the fireproof vault provided for that purpose.

Section 3. That this Ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this _____ day _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

(Published: Springfield News-Sun

_____, 2017)

I do hereby certify that the foregoing Ordinance No. _____ was duly
published in the Springfield News-Sun on _____, 2017.

CLERK OF THE CITY COMMISSION

AN ORDINANCE NO. _____

Amending the Zoning Map of Springfield, Ohio by rezoning 0.35 acres at 742 Sherman Avenue, Springfield, Ohio from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

...oooOOOooo...

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio:

Section 1. That the Zoning Map of Springfield, Ohio, referred to in Subsection 1173.02(a) of the Springfield Zoning Code, is hereby amended by rezoning 0.35 acres at 742 Sherman Avenue, Springfield, Ohio, described as Parcel Nos. 3400700029109009 & 3400700029109010), from RS-8, Medium-Density, Single-Family Residence District, to CC-2, Community Commercial District.

Section 2. That the Clerk shall be directed to record the above amendment by filing this Ordinance together with schematic maps diagramming the effect of the amendment with the original master zoning map in the office of the Clerk, in the office of the Planning and Zoning Administrator, and in the fireproof vault provided for that purpose.

Section 3. That this Ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this _____ day _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

(Published: Springfield News-Sun

_____, 2017)

I do hereby certify that the foregoing Ordinance No. _____ was duly
published in the Springfield News-Sun on _____, 2017.

CLERK OF THE CITY COMMISSION

Request for Commission Action

City of Springfield, Ohio

Item Number: 109-17

Agenda Date: 5/23/17

Today's Date: 5/17/17

Subject: Ferric Sulfate

Submitted By: Mark Beckdahl, Finance Director

Department: Service/WTP

Contact: Allen Jones, Plant Superintendent

☒ 14-Day Ordinance ☐ Emergency Ordinance (provide justification below)
☐ 14-Day Resolution ☐ Emergency Resolution ☐ Motion ☒ Contract

Prior
Ordinance/Resolution:

Date of Prior
Ordinance/Resolution:

Summary:

It is respectfully requested that the City Commission authorize the City Manager to enter into a one year contract with Chemical Services, 2600 Thunderhawk Ct., Dayton, OH, 45414 for the purchase and delivery of ferric sulfate for the Water Treatment Plant for a total cost of \$123,690.00. This recommendation is based on the only bid received.

Justification for Emergency Action: (use reverse side if needed)

<u>Department/Division</u>	<u>Fund Description</u>	<u>Account Number</u>	<u>Actual Cost</u>
Service/WTP	Water Treatment Chemicals	230201-4313	\$123,690.00

Total Cost: **\$123,690.00**

AN ORDINANCE NO. _____

Authorizing the City Manager to enter into a contract with Chemical Services, Inc. for the purchase of ferric sulfate, for an amount not to exceed \$123,690.00.

...oooOOOooo...

WHEREAS, the City's Purchasing Division has advertised for and received a bid for the purchase of ferric sulfate for use at the Water Treatment Plant; and

WHEREAS, after receiving and reviewing the only bid submitted, the City's Purchasing Division has recommended an award of contract to Chemical Services, Inc. in an amount not to exceed \$123,690.00: NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio:

Section 1. That the City Manager is hereby authorized to enter into a contract with Chemical Services, Inc. for the purchase of ferric sulfate, for an amount not to exceed \$123,690.00.

Section 2. That the contract entered into by the City shall incorporate the specifications prepared by the Purchasing Division, which are hereby approved, and made available to providers submitting bids to the City, and shall conform to the recommendations of the City's Purchasing Division as made to this Commission.

Section 3. That this Ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this _____ day of _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

Request for Commission Action City of Springfield, Ohio

Item Number: 167-15

Agenda Date: 05/23/17

Today's Date: 05/11/17

Subject: Contract Renewal for Removal and Land Application of Biosolids

Submitted By: Mark Beckdahl, Finance Director

Department: Service Dept/WWTP

Contact: Bill Young/Chris Moore x7748

☒ 14-Day Ordinance ☐ Emergency Ordinance (provide justification below)

☐ 14-Day Resolution ☐ Emergency Resolution ☐ Motion

☒ Contract

Prior
Ordinance/Resolution: 15-194

Date of Prior
Ordinance/Resolution: 07/07/15

Summary:

It is respectfully requested that the City Commission authorize the City Manager to exercise the first renewal option of the contract with Synagro Central, LLC for the removal and land application of Biosolids for an amount not to exceed \$886,400.00 starting August 1, 2017 through July 31, 2018.

Justification for Emergency Action: *(use reverse side if needed)*

Department/Division	Fund Description	Account Number	Actual Cost
Service/WWTP	630 Sewer	351304-4070	\$886,400.00

Total Cost: \$886,400.00

AN ORDINANCE NO. _____

Authorizing the exercise of the City's option to renew the contract with Synagro Central, LLC for the Removal and Land Application of Bio-Solids at the City's Wastewater Treatment Plant, for an amount not to exceed \$886,400.00.

...oooOOOooo...

WHEREAS, the City and Synagro Central, LLC entered into a contract dated July 21, 2015, for the Removal and Land Application of Bio-Solids at the City's Wastewater Treatment Plant; and

WHEREAS, the July 21, 2015 contract provides the City with an option to renew the contract for two (2) additional one (1) year periods; and

WHEREAS, this Commission finds it in the best interest of the City that said contract be renewed for the first renewal option for the Removal and Land Application of Bio-Solids at the City's Wastewater Treatment Plant, for a total amount not to exceed \$886,400.00: NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio:

Section 1. That the City Commission hereby authorizes the exercise of the City's first option to renew the contract with Synagro Central, LLC the Removal and Land Application of Bio-Solids at the City's Wastewater Treatment Plant, for an amount not to exceed \$886,400.00.

Section 2. That this Ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this _____ day of _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

Request for Commission Action

City of Springfield, Ohio

Item Number: 110-17

Agenda Date: 5/23/2017

Today's Date: 5/15/2017

Subject: Subrecipient Funding Agreement for SBDC, Inc.

Submitted By: Shannon Meadows, Community Development Director

Department: Community Development

Contact: Jackie Sudhoff X3480

☒ 14-Day Ordinance ☐ Emergency Ordinance (provide justification below)

☐ 14-Day Resolution ☐ Emergency Resolution ☐ Motion

☒ Contract

Prior
Ordinance/Resolution:

Date of Prior
Ordinance/Resolution:

Summary:

Respectfully requesting City Commission to approve an ordinance authorizing the City Manager to enter into a subrecipient funding agreement with the SBDC, Inc. and authorizing the City Manager, Finance Director, Law Director and Community Development Director to take all actions necessary to administer the program. The time of performance will be from July 1, 2017 through June 30, 2018. The agreement commits \$50,000 in Community Development Block Grant funding and \$15,000 in Economic Development funding. This program was approved as part of the 2017 CDBG Program. In order to facilitate the continuation of this community service, it is also requested that City Commission authorize the use of previous year's funding to make necessary payments needed to perpetuate the services to the community provided by the contract until the 2017 funds become available.

Justification for Emergency Action: *(use reverse side if needed)*

Department/Division	Fund Description	Account Number	Actual Cost
Community Development	CDBG	75052500407000(853)	\$50,000.00
City Manager/ED	ED	02026300407000	\$15,000.00

Total Cost: \$65,000.00

AN ORDINANCE NO. _____

Authorizing the City Manager to enter into a Subrecipient Funding Agreement with SBDC, Inc. to provide administrative funds in an amount not to exceed \$65,000.00 to further the development of small businesses in the City for the period of July 1, 2017 through June 30, 2018.

...oooOOOooo...

WHEREAS, the City wishes to stabilize and retain local employment by encouraging expansion of present employers and the establishment of new employers within the community; and

WHEREAS, SBDC, Inc. has conducted a program for the development and fostering of small businesses within the City; and

WHEREAS, this Commission finds it in the best interest of the City that SBDC, Inc. continue to operate said program; and

WHEREAS, SBDC, Inc. will require funding for administration of the City's program in an amount not to exceed \$65,000.00; NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio:

Section 1. That the City Manager is hereby authorized to enter into a Subrecipient Funding Agreement with SBDC, Inc. to provide administrative funds in an amount not to exceed \$65,000.00 to further the development of small businesses in the City for the period of July 1, 2017 through June 30, 2018.

Section 2. That the Subrecipient Funding Agreement providing funding to SBDC, Inc. is attached hereto, and is hereby approved.

Section 3. That this Ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this _____ day of _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

SUBRECIPIENT FUNDING AGREEMENT
[Small Business Development Center 2017-2018]

THIS AGREEMENT made and entered into this ____ day of _____, 2017 by and between the **CITY OF SPRINGFIELD, OHIO** (hereinafter referred to as "City") and **SBDC, INC.**, whose mailing address is 100 South Limestone Street, STE 411, Springfield, Ohio 45502-1224 (hereinafter referred to as "Subrecipient").

WITNESSETH:

WHEREAS, Pursuant to Title I of the Housing and Community Development Act of 1974 and 1977, as amended, the City has applied for and received a Community Development Block Grant (hereinafter "CDBG") for certain community development activities; and,

WHEREAS, included in said application, or provided for in subsequent amendments to said application, is the activity entitled Small Business Development Center which has been implemented for the purpose, among others, of benefiting existing and developing new small businesses in the community and to stimulate the creation of new jobs for the City; and,

WHEREAS, the City is subject to regulations of the United States Department of Housing and Urban Development (hereinafter referred to as "HUD"); and,

WHEREAS, it is necessary that the City and the Subrecipient enter into an Agreement for the administration and implementation of said activity;

NOW, THEREFORE, the parties do hereby agree as follows:

1. Responsibility for Grant Administration. The City is responsible to the United States government for ensuring the administration of CDBG funds in accordance with all program requirements. Subrecipient understands that the use of subrecipients or contractors does not relieve the City of this responsibility. The City is also responsible for determining the adequacy of performance under subrecipient agreements and procurement contracts and for taking appropriate action when performance problems arise, such as those actions described in Section 570.910.
2. Other Program Requirements. Subrecipient is required to carry out each activity in compliance with all federal laws and regulations in 24 CFR Part 570 and 2 CFR Part 200, except that:
 - a. The Subrecipient does not assume the City's environmental responsibilities as described at Section 570.604; and

- b. The Subrecipient does not assume the City's responsibility for initiating the review process under Executive Order 12372, as described in Section 570.612.
3. **Scope of Service.** The Subrecipient hereby agrees to utilize funds made available under the CDBG program for the purpose of implementing the above-mentioned activity as described in ATTACHMENT I -- Work Program which is attached hereto and made a part hereof as if fully herein rewritten. Changes in ATTACHMENT I -- Work Program may be requested from time-to-time by either the City or the Subrecipient and shall be incorporated in written amendments to this Agreement. The Subrecipient certifies that the Community Development project provided for herein gives maximum feasible priority to activities which benefit low-and-moderate-income families or aid in the prevention or elimination of slums or blight.
4. **Time of Performance.** This Agreement shall take effect as of July 1, 2017 and shall continue in effect through and including June 30, 2018.
5. **Compensation.** The City shall compensate the Subrecipient for all expenditures made in accordance with the schedule set forth in ATTACHMENT II -- Budget, which is attached hereto and made a part hereof as if fully herein rewritten. In no event shall compensation paid to Subrecipient under this Agreement exceed the maximum sum of \$65,000.00. Subrecipient hereby acknowledges that in no event are payments to be financed by funds other than the funds granted by the Federal Government for the CDBG program and other funds encumber by City specifically for this Agreement.
6. **Method of Payment.** Of the maximum sum of \$65,000.00 which City is making available to Subrecipient pursuant to this Agreement, City may upon Subrecipient's request, make advances to Subrecipient up to the maximum aggregate sum of \$65,000.00. Subject to receipt of funds from the United States Treasury, the City agrees to reimburse the Subrecipient for authorized expenditures for which vouchers and other similar documentation to support payment expenses are maintained under those generally accepted accounting principles and procedures approved by the City and outlined in 24 CFR Part 84 and 2 CFR Part 200 (Super Circular). Such documentation shall be submitted to the City by the 15th day of each month for the preceding month. Payment shall be made within thirty (30) days of receipt by the City of all documentation required by the City of Subrecipient verifying the amount and nature of Subrecipient's expenditures; provided that funds for the project have been deposited with the City. If upon completion of performance of this Agreement, the authorized expenditures have accumulated to less than \$65,000.00, then Subrecipient shall reimburse to the City a sum equal to the difference between the total sum paid by the City to the Subrecipient and the total authorized expenditures. Said

reimbursement shall be made to the City on or before the thirtieth day following the last day of the time of performance specified in paragraph 4 above.

7. Program Income. All income received from Block Grant funded activities shall be considered program income and subject to 24 CFR Part 84, Federal Management Circulars, 2 CFR Part 200 and current CDBG regulations. Unless this Agreement, at ATTACHMENT II -- Budget, specifies whether program income received is to be returned to the City or retained by the Subrecipient, all such income shall be promptly returned to the City upon its request.
8. Reversion of Assets. Upon expiration of this Agreement, the Subrecipient shall transfer to the City any CDBG funds on hand at the time of expiration, any accounts receivable attributable to the use of CDBG funds, and any personal property acquired by Subrecipient with CDBG funds provided to Subrecipient by City. Subrecipient shall also ensure that any real property under the Subrecipient's control that was acquired or improved in whole or in part with CDBG funds in excess of \$25,000.00 is either:
 - a. Used to meet one of the National Objectives in Section 570.208 until five years after expiration of the Agreement, or such longer period of time as determined appropriate by the City; or
 - b. Is disposed of in a manner comparable to that described in Section 570.505(b).
9. Subcontracting. None of the services covered by this Agreement shall be subcontracted without prior written approval by the City and prior written approval of the subcontracting document by the City. The Subrecipient warrants that it shall comply with the City's minority business enterprise requirements as described in Chapter 153 of the City's Codified Ordinances.
10. Compliance with Regulations. The Subrecipient will comply with the Regulations of the Federal Department of Housing and Urban Development.
11. Maintenance and Availability of Records. In connection with the Agreement, the Subrecipient shall maintain all accounting and client records and documents, papers, maps, photographs, other documentary materials, and any evidence pertaining to cost incurred, as required under the regulations at 24 CFR Part 570 and 2 CFR Part 200. Such records shall be furnished and available for inspection by the Department of Housing and Urban Development or any authorized representative of the City. Such records shall be retained by Subrecipient for at least five (5) years from the date of final payment and shall be available at the Subrecipient's offices at all reasonable times. If a claim, investigation or litigation is pending after what is assumed to be final payment, that, in effect cancels the

final payment date. The retention period will not begin until final settlement and conclusion of the claim, investigation or litigation.

12. Termination.

- a. The City may terminate this Agreement and such additional supplemental agreements hereafter executed, in whole or in part, and may recover any Block Grant Funds at its discretion if Subrecipient:
 - i. violates any provision of this Agreement; or
 - ii. violates any provision of the Housing and Community Development Acts of 1974 and 1977, as amended; or
 - iii. violates any applicable regulations or terms and conditions of approval of the applications which the Secretary of HUD has issued or shall subsequently issue during the period of this Agreement; or
 - iv. fails to complete performance in a timely manner.
- b. The City may also terminate this Agreement and such additional supplemental agreements hereafter executed, in whole or in part, by giving the Subrecipient thirty (30) days written notice, in the event that the Secretary of HUD shall:
 - i. withdraw funds allocated to the City under City's application for program activities which substantially prevent performance of the Community Development program in the City;
 - ii. terminate the City's funding allocation pursuant to an Act of Congress; or
 - iii. fail to approve a grant application filed by the City.
- c. The City may also terminate this Agreement with the consent of the Subrecipient, in which case the two parties shall agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated.
- d. The Subrecipient may terminate this Agreement for cause upon written notification to the City, setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated; provided, however, if, in the case of a partial termination, the City determines that the remaining portion of the award will not

accomplish the purposes for which the award was made, the City may terminate the award in its entirety under either paragraphs (a) or (c) of this section.

- e. The City may terminate this Agreement for City's convenience by giving five (5) days advance, written notice of termination. In the event of termination for City's convenience City shall pay for eligible costs incurred by Subrecipient prior to termination.
- 13. Any controversy or claim arising out of, or relating to, this Agreement or the breach thereof, shall be settled by arbitration in accordance with the rules then obtaining of the American Arbitration Association, and judgment upon the award rendered may be entered in any Court having jurisdiction thereof. It is agreed that any and all proceedings conducted in arbitrating any dispute under this Agreement shall be held in Springfield, Ohio.
- 14. It is agreed that Subrecipient shall have the status of an independent contractor under this Agreement. Subrecipient will pay and make all required filings in connection with state, city and federal payroll taxes, social security contributions and workers' compensation and unemployment insurance premiums or any other required payments of filings in connection with the engagement of any persons or firms Subrecipient may use in performing its responsibilities under this Agreement.
- 15. Subrecipient warrants that all operations conducted by or pursuant to this Agreement shall be in complete compliance with all federal, state and local constitutions, charters, statutes, ordinances, rules and regulation of whatever nature. **Warning:** It is unlawful for officials and employees of City to receive gratuities.
- 16. Subrecipient agrees to indemnify the City from any liability and to save the City harmless from any damage which the City may suffer as a result of acts or omissions of Subrecipient or any employee or agent of Subrecipient.
- 17. Failure of City to complain of any act or omission on the part of Subrecipient, no matter how long the same may continue, shall not be deemed to be a waiver by City of any of its rights hereunder. No waiver by City at any time, expressed or implied, of any breach of any provision of this Agreement shall be deemed a waiver of a breach of any other provision of this Agreement or a consent to any subsequent breach of the same or any other provision.
- 18. It is agreed that none of the parties shall have the right at any time to assign its interest in and to this Agreement without the written consent of the other party.

19. This Agreement is binding upon and inures to the benefit of the parties hereto, their respective legal representatives, successors and assigns.
20. Subrecipient shall fully comply with all applicable provisions of the Americans with Disabilities Act of 1990 and all regulations issued in connection therewith.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date first above written.

APPROVED AS TO FORM
AND CORRECTNESS:

THE CITY OF SPRINGFIELD, OHIO

Deputy Law Director

BY: _____
James A. Bodenmiller, City Manager

Date _____

I hereby certify that the money required for payment of the above obligation in the sum of \$ _____ at the time of the making of this contract or order, was lawfully appropriated for such purpose and was in the treasury or in process of collection to the credit of the proper item of appropriation free from any previous encumbrance.

SBDC, INC.

BY: _____

Finance Director

ATTACHMENT I

WORK PROGRAM

SMALL BUSINESS DEVELOPMENT CENTER SBDC, INC.

JULY 1, 2017 - JUNE 30, 2018

SECTION I - PROGRAM OBJECTIVES

THE MISSION

To help individuals start successful small businesses and grow existing businesses.

This mission is achieved through the two divisions of SBDC, Inc.:

The Small Business Development Center (SBDC),
Springfield Financial Group (SFG).

The Small Business Development Center has two program areas:

First, the Small Business Development Center assists startup and developing businesses with live training and networking events and counseling and business planning which will enhance their opportunity for success. Consulting prior to start-up is very helpful in identifying proper or advisable start-up steps and needs. Consulting services are provided free of charge to assist the entrepreneur in determining whether it's a feasible idea, or just a lot of hopes and dreams. Services include, but are not limited to basic business consulting, business plan projections, and loan packaging. SBDC, Inc. is one of a system of Small Business Development Centers in District 4 of the State of Ohio and through this system our clients have access to regional and statewide resources and a network, which will aid them with a start up, or their growth in Springfield and Clark County.

Secondly, Springfield Financial Group is the agent for The City of Springfield's and Clark County's Revolving Loan Program, Target Investment Loan Program, and Micro Enterprise Loan Program. Additionally, SBDC Inc. provides services for Clark County Development Corporation under an Administrative contract for loan origination, closing and servicing. SFG also is the agent for the State of Ohio Child Day Care Microenterprise Loan Fund which covers a nine county area. Through these alternative financing programs, small businesses are capable of obtaining financing at terms which would not be available to them otherwise.

SECTION II - AREAS OF SERVICE

Services are targeted to businesses and persons located in the City of Springfield and Clark County. However, for purposes of economic development efforts and business consulting services, persons located within adjoining counties are served by SBDC, Inc. and other members of the Ohio District 4 Small Business Development Center Partnership.

SECTION III - PROGRAM ACTIVITIES, GOALS AND OBJECTIVES FOR JULY 1, 2017- JUNE 30, 2018

A - Administrative

1. We will continue to evaluate staffing needs, abilities, skill enrichment and areas of responsibilities to better meet the needs of the organization, its customers, and the continued growth in services and programming during the next year.
2. We will continue to look for and select Board members who will be able to provide the needed expertise and skills to match with the strategic plan goals that have been established.
3. We have established Board committees made up of Board and non-Board members to work on implementation of goals and new directions. These committees will also help to expand the involvement of people in the community by serving on Board committees while not being voting Board members.

Board Committees are: Executive,
 Finance,
 Marketing and Programs,
 Loan Review Committee

4. We will seek to collaborate with community businesses, educational institutions and development organizations, which have conforming missions and goals.

B - Fiscal Management

1. We will continue to operate under and within the budget guidelines that have been established by the Board of Directors and approved by the City.

2. We will continue with the evaluation we are currently doing of meeting with all major vendors that we purchase from or have contracts with looking for cost savings and/or improved services. We will also pursue cost saving ideas and improved efficiencies.
3. We will continue to seek other funding sources and partners.

C - Business Consulting Services

1. We will seek to improve business consulting services as to quality and quantity through:
 - (a) maintain certified business analysts (CBA) certification.
 - (b) maintain a cadre of local business persons with particular skills and expertise as business consultants.
 - (c) seek utilization of Wittenberg University and Clark State Community College and students such as interns and marketing majors.
2. We will continue offerings of small business start-up training seminars to provide group consulting as well as educational transfer.
3. We will continue to offer seminars addressing timely business topics. These will both be on a no-charge as well as minimum fee basis.
4. We will continue to partner with business entities and community organizations to maximize our outreach efforts to reach those wanting to start a business, expand their existing business or purchase an existing business.
5. We will continue state and regional networking and training through the Small Business Development Centers region and statewide partnership.
6. We will continue to maintain our relationships and partnerships with the community organizations such as JVS, Wittenberg University, Clark State Community College, Junior Achievement, NAACP, Greater Springfield Chamber, Western Clark County Business Coalition and OIC to provide clients, education, and training.

E - Marketing

1. We will continue to promote the organization, its facilities, and services throughout the community by speaking engagements, meetings, mailings, paid advertising, radio talk shows and other networking opportunities.
2. We will develop, implement, and aggressively carry out a long-range Marketing Plan, which will promote awareness of the organization throughout the community. The Marketing Plan to encompass all SBDC programs and services. A Program-Marketing Board Committee will be responsible for guiding the marketing promotional efforts of the SBDC.
3. We will enter partnership with community organizations to increase new business creation.
4. We will target home-based business development as an avenue of opportunity for job creation.

Vision

The SBDC will increase the number, diversity and size of locally owned small businesses, which will retain and create a variety of jobs and improve the financial growth and independence of individuals, our community, and our region.

Strategies

1. We will provide programs that will help people understand what it takes to successfully launch, run, and grow a business.
 - * Training
 - * Consulting
 - * Mentoring
2. We will provide loans to individuals starting or growing their business; be the catalyst that makes a marginal loan successful.

TIMETABLE

All of the goals listed above will be put into effect or implemented during the July 1, 2017 through June 30, 2018 time period.

**ATTACHMENT II
WORK PROGRAM BUDGET**

**SBDC, Inc.
July 1, 2017 through June 30, 2018**

CDBG Administration	\$ 50,000
Other Administration	\$ 15,000
TOTAL	\$ 65,000

**ATTACHMENT III
REPORTING REQUIREMENTS**

SBDC, Inc

As part of the Subrecipient Funding Agreement between the City of Springfield and SBDC, Inc., monthly reports will be submitted to the City's Community Development Department each month for the preceding month throughout the program period.

The reports at a minimum shall contain:

1. General activities of the Center
2. Number of clients served
3. Counseling sessions held
4. Conferences and informational sessions sponsored and number of persons in attendance at each session.
5. Special reports as requested by City Staff on specific portions of the Center's activities.

The report distributed at the monthly Board meetings reporting on the preceding month's activities will serve to meet the monthly reporting requirements.

NOTE: All program files and documentation must be made available to City or Federal authorities monitoring the program and must be maintained by the SBDC for a period of not less than five (5) years.

**ATTACHMENT IV
CERTIFICATIONS, OTHER REGULATIONS**

1. Uniform Administrative Requirements

- a. Recipients and Subrecipients which are governmental entities (including public agencies), shall comply with the requirements and standards of OMB Circular No. A-87, "Cost Principles for State, Local and Indian Tribal Governments", OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations" (implemented at 24 CFR Part 44), and OMB Circular No. A-102 "Grants and Cooperative Agreements with State and Local Governments", (implemented at 24 CFR Part 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments")
- b. Subrecipients, except subrecipients that are governmental entities, shall comply with the requirements and standards of OMB Circular No. A-122, "Cost Principles for Nonprofit Organizations", or OMB Circular No. A-21, "Cost Principles for Educational Institutions," as applicable, and OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations". Audits shall be conducted annually. Such subrecipients shall also comply with the following provisions of the Uniform Administrative requirements of OMB Circular No. A-110 (implemented at 24 CFR Part 84, "Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals and Other Non-Profit Organizations"):
 1. Subpart A - "General";
 2. Subpart B - "Pre-Award Requirements", except for Section 84.12, "Forms for Applying for Federal Assistance";
 3. Subpart C - "Post Award Requirements", except for:
 - (i) Section 84.22, "Payment Requirements". Grantees shall follow the standards of Section 85.20(b)(7) and 85.21 in making payments to subrecipients;
 - (ii) Section 84.23, "Cost Sharing and Matching";
 - (iii) Section 84.24, "Program Income". In lieu of 84.24, CDBG subrecipients shall follow Section 570.504;
 - (iv) Section 84.25, "Revision of Budget and Program Plans";
 - (v) Section 84.32, "Real Property". In lieu of the disposition provisions of Section 84.34(g), the following applies:
 - (A) In all cases in which equipment is sold, the proceeds shall be program income (prorated to reflect the extent to which CDBG funds were used to acquire the equipment); and
 - (B) Equipment not needed by the subrecipient for CDBG activities shall be transferred to the recipient for the CDBG program or shall be retained after compensating the recipient;
 - (vi) Section 84.51(b), (c), (d), (e), (f), (g), and (h), "Monitoring and Reporting Program Performance";
 - (viii) Section 84.52, "Financial Reporting";

- (ix) Section 84.53(b), "Retention and access requirements for records". Section 84.53(b) applies with the following exceptions:
 - (A) The retention period referenced in 84.53(b) pertaining to individual CDBG activities shall be four years; and
 - (B) The retention period starts from the date of submission of the annual performance and evaluation report, as prescribed in 24 CFR 91.250, in which the specific activity is reported on for the final time rather than from the date of submission of the final expenditure report for the award;
- (x) Section 84.61, "Termination". In lieu of the provisions of 84.61, CDBG subrecipients shall comply with Section 570.503(b)(7); and

4. Subpart D - "After-the-Award Requirements"; Except for Section 84.71, "Closeout Procedures".

2. Equal Opportunity

The Subrecipient agrees to comply with:

- a. Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the HUD regulations under 24 CFR Part 1 that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving Federal financial assistance by way of grant, loan, or contract and will immediately take any measures necessary to effectuate this Agreement.
 - b. Title VIII of the Civil Rights Act of 1963 (P.L. 90-284), as amended by the Fair Housing Amendments Act of 1988 (P.L. 100-430), and will administer all programs and activities relating to housing and community development in a manner to affirmatively further fair housing within Constitutional limitations throughout the United States.
 - c. Section 109 of the Housing and Community Development Act of 1974 and 1977, as amended, and in conformance with all requirements imposed pursuant to the Regulations of the Department of HUD (24 CFR Part 570.602) issued pursuant to that Section; and in accordance with Equal Opportunity obligations of that Section, no person in the United States shall, on the grounds of race, color, national origin, religion or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available pursuant to this agreement. Section 109 of the Act also directs that the prohibitions against discrimination on the basis of age, under the Age Discrimination Act and the prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973, shall also apply to any program or activity funded in whole or in part with funds made available pursuant to this Agreement.
 - d. Executive Order 11063, as amended, and the implementing regulations in 24 CFR part 6, on equal opportunity in housing and related facilities owned or operated by the Federal Government or provided with Federal financial assistance.
3. Labor Standards Provisions. The Subrecipient agrees to comply with Section 570.603, "Labor Standards" of the Regulations published by HUD for Community Development Block Grants.
4. Environmental Standards. The Subrecipient agrees to comply with any conditions resulting from the Community's compliance with the provisions of the National

Environmental Policy Act of 1969 and the other provisions of law specified at 24 CFR 58.5 insofar as the provisions of such Act apply to activities set forth in Attachment I – Work Program.

5. National Flood Insurance Program. This agreement is subject to the requirements of Section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106) and the regulations in 44 CFR parts 59 through 79. No portion of the assistance provided under this Agreement is approved for acquisition or construction purposes as defined under Section 3(a) of said Act, for use in any area identified by the Secretary as having special flood hazards, which is located in a community not then in compliance with the requirements for participation in the national flood insurance program pursuant to section 201(d) of said Act; and the use of any assistance provided under this Agreement for such acquisition or construction in such identified areas in communities then participating in the national flood insurance program shall be subject to the mandatory purchase of flood insurance requirements of Section 102(a) of said Act.
6. Acquisition/Relocation. This Agreement is subject to providing a certification that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR Part 24, which govern the acquisition of real property and provision of relocation assistance to persons displaced as a direct result of acquisition, rehabilitation, or demolition activities.

7. Employment and Contracting Opportunities.

The Subrecipient agrees to comply with:

- a. Executive Order 11246, as amended, implementing regulations at 41 CFR 60, requiring nondiscrimination and affirmative action to ensure that no person is discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment by Government Contractors and Subcontractors and under Federally assisted construction contracts.
 - b. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and the implementing regulations at 24 CFR 135. Section 3 requires that employment opportunities arising in connection with public construction projects shall, to the extent feasible, and consistent with existing federal, state and local laws and regulations, be given to low- and very low-income persons.
8. Lead-Based Paint. This Agreement is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at 24 CFR Part 35, subparts A, B, J, K, and R. The use of lead-based paint is prohibited whenever Community Development Block Grant funds are used directly or indirectly for the construction, rehabilitation, or modernization of residential structures. Immediate lead-based paint hazards existing in residential structures assisted with Block Grant funds must be eliminated, and purchasers and tenants of assisted structures constructed prior to 1978 must be notified of the hazards of lead-based paint poisoning.
 9. Use of Debarred, Suspended or Ineligible Contractors or Subrecipients. Assistance under this agreement shall not be used directly or indirectly to employ, award contracts to, or otherwise engage the services of, or fund any contractor or subrecipient during any period of debarment, suspension or placement in ineligibility status under the

provisions of 24 CFR part 24.

10. Conflict of Interest. The general rule is that no person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agency or subrecipient who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this agreement, or who are in a position to participate in a decision making process or to gain inside information with regard to such activities, may obtain a financial interest in any contract, subcontract or agreement with respect to the proceeds of the CDBG assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.
11. Eligibility Restrictions for Certain Resident Aliens. Certain newly legalized aliens, as described in 24 CFR 49, are not eligible for assistance funded by this agreement. Such assistance includes financial assistance, public services, jobs and access to new or rehabilitated housing or other facilities targeted to low and moderate income persons.
12. Subcontracting. All work or services covered by this Agreement, which is subcontracted by the Subrecipient shall be specified by written contract and subject to all provisions of this Agreement. All subcontracts must be approved by the Community prior to execution.
13. Interest of Certain Federal Officials. No member of or delegate to the Congress of the United States, shall be admitted to any share or part of this Agreement or to any benefit to arise from the same.
14. Historic Preservation. This Agreement is subject to the requirements of P.L. 89-665, the Archaeological and Historic Preservation Act of 1974 (P.L. 93-291), Executive order 11593, and the procedures prescribed by the Advisory Council on Historic Preservation in 36 CFR Part 800. The Community must take into account the effect of a project on any district, site, building, structure, or object listed in or found by the Secretary of the Interior, pursuant to 35 CFR Part 800, to be eligible for inclusion in the National Register of Historic Places, maintained by the National Park Service of the U.S. Department of the Interior, and must make every effort to eliminate or minimize any adverse effect on a historic property.
15. Architectural Barriers. This Agreement is subject to the requirements of the Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) and its regulations. Every building or facility (other than a privately owned residential structure) designed, constructed, or altered with Community Development Block Grant funds must comply with the requirements of the Uniform Federal Accessibility Standards (Appendix A to 24 CFR part 40 for residential structures and Appendix A to 41 CFR part 101-119, subpart 101-119.6, for general type buildings).
16. The Americans with Disabilities Act. This Agreement is subject to the requirements of the Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218 and 225) (ADA) which provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services, and telecommunications.
17. Lobbying. Block Grant funds shall not be used for publicity or propaganda purposes designed to support or defeat legislation pending Federal, state, or local governments.
18. Copeland "Anti-Kickback" Act. All contracts and subgrants in excess of \$2,000 for construction or repair awarded by subrecipients shall include a provision for

compliance with this Act (18 U.S.C. 874 and 40 U.S.C. 276c) as supplemented by Department of Labor regulations (29 CFR part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States).

19. Davis-Bacon Act, as amended. All construction contracts awarded by subrecipients for more than \$2,000 under this agreement, shall require compliance with the above named act (40 U.S.C. 276a to a-7) and as supplemented by Department of Labor regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction").
20. Contract Work Hours and Safety Standards Act. All contracts awarded by subrecipients in excess of \$2,000 for construction contracts and in excess of \$2,500 for other contracts that involve the employment of mechanics or laborers shall require compliance with Sections 102 and 107 of the above named act (40 U.S.C. 327-333), as supplemented by Department of Labor regulations (29 CFR part 5).

**ATTACHMENT V
RECORDS TO BE MAINTAINED**

Each Community shall establish and maintain sufficient records to enable the Secretary to determine whether they have met the requirements of this part. At a minimum, the following records are needed:

- a. Records providing a full description of each activity assisted (or being assisted) with CDBG funds, including its location (if the activity has a geographical locus), the amount of CDBG funds budgeted, obligated, and expended for the activity, and the provision of Subpart C under which it is eligible.
- b. Records demonstrating that each activity undertaken meets one of the criteria set forth in Section 570.208. (Where information on income by family size is required, the Community may substitute evidence establishing that the person assisted qualifies under another program having income qualification criteria at least as restrictive as that used in the definition of "low- and moderate-income (LMI) person" and "low- and moderate-income (LMI) household" (as applicable) at Section 570.3; or the Community may substitute a copy of a verifiable Certification from the assisted person that his or her family income does not exceed the applicable income limit established in accordance with 570.3 or the Community may substitute a notice that the assisted person is a referral from a State, county or local employment agency or other entity that agrees to refer individuals it determines to be LMI persons based on HUD's criteria and agrees to supporting these determinations.). Such records shall include the following information:
 - (1) For each activity determined to benefit LMI persons, the income limits applied and the point in time when the benefit was determined.
 - (2) For each activity determined to benefit LMI persons based on the area served by the activity:
 - (i) The boundaries of the service area;
 - (ii) The income characteristics of families and unrelated individuals in the service area; and
 - (iii) If the percent of LMI persons in the service area is less than 51 percent, data showing that the area qualifies under the exception criteria set forth in Section 570.208 (a) (1) (ii).
 - (3) For each activity determined to benefit LMI persons because the activity involves a facility or service designed for use by a limited clientele consisting exclusively of predominantly LMI persons:
 - (i) Documentation establishing that the facility or service is designed for and used by senior citizens, handicapped adults, battered spouses, abused children, the homeless, persons living with AIDS, illiterate adults, or migrant farm workers, for which the regulations provide presumptive benefit to LMI persons; or
 - (ii) Documentation describing how the nature and, if

applicable, the location of the facility or service establishes that it is used predominantly by LMI persons; or

- (iii) Data showing the size and annual income of the family or each person receiving the benefit.

(4) For each activity carried out for the purpose of providing or improving housing that is determined to benefit LMI persons:

- (i) A copy of a written agreement with each landlord or developer receiving CDBG assistance indicating the total number of dwelling units in each multi-family structure assisted and the number of those units which will be occupied by LMI households after assistance;
- (ii) The total cost of the activity, including both CDBG and non-CDBG funds.
- (iii) For each unit occupied by LMI household, the size and income of the household;
- (iv) For rental housing only:
 - A. The rent charged (or to be charged) after assistance for each dwelling unit in each structure assisted; and
 - B. Such information as necessary to show the affordability of units occupied (or to be occupied) by LMI households pursuant to criteria established and made public by the Community;
- (v) For each property acquired on which there are no structures, evidence of commitments ensuring that the criteria in Section 570.208 (a) (3) will be met when the structures are built;
- (vi) Where applicable, records demonstrating that the activity qualifies under the special conditions at Section 570.208 (a) (3) (i); and
- (vii) For any homebuyer assistance activity qualifying under Sections 570.201 (e), 570.201 (n), or 570.204, identification of the applicable eligibility paragraph and evidence that the activity meets the eligibility criteria for that provision; for any such activity qualifying under Section 570.208 (a), the size and income of each homebuyer's household; and
- (viii) For a 570.201 (k) housing services activity, identification of the HOME project(s) or assistance that the housing services activity supports, and evidence that project(s) or assistance meet the HOME program income targeting requirements at 24 CFR 92.252 or 92.254.

(5) For each activity determined to benefit LMI persons based on the creation of jobs, the Community shall provide the documentation

described in either (b)(5)(i) or (ii) of this section.

- (i) Where the Community chooses to document that at least 51 percent of the jobs will be available to LMI persons, documentation for each assisted business shall include:

- (A) A copy of a written agreement containing:

- (1) A commitment by the business that it will make at least 51 percent of the jobs available to LMI persons and will provide training for any of those jobs requiring special skills or education;
 - (2) A listing by job title of the permanent jobs to be created indicating which jobs will be available to LMI persons, which jobs require special skills or education, and which jobs are part time, if any; and
 - (3) A description of actions to be taken by the community and business to ensure that LMI persons receive first consideration for those jobs; and

- (B) A listing by job title of the permanent jobs filled, and which jobs were available to LMI persons, and a description of how first consideration was given to such persons for those jobs. The description shall include what hiring process was used; which LMI persons were interviewed for a particular job; and which LMI persons were hired.

- (ii) Where the Community chooses to document that at least 51 percent of the jobs will be held by LMI persons, documentation for each assisted business shall include:

- (A) A copy of a written agreement containing:

- (1) A commitment by the business that at least 51 percent of the jobs, on a full-time equivalent basis, will be held by LMI persons; and

- (2) A listing by job title of the permanent jobs to be created, identifying which are part time, if any;

- (B) A listing by job title of the permanent jobs filled and which jobs were initially held by LMI persons; and

- (C) For each such LMI person hired, the size and annual income of the person's family prior to the person being hired for the job.

- (6) For each activity determined to benefit LMI persons based on the retention of jobs:

- (i) Evidence that in the absence of CDBG assistance jobs will be lost;

- (ii) For each business assisted, a listing by job title of permanent jobs retained, indicating which of those jobs are part-time and (where it is known) which are held by LMI persons at the time the CDBG assistance is provided. Where applicable, identification of any of the retained jobs (other than those known to be held by LMI persons) which are projected to become available to LMI persons through job turnover within two years of the time CDBG assistance is provided. Information upon which the job turnover projections were based shall also be included in the record;
- (iii) For each retained job claimed to be held by a LMI person, information on the size and annual income of the person's family;
- (iv) For jobs claimed to be available to LMI persons based on job turnover, a description covering the items required for "available to" jobs in paragraph (b)(5) of this section; and
- (v) Where jobs were claimed to be available to LMI persons through turnover, a listing of each job which has turned over to date, indicating which of those jobs were either taken by, or available to, LMI persons. For jobs made available, a description of how first consideration was given to such persons for those jobs shall also be included in the record.

(7) For purposes of documenting, pursuant to paragraphs (b)(5)(i)(B), (b)(5)(ii)(C), (b)(6)(iii) or (b)(6)(v) of this section, that the person for whom a job was either filled by or made available to a LMI person based upon the census tract where the person resides or in which the business is located, the community, in lieu of maintaining records showing the person's family size and income, may substitute records showing either the person's address at the time the determination of income status was made or the address of the business providing the job, as applicable, the census tract in which that address was located, the percent of persons residing in that tract who either are in poverty or who are LMI, as applicable, the data source used for determining the percentage, and a description of the pervasive poverty and general distress in the census tract in sufficient detail to demonstrate how the census tract met the criteria in Section 570.208(a)(4)(v), as applicable.

(8) For each activity determined to aid in the prevention or elimination of slums or blight based on addressing one or more of the conditions which qualified an area as a slum or blighted area;

- (i) The boundaries of the area; and
- (ii) A description of the conditions which qualified the area at the time of its designation in sufficient detail to demonstrate how the area met the criteria in Section 570.208(b)(1).

(9) For each residential rehabilitation activity determined to aid in the prevention or elimination of slums or blight in a slum or blighted area:

- (i) The local definition of "substandard";
- (ii) A pre-rehabilitation inspection report describing the deficiencies in each structure to be rehabilitated; and
- (iii) Details and scope of CDBG-assisted rehabilitation, by structure.

(10) For each activity determined to aid in the prevention or elimination of slums or blight based on the elimination of specific conditions of blight or physical decay not located in a slum or blighted area:

- (i) A description of the specific condition of blight or physical decay treated; and
- (ii) For rehabilitation carried out under this category, a description of the specific conditions detrimental to public health and safety which were identified and the details and scope of the CDBG assisted rehabilitation by structure.

(11) For each activity determined to aid in the prevention or elimination of slums or blight based on addressing slums or blight in an urban renewal area, a copy of the Urban Renewal Plan, as in effect at the time the activity is carried out, including maps and supporting documentation.

(12) For each activity determined to meet a community development need having a particular urgency:

- (i) Documentation concerning the nature and degree of seriousness of the condition requiring assistance;
- (ii) Evidence that the Community certified that the CDBG activity was designed to address the urgent need;
- (iii) Information on the timing of the development of the serious condition; and
- (iv) Evidence confirming that other financial resources to alleviate the need were not available.

- c. Records which demonstrate that the Community has made the determinations required as a condition of eligibility of certain activities, as prescribed in Sections 570.201(f), 570.201(i)(2), 570.201(p), 570.201(q), 570.202(b)(3), 570.206(f), 570.209, and 570.309.
- d. Records which demonstrate compliance with Section 570.505 regarding any change of use of real property acquired or improved with CDBG assistance.
- e. Records that demonstrate compliance with the citizen participation requirements prescribed in 24 CFR Part 91, subpart B, for Entitlement Communities.
- f. Records which demonstrate compliance with the requirements in Section 570.606 regarding acquisition, displacement, relocation, and replacement housing.

g. Fair housing and equal opportunity records containing:

(1) Documentation of the analysis of impediments and the actions the community has carried out with its housing and community development and other resources to remedy or ameliorate any impediments to fair housing choice in the community.

(2) Data on the extent to which each racial and ethnic group and single-headed households (by gender of household head) have applied for, participated in, or benefited from, any program or activity funded in whole or in part with CDBG funds. Such information shall be used only as a basis for further investigation as to compliance with nondiscrimination requirements. No Community is required to attain or maintain any particular statistical measure by race, ethnicity, or gender in covered programs.

(3) Data on employment in each of the Community's operating units funded in whole or in part with CDBG funds, with such data maintained in the categories prescribed on the Equal Employment Opportunity Commission's EEO-4 form; and documentation of any actions undertaken to assure equal employment opportunities to all persons regardless of race, color, national origin, sex, age or handicap in operating units funded in whole or in part under this part.

(4) Data indicating the race and ethnicity of households (and the gender of single head of households) displaced as a result of CDBG-funded activities, together with the address and census tract of the housing units to which each displaced household relocated. Such information shall be used only as a basis for further investigation as to compliance with nondiscrimination requirements. No recipient is required to attain or maintain any particular statistical measure by race, ethnicity, or gender, in covered programs.

(5) Documentation of actions undertaken to meet the requirements of Section 570.607(b) which implements Section 3 of the Housing Development Act of 1968, as amended (12 U.S.C. 1701u) relative to the hiring and training of lower income persons and the use of local businesses.

(6) Data indicating the racial/ethnic character of each business entity receiving a contract or subcontract of \$25,000 or more paid, or to be paid, with CDBG funds, data indicating which of those entities are women's business enterprises as defined in Executive Order 12138, the amount of the contract or subcontract, and documentation of Community's affirmative steps to ensure that minority business and women's business enterprises have an equal opportunity to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services. Such affirmative steps may include, but are not limited to, technical assistance open to all businesses but designed to enhance opportunities for these enterprises and special outreach efforts to inform them of contract opportunities. Such steps shall not include preferring any business in the award of any contract or subcontract solely or in part on the basis of race or gender.

(7) Documentation of the affirmative action measures the community has

taken to overcome prior discrimination, where the courts or HUD have found that the Community has previously discriminated against persons on the ground of race, color, national origin, or sex in administering a program or activity funded in whole or in part with CDBG funds.

- h. Financial records, in accordance with the applicable requirements listed in Section 570.502, including source documentation for entities not subject to parts 84 and 85 of this title. Grantees shall maintain evidence to support how the CDBG funds provided to such entities are expended. Such documentation must include, to the extent applicable, invoices, schedules containing comparisons of budgeted amounts and actual expenditures, construction progress schedules signed by appropriate parties (e.g., general contractor and/or project architect), and/or other documentation appropriate to the nature of the activity.
- i. Agreements and other records related to lump sum disbursements to private financial institutions for financing rehabilitation as prescribed in Section 570.513; and
- j. Records required to be maintained in accordance with other applicable laws and regulations set forth in Subpart K of the CDBG regulations (ATTACHMENT IV - Certifications, Other Regulations).

Request for Commission Action

City of Springfield, Ohio

Item Number: 001-17

Agenda Date: 5/9/2017

Today's Date: 5/3/2017

Subject: Moral Obligations

Submitted By: Mark Beckdahl, Finance Director

Department: Finance

Contact: Katie Eviston

<input checked="" type="checkbox"/> 14-Day Ordinance	<input type="checkbox"/> Emergency Ordinance (provide justification below)
<input type="checkbox"/> 14-Day Resolution	<input type="checkbox"/> Emergency Resolution
<input type="checkbox"/> Motion	<input type="checkbox"/> Contract

Prior
Ordinance/Resolution:

Date of Prior
Ordinance/Resolution:

Summary:

It is respectfully requested that legislation be scheduled for inclusion on the regularly scheduled City Commission agenda on May 9, 2017, confirming purchases and the obtaining of services for the City.

Justification for Emergency Action: *(use reverse side if needed)*

<u>Department/Division</u>	<u>Fund Description</u>	<u>Account Number</u>	<u>Actual Cost</u>
----------------------------	-------------------------	-----------------------	--------------------

Total Cost:

AN ORDINANCE NO. _____

Confirming purchases and the obtaining of services for the City and providing for payments therefor.

...oooOOOooo...

WHEREAS, certain supplies and services have heretofore been obtained for the use and benefit of the City without purchase orders having been previously issued therefor; and

WHEREAS, other supplies and services have heretofore been obtained for the use and benefit of the City and certain payments made without proper Commission authorization having been obtained therefor; and

WHEREAS, it is the determination of the City Commission that such supplies and services have been received and furnished to the use and benefit of the City and that the City is under moral, if not legal, obligation to make payment therefor: NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio:

Section 1. That the City Commission does hereby approve and confirm the obtaining of the supplies and services hereinafter set forth and the Director of Finance is hereby authorized to make payment of the respective amounts hereinafter indicated from proper items of appropriation. Such supplies and services and the respective amounts of such payments hereby authorized are attached hereto as **Exhibit A**.

Section 2. That this Ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this _____ day of _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

EXHIBIT A

Moral Obligation Listing for 5/9/2017

Department	Vendor	Invoice #	Amount of Moral Ob.	Account #	Invoice Amount
Municipal Court - Judicial	Montgomery Rennie & Jonson	206-11730 36749 LMZ	\$ 1,147.00	620278-4030	\$ 1,147.00
Services provided prior to Issuance of PO.		Confirm and Approve.			
Comm. Dev. - Code Enf.	Tony Smith Wrecking	27990	\$ 8,500.00	740526-4070 (449)	\$ 8,500.00
PO was not in place.		Confirm and Approve.			
Comm. Dev. - Inspections	William F. Bergman, Architect	S17-02	\$ 200.00	730705-4070	\$ 480.00
	William F. Bergman, Architect	S17-03	\$ 760.00	730705-4070	\$ 760.00
Invoice amounts exceed balance remaining on PO.					
	Jan Britton & Associates	46552	\$ 195.00	730705-4030	\$ 195.00
PO was not in place.					
Engineering	Ohio Edison	OE063194	\$ 1,236.13	210450-4014	\$ 1,236.13
2016 expense - blanket PO depleted.					
Facilities	Above All Glass	3627	\$ 635.00	505404-6040 (5149)	\$ 635.00
PO was not in place; contractor performed work prior to authorization.					
Finance	Auditor of State	BILL0000000217616	\$ 1,086.50	880054-4030	\$ 1,086.50
PO was not in place.					
Fire	Ambulance Medical Billing	0077620-IN	\$ 3,597.15	115287-4070	\$ 8,577.83
PO was not in place prior to start date of annual contract.					
Sewer	Black & Veatch	1225973	\$ 3,484.00	331207-4030 (002)	\$ 3,484.00
Prior year PO was closed prior to payment of invoice.					
Street Maint.	A & B Asphalt	70342457 RI	\$ 203.81	910919-4421	\$ 297.25
Delivery overage, exceeds balance remaining on PO.					

Request for Commission Action

City of Springfield, Ohio

Item Number: 029-12

Agenda Date: 5/23/17

Today's Date: 5/15/17

Subject: Change Order No. 3 with R.B. Jergens Contractors, Inc. for the CLA - Villa Road Project, PID 89421

Submitted By: Leo Shanayda

Department: Engineering

Contact: Leo Shanayda

<input type="checkbox"/> 14-Day Ordinance	<input checked="" type="checkbox"/> Emergency Ordinance (provide justification below)
<input type="checkbox"/> 14-Day Resolution	<input type="checkbox"/> Emergency Resolution
<input type="checkbox"/> Motion	<input checked="" type="checkbox"/> Contract

Prior

Ordinance/Resolution: 16-325
17-74
17-95

Date of Prior

Ordinance/Resolution: 11/22/16
3/28/17
4/25/17

Summary:

Addition of water valve and box to tie into existing water main. Also adjustments to quantities for bad soil conditions under new lane and miscellaneous items necessary to keep the project progressing smoothly. In order to compensate the contractor for these additional items and adjustments, which were required for this project, a contract change order must be authorized by City Commission.

Justification for Emergency Action: *(use reverse side if needed)*

It is the recommendation of this office that City Commission authorize the City Manager to confirm and approve Change Order No. 3 to R.B. Jergens Contractors, Inc., in the amount of \$59,101.15 by emergency ordinance at its May 23rd meeting.

Department/Division	Fund Description	Account Number	Actual Cost
Engineering	ODOT		\$ 41,764.98
Engineering	OPWC		\$ 17,336.17

Total Cost: \$ 59,101.15

AN ORDINANCE NO. _____

Confirming and approving Change Order No. 3 to the contract between the City and R. B. Jergens Contractors, Inc. for the CLA - Villa Road Project, PID No. 89421, to increase the contract in an amount not to exceed \$59,101.15, for a total amount not to exceed \$1,583,611.32; and declaring an emergency.

...oooOOOooo...

WHEREAS, it is necessary that this Ordinance become effective immediately in order to compensate R. B. Jergens Contractors, Inc. for work previously completed, which creates an emergency to preserve the public peace, health, safety and property necessitating the immediate effectiveness of this Ordinance; NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio, at least four of its members concurring:

Section 1. That this Commission hereby confirms and approves Change Order No. 3 to the contract between the City and R. B. Jergens Contractors, Inc. for the CLA - Villa Road Project, PID No. 89421, to increase the contract in an amount not to exceed \$59,101.15, for a total amount not to exceed \$1,583,611.32.

Section 2. That the City Manager is hereby directed and authorized to endorse upon Change Order No. 3, a copy of which is attached, his approval on behalf of the City.

Section 3. That by reason of the emergency set forth and defined in the preamble hereto, this Ordinance shall take effect and be in force immediately.

PASSED this _____ day of _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

CONTRACT CHANGE ORDER

NUMBER (3) Three

DATE May 15, 2017

TYPE OF PROJECT: CLA - Villa Road, PID 89421

CONTRACTOR: R.B. Jergens Contractors, Inc., 11418 N. Dixie Dr., Vandalia, OH 45377

The following changes are hereby made to the contract plans and specifications:

ITEM NO.	DESCRIPTION OF CHANGE	Contract Cost	
		DECREASE	INCREASE
	NOTE ATTACHED SHEETS		
TOTAL INCREASE			\$60,480.40
TOTAL DECREASE		(\$1,379.25)	

The sum of \$59,101.15 is hereby added to, ~~deducted from~~ the total. Therefore, the adjusted contract price to date is \$1,583,611.32.

The time provided for completion in the contract is unchanged. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

ACCEPTED BY: _____
Contractor

Date

RECOMMENDED BY: _____
Engineer

Date

APPROVED BY: _____
City Manager

Date

CONTRACT CHANGE ORDER

CLA - Villa Road, PID 89421			
ITEM NO.	DESCRIPTION OF CHANGE	Contract Cost	
		DECREASE	INCREASE
202	Pipe Removed 66 LF @ \$13.30		\$877.80
*204	Excavation of Subgrade 20 CY @ \$19.65		\$393.00
*204	Granular Material, Type B 20 CY @ \$40.15		\$803.00
*204	Geotextile Fabric, Type D (231) SY @ \$1.75	(\$404.25)	
261	Pavement Restoration, Type B 148.58 SY @ \$45.30		\$6,730.67
261	Pavement Restoration, Type E, As Per Plan 65 SY @ \$49.65		\$3,227.25
803	12" Conduit, Type B 2.5 LF @ \$65.70		\$164.25
838	8" Water Main (15) LF @ \$65.00	(\$975.00)	
SPEC	Geogrid 3,212 SY @ \$3.87		\$12,430.44
204	Excavation of Subgrade Quantity over 125% of Base Bid Qty 490 CY @ \$15.60		\$7,644.00
204	Granular Material, Type B 420 CY @ \$32.12		\$13,490.40
261	Pavement Restoration, Type E, As Per Plan 319.67 SY @ \$40.72		\$13,016.96
638	Water Work, Misc: 8" Water Valve and Valve Box 1 EA @ \$1,702.63		\$1,702.63
TOTAL INCREASE			\$60,480.40
TOTAL DECREASE		(\$1,379.25)	

Request for Commission Action

City of Springfield, Ohio

Item Number: 130-16

Agenda Date: 05/23/17

Today's Date: 5/11/2017

Subject: Contract Renewal for Quicklime

Submitted By: Mark Beckdahl, Finance Director

Department: Water Treatment Plant

Contact: Allen Jones x5880

☐ 14-Day Ordinance ☒ Emergency Ordinance (provide justification below)
☐ 14-Day Resolution ☐ Emergency Resolution ☐ Motion ☒ Contract

Prior
Ordinance/Resolution: 16-149

Date of Prior
Ordinance/Resolution: 6/07/2016

Summary:

It is respectfully requested that the City Commission authorize the City Manager to exercise the first renewal option of the contract with Mississippi Lime Company for Quicklime for an amount not to exceed \$587,050.00 for the period of June 21, 2017 through June 20, 2018.

Justification for Emergency Action: (use reverse side if needed)

Emergency action has been requested for the renewal to avoid interruption of delivery. We are required by contract to give at least 15-day advance notice prior to termination of the initial term. The expiration for the original contract is June 20, 2017, which does not allow enough time for a 14-day ordinance.

Department/Division	Fund Description	Account Number	Actual Cost
WTP	620	230201-4313	\$587,050.00

Total Cost: \$587,050.00

AN ORDINANCE NO. _____

Authorizing the exercise of the City's option to renew the contract with Mississippi Lime Company for the purchase of Quicklime for use by the City's Water Treatment Plant, for an amount not to exceed \$587,050.00; and declaring an emergency.

...oooOOOooo...

WHEREAS, the City and Mississippi Lime Company entered into a one-year contract dated June 21, 2016, for the purchase of Quicklime for use by the City's Water Treatment Plant; and

WHEREAS, the June 21, 2016 contract provides the City with an option to renew the contract for two (2) additional one (1) year periods; and

WHEREAS, this Commission finds it in the best interest of the City that said contract be renewed for the first renewal option for the purchase of Quicklime for use by the City's Water Treatment Plant, for a total amount not to exceed \$587,050.00; and

WHEREAS, it is necessary that this Ordinance become effective immediately in order to avoid an interruption in services, thereby providing for the usual daily operation of the Water Treatment Plant, which this Commission finds creates an emergency to preserve the public peace, health, safety and property necessitating the immediate effectiveness of this Ordinance: NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio, at least four of its members concurring:

Section 1. That the City Commission hereby authorizes the exercise of the City's first option to renew the contract with Mississippi Lime Company the purchase of Quicklime for use by the City's Water Treatment Plant, for an amount not to exceed \$587,050.00.

Section 2. That by reason of the emergency set forth and defined in the preamble hereto, this Ordinance shall take effect and be in force immediately.

PASSED this _____ day of _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

Request for Commission Action

City of Springfield, Ohio

Item Number: 053-17

Agenda Date: 5/23/17

Today's Date: 5/15/17

Subject: RESOLUTION TO PROCEED for the 2017 Sidewalk, Curb and Gutter Program, Section No. 1
Streets and Selected Locations for Section No. 1

Submitted By: Leo Shanayda, City Engineer

Department: Engineering

Contact: Leo Shanayda, City Engineer

<input type="checkbox"/> 14-Day Ordinance	<input type="checkbox"/> Emergency Ordinance (provide justification below)
<input type="checkbox"/> 14-Day Resolution	<input checked="" type="checkbox"/> Emergency Resolution
<input type="checkbox"/> Motion	<input type="checkbox"/> Contract

Prior
Ordinance/Resolution: 5969
17-91

Date of Prior
Ordinance/Resolution: 3/14/17
4/11/17

Summary:

The following is a list of Streets and Selected Locations recommended for inclusion in the Resolution to Proceed for SECTION #1 of Selected Streets and Selected Locations in the 2017 Sidewalk, Curb and Gutter Program:

Section #1 Streets include:

- East Street - High St. to Rice St.
- Balsam Drive - Home Rd. to Carousel Dr.
- Center Street - Pleasant St. to North St.

Section #1 Selected Locations include:

- 1911 E. High St.
- 301 E. Home Rd.
- 149 W. Jefferson St.
- 1901 S. Fountain Ave.

Justification for Emergency Action: *(use reverse side if needed)*

This resolution to proceed must be approved as an emergency in order to allow the City Contractor a sufficient amount of time to complete the work prior to the streets being paved.

<u>Department/Division</u>	<u>Fund Description</u>	<u>Account Number</u>	<u>Actual Cost</u>
Engineering			\$-0-

A RESOLUTION NO. _____

Ordering the construction or reconstruction of curbs, gutters and sidewalks at Section No. 1 of STREETS and Section No. 1 of SELECTED LOCATIONS of the 2017 Sidewalk, Curb, and Gutter Program, as enumerated in Resolution No. 5969, and declaring an emergency.

...oooOOOooo...

WHEREAS, the City Engineer has reported to the City Commission that service has been made with respect to the work required to be done by abutting property owners as hereinafter described and has been completed more than forty-five (45) days prior to such reports, which service of notice has been made pursuant to the provisions of Resolution No. 5969 adopted by this Commission; and

WHEREAS, said City Engineer has further reported that some of the property owners so served have failed to perform the work required; and

WHEREAS, it is the determination of the City Commission that the work ordered to be done must be proceeded with forthwith in order to accomplish the same during the present construction season, which this Commission finds creates an emergency to provide for the usual daily operation of the Engineering Department, necessitating the immediate effectiveness of this Resolution: NOW, THEREFORE:

BE IT RESOLVED by the City Commission of The City of Springfield, Ohio, at least four of its members concurring:

Section 1. That the City Engineer is authorized and directed to proceed with the construction or reconstruction of the sidewalks, curbs and gutters along the streets following where the property owners abutting thereon have been served notice to perform the work and have failed within forty-five (45) days of said notice to undertake performance thereof:

Section #1 Streets include:

- East Street - High St. to Rice St.
- Balsam Drive - Home Rd. to Carousel Dr.
- Center Street - Pleasant St. to North St.

Section #1 Selected Locations include:

- 1911 E. High St.
- 301 E. Home Rd.
- 149 W. Jefferson St.
- 1901 S. Fountain Ave.

Section 2. That the work shall be performed in accordance with the plans and specifications therefor now on file in the office of the Clerk of the City Commission and heretofore approved by this Commission.

Section 3. That the Clerk of the City Commission is directed to file a certified copy of this Resolution with the Auditor of Clark County, Ohio, within fifteen (15) days after its passage in compliance with the requirements of Section 319.61 of the Ohio Revised Code.

Section 4. That by reason of the emergency set forth and defined in the preamble hereto, this Resolution shall take effect and be in force immediately.

ADOPTED this _____ day of _____, A.D., 2017.

PRESIDENT OF THE CITY COMMISSION

CLERK OF THE CITY COMMISSION

(Published: *Springfield News-Sun*

_____, 2017)

I do hereby certify that the foregoing Resolution No. _____ was duly published in the *Springfield News-Sun* on _____, 2017.

CLERK OF THE CITY COMMISSION

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 2, 2017

APPLICANT'S NAME: JM Chahal LLC

ADDRESS OF PERMIT PREMISE: 1533 W North Street
Springfield OH 45504

RETURN REPORT BY: May 18, 2016 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF RECEIVED _____

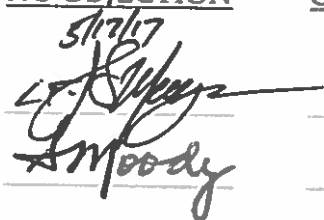
FIRE CHIEF RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR RECEIVED _____

RECOMMENDATIONS: NO OBJECTION OBJECTION W/REASONSPOLICE:

Investigations

Police Chief

5/17/17

 L. J. Moody

FIRE: Objection can be addressed through building permit or COO** processes ☐

Fire Marshal _____

Fire Chief _____

COMMUNITY DEVELOPMENT:Objection can be addressed through building permit or COO** processes ☐

Zoning* _____

Building _____

Code Enforcement _____

Community Development Director _____

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

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

4179855		TRFO	JM CHAHAL LLC
PERMIT NUMBER		TYPE	1533 W NORTH ST
06	01	2016	SPRINGFIELD OHIO 45504
ISSUE DATE			
04	21	2017	
FILING DATE			
C1	C2	D6	
PERMIT CLASSES			
12	099	A	F18393
TAX DISTRICT		RECEIPT NO.	

FROM 04/25/2017

42261950005			JAM PETROLEUM LLC
PERMIT NUMBER		TYPE	1533 W NORTH ST
06	01	2016	SPRINGFIELD OHIO 45504
ISSUE DATE			
04	21	2017	
FILING DATE			
C1	C2	D6	
PERMIT CLASSES			
12	099		
TAX DISTRICT		RECEIPT NO.	



MAILED 04/25/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/26/2017

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 4179855

(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 SPRINGFIELD CITY COUNCIL
76 E HIGH ST
SPRINGFIELD OHIO 45502

LLC / PARTNERSHIP CROSS REFERENCE
DISPLAY

PGECCG

4179855 PERMIT NBR
JM CHAHAL LLC
1533 W NORTH ST
SPRINGFIELD OHIO 45504

 KAUR RUPINDER

04/24/2017 ACTIVE

CEO

MNMB5%V5%M

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

SPRINGFIELD POLICE DIVISION

Inter-Office Communication

From: Det. J. Osborne

Date: 5-9-2017

To: Investigative File

Ref: Chahal LLC Liquor Permit

I would like to offer the following information regarding the liquor permit transfer for JM Chahal LLC, permit# 4179855 previously under the name JAM Petroleum LLC at 1533 W North St, Permit# 42261950005. The permit class listed as C1, C2, and D6 would allow for beer only in original sealed containers for carry out only, wine and mixed beverages in sealed containers for carry out, and sale of intoxicating liquor on Sunday between the hours 10:00am or 11:00am and midnight.

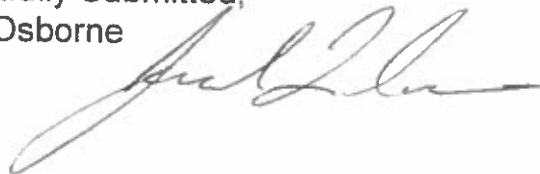
On 5-17-2017 I spoke with the manager of Shell Gas, Kaur Rupinder. Mr. Rupinder advised that the establishment will be ran with his sister and three other employees. He stated that the hours of operation will be 6am to 11pm Monday through Saturday and 7am to 10pm on Sunday. Mr. Rupinder advised that I.D. will be required for everyone buying alcohol from the establishment. Shell Gas Station is also located inside of a business and residential district. There are several numbers for Shell Gas, but the number provided to me is (937) 478-7976

A local check of Mr. Rupinder showed that he has not had any criminal arrests

Police records show the following calls for service to 1533 W North St for the past 12 months:

Assault	(2)
Disorderly	(3)
Theft	(2)
Suspicious Activity	(2)
Injury Accident	(1)
Alarm	(1)
MDOP	(1)
Traffic Stop	(1)

Respectfully Submitted,
Det. J. Osborne



LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 2, 2017

APPLICANT'S NAME: JM Chahal LLC

ADDRESS OF PERMIT PREMISE: 1533 W North Street
Springfield OH 45504

RETURN REPORT BY: May 18, 2017¹ - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED 5-4-17 *JSK*

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS: NO OBJECTION OBJECTION W/REASONS

POLICE:

Investigations _____

Police Chief _____

FIRE: Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

5-5-17 Lt. De Smith

Fire Chief

[Signature]

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning* _____

Building _____

Code Enforcement _____

Community Development Director _____

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 2, 2017

APPLICANT'S NAME: JM Chahal LLC

ADDRESS OF PERMIT PREMISE: 1533 W North Street
Springfield OH 45504

RETURN REPORT BY: May 18, 2016 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

Need electrical work before I can sign application



Zoned CI-1, Intensive Commercial District

099-17

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: April 26, 2017

APPLICANT'S NAME:

Dolgen Midwest LLC
dba Dollar General 15274

ADDRESS OF PERMIT PREMISE:

1640 S. Yellow Springs Street
Springfield OH 45506

RETURN REPORT BY:

May 18, 2016 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTIONOBJECTION W/REASONSPOLICE:

Investigations

Police Chief

5/18/17
C.T. [Signature]
[Signature]FIRE:Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43088-9005
(614)644-2360 FAX(614)644-3168

TO

22348152640		TFOL	DOLGEN MIDWEST LLC DBA DOLLAR GENERAL 15274 1640 S YELLOW SPRINGS ST SPRINGFIELD OH 45506
PERMIT NUMBER		TYPE	
06	01	2015	
ISSUE DATE			
04	20	2017	
FILING DATE			
C1	C2	D6	
PERMIT CLASSES			
12	099	A	F18387
TAX DISTRICT			RECEIPT NO.

FROM 04/24/2017 SAFEKEEPING

6054406			MISTER BS AUTOMOTIVE CENTER INC DBA MISTER BS 149 W WASHINGTON ST SPRINGFIELD OHIO 45502
PERMIT NUMBER		TYPE	
06	01	2015	
ISSUE DATE			
04	20	2017	
FILING DATE			
C1	C2	D6	
PERMIT CLASSES			
12	099		
TAX DISTRICT			RECEIPT NO.



MAILED 04/24/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/25/2017

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 TFOL 2234815-2640
(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 SPRINGFIELD CITY COUNCIL
76 E HIGH ST
SPRINGFIELD OHIO 45502

INTER-OFFICE COMMUNICATION

FROM THE DESK OF: CAPT. VARNER

DATE: 4-27-17

TO: INVESTIGATIVE FILE

**RE: LIQUOR PERMIT REQUEST FOR Dolgen Midwest LLC
DBA Dollar General 15274
1640 S. Yellow Springs Street**

Sir,

I would like to offer the following information regarding the liquor permit request for Dolgen Midwest LLC doing business as Dollar General 15274. The permit class listed as C1, C2, and D6 would allow for the sale of beer only in original sealed container for carry out only; wine and mixed beverages in sealed containers for carry out; and intoxicating liquor on Sunday between the hours of 10:00 AM or 11:00 AM and midnight.

On April 27, 2017, I spoke to Chris Guy on the store phone, 937-471-4013, who stated that he was the manager on duty. He had no idea that the store was getting a liquor license. In fact, he stated that they did not want one because they have enough theft as it is.

Mr. Guy stated that their hours of operation are 8:00 AM to 10:00 PM Monday through Sunday. He stated that they have six employees, and their tobacco policy is to card everyone, so the alcohol policy might be the same.

I've attached a multi-page list of calls for service to 1640 S. Yellow Springs Street that covers the last 12 months.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "DET J Mitchell Jr.", written over the typed name.

Detective Gerrald Mitchell Jr.

SPRINGFIELD POLICE DIVISION
4/27/17

Incident Inquiry

PL0050S1

ORI #: OH0120200 + SPD

Reset Location: _____

Type options, press Enter.

5=Display 6=Print 9=Cases 10=Fld Invst
14=Status/Disposition 15=Suspect Vehicles 16=Names 17=Times 18=Radio Log
19=Dispatch 20=Plates 21=Review 22=Additional 23=Case Doc 24=Documents

Opt	Incident #	Call Date	Time	Type	Area	Sect	Unit	Officer
—	2017-00017672	04/22/2017	15:31	PROP P	4	407	030	1372
—	2017-00015384	04/09/2017	14:04	WARR P	4	407	332E	1358
—	2017-00015204	04/08/2017	14:19	THFT P	4	407	020	1382
—	2017-00015205	04/08/2017	14:22	PROP P	4	407	331E	1372
—	2017-00013571	03/29/2017	22:07	SUSP P	4	407	311E	1340
—	2017-00010912	03/14/2017	0:32	BULL P	4	407	312L	1360
—	2017-00009279	03/03/2017	17:33	IOFF P	4	407	030	1370
—	2017-00007472	02/20/2017	8:32	DISO P	4	407	321E	1203
—	2017-00002343	01/16/2017	19:29	THFT P	4	407	331E	1372
—	2017-00001833	01/13/2017	10:40	BULL P	4	407	321E	1231

F3=Exit F4=Prompt F5=Refresh

F9=Resequence F11=View 2 F12=Cancel F17=Print F21=Review View

More...

SPRINGFIELD POLICE DIVISION
4/27/17

Incident Inquiry

PL0050S1

ORI #: OH0120200 + SPD

Reset Location: _____

Type options, press Enter.

5=Display 6=Print 9=Cases 10=Fld Invst

14=Status/Disposition 15=Suspect Vehicles 16=Names 17=Times 18=Radio Log

19=Dispatch 20=Plates 21=Review 22=Additional 23=Case Doc 24=Documents

Opt	Incident #	Call Date	Time	Type	Area	Sect	Unit	Officer
—	2017-00001202	01/09/2017	13:24	THFT P	4	407	722L	1231
—	2016-00059233	12/12/2016	11:15	FOLO P	4	407	1275	1275
—	2016-00058989	12/10/2016	12:53	ROBB P	4	407	722E	1204
—	2016-00059005	12/10/2016	15:08	PROP P	4	407	331E	1320
—	2016-00058578	12/07/2016	14:10	THFT P	4	407	331E	1263
—	2016-00056497	11/23/2016	1:53	BULL P	4	407	311L	1369
—	2016-00056113	11/20/2016	15:09	THFT P	4	407		
—	2016-00055517	11/16/2016	20:46	THFT P	4	407	033	1228
—	2016-00055507	11/16/2016	19:42	TRSP P	4	407	331L	1355
—	2016-00055519	11/16/2016	20:57	PROP P	4	407	431L	1276

F3=Exit F4=Prompt F5=Refresh

F9=Resequance F11=View 2 F12=Cancel F17=Print F21=Review View

More...

SPRINGFIELD POLICE DIVISION
4/27/17

Incident Inquiry

PL0050S1

ORI #: OH0120200 + SPD

Reset Location: _____

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5=Display 6=Print 9=Cases 10=Fld Invst
14=Status/Disposition 15=Suspect Vehicles 16=Names 17=Times 18=Radio Log
19=Dispatch 20=Plates 21=Review 22=Additional 23=Case Doc 24=Documents

Opt	Incident #	Call Date	Time	Type	Area	Sect	Unit	Officer
—	2016-00054910	11/13/2016	3:00	SUSP P	4	407	312L	1367
—	2016-00054774	11/12/2016	5:52	ALRM P	4	407	312L	1345
—	2016-00054860	11/12/2016	19:11	SUSP P	4	407	131L	1347
—	2016-00054562	11/10/2016	21:11	IOFF P	4	407	030	1353
—	2016-00053129	11/01/2016	13:47	INJP P	4	407	321L	1170
—	2016-00052970	10/31/2016	13:58	DISO P	4	407	521L	1223
—	2016-00051795	10/24/2016	7:39	SUSP P	4	407	722E	1124
—	2016-00051687	10/23/2016	14:49	THFT P	4	407	020	1229
—	2016-00051685	10/23/2016	14:22	THFT P	4	407	331L	1335
—	2016-00051324	10/21/2016	8:25	IOFF P	4	407	020	1082

F3=Exit F4=Prompt F5=Refresh

F9=Resequence F11=View 2 F12=Cancel F17=Print F21=Review View

More...

SPRINGFIELD POLICE DIVISION
4/27/17

Incident Inquiry

PL0050S1

ORI #: OH0120200 + SPD

Reset Location: _____

Type options, press Enter.

5=Display 6=Print 9=Cases 10=Fld Invst

14=Status/Disposition 15=Suspect Vehicles 16=Names 17=Times 18=Radio Log

19=Dispatch 20=Plates 21=Review 22=Additional 23=Case Doc 24=Documents

Opt	Incident #	Call Date	Time	Type	Area	Sect	Unit	Officer
—	2016-00051451	10/21/2016	22:37	UNK2 P	4	407	311E	1323
—	2016-00049936	10/13/2016	12:03	SUSP P	4	407	321E	1231
—	2016-00049739	10/12/2016	9:18	DISO P	4	407	321L	1281
—	2016-00049588	10/11/2016	12:03	PARK P	4	407	821W	1333
—	2016-00048868	10/07/2016	8:36	SUSP P	4	407	722L	1089
—	2016-00042476	08/31/2016	23:02	THFT P	4	407	010	1227
—	2016-00036297	07/28/2016	5:25	BULL P	4	407	311L	1345
—	2016-00031851	07/02/2016	22:07	ASLT P	4	407		
—	2016-00030797	06/27/2016	8:59	BULL P	4	407	321E	1231
—	2016-00030566	06/25/2016	19:21	BULL P	4	407	331E	1336

F3=Exit F4=Prompt F5=Refresh

F9=Resequene F11=View 2 F12=Cancel F17=Print F21=Review View

More...

SPRINGFIELD POLICE DIVISION
4/27/17

Incident Inquiry

PL0050S1

ORI #: OH0120200 + SPD

Reset Location: _____

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5=Display 6=Print 9=Cases 10=Fld Invst
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19=Dispatch 20=Plates 21=Review 22=Additional 23=Case Doc 24=Documents

Opt	Incident #	Call Date	Time	Type	Area	Sect	Unit	Officer
—	2016-00029974	06/22/2016	12:46	ROBB P	4	407	1316	1316
—	2016-00030010	06/22/2016	17:59	THFT P	4	407	331L	1297
—	2016-00027605	06/09/2016	18:30	PROP P	4	407	731L	1360
—	2016-00024075	05/22/2016	21:42	THFT P	4	407	331E	1352
—	2016-00023047	05/16/2016	21:11	IOFF P	4	407	030	1353
—	2016-00021611	05/08/2016	20:29	SUSP P	4	407	331E	1338
—	2016-00018309	04/19/2016	18:43	THFT P	4	407	331L	1335
—	2016-00015438	04/03/2016	17:18	GCLO P	4	407	231E	1358
—	2016-00013667	03/24/2016	17:18	IOFF P	4	407	030	1350
—	2016-00013505	03/23/2016	17:26	IOFF P	4	407	030	1350

F3=Exit F4=Prompt F5=Refresh

F9=Resequence F11=View 2 F12=Cancel F17=Print F21=Review View

More...

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: April 26, 2017

APPLICANT'S NAME:

Dolgen Midwest LLC
dba Dollar General 15274

ADDRESS OF PERMIT PREMISE:

1640 S. Yellow Springs Street
Springfield OH 45506

RETURN REPORT BY:

May 18, 201⁷₆ - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED 5-4-17 JSK

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

St. D. Smith 5-5-17

Fire Chief

[Signature]

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: April 26, 2017

APPLICANT'S NAME:

Dolgen Midwest LLC
dba Dollar General 15274

ADDRESS OF PERMIT PREMISE:

1640 S. Yellow Springs Street
Springfield OH 45506

RETURN REPORT BY:

May 18, 2016 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

Shannon Meadows

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13



Zoned CN-2, Neighborhood Commercial District

104-17

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 2, 2017

APPLICANT'S NAME:

VSI Operations LLC
dba Ches Rustic Lounge

ADDRESS OF PERMIT PREMISE:

1150 Bechtle Ave
Springfield OH 45504

RETURN REPORT BY:

May 18, 2016 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

5/12/17
[Signature]
Moody

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6806 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

9308530		TRFO		VSI OPERATIONS LLC DBA CHES RUSTIC LOUNGE 1150 BECHTLE AV SPRINGFIELD OHIO 45504
PERMIT NUMBER		TYPE		
06	01	2016		
ISSUE DATE				
04	20	2017		
FILING DATE				
D5				
PERMIT CLASSES				
12	099	A	F18376	
TAX DISTRICT		RECEIPT NO.		

FROM 04/24/2017

1417814				CHES RUSTIC LOUNGE LLC DBA CHES RUSTIC LOUNGE 1150 BECHTLE AV SPRINGFIELD OHIO 45504
PERMIT NUMBER		TYPE		
06	01	2016		
ISSUE DATE				
04	20	2017		
FILING DATE				
D5				
PERMIT CLASSES				
12	099			
TAX DISTRICT		RECEIPT NO.		



MAILED 04/24/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN, 05/25/2017

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 9308530

(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 SPRINGFIELD CITY COUNCIL
76 E HIGH ST
SPRINGFIELD OHIO 45502

LLC / PARTNERSHIP CROSS REFERENCE
DISPLAY

PGECH

9308530 PERMIT NBR
VSI OPERATIONS LLC
DBA CHES RUSTIC LOUNGE
1150 BECHTLE AV
SPRINGFIELD OHIO 45504

 VAN STICKNEY

04/20/2017 ACTIVE

CEO

MAN-MBR5%M

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

Springfield Police Division Intelligence Unit

From the Office of: Capt. Varner
To: Investigative Case File
Date: 05-05-17
Re: Liquor Permit Transfer Request

Sir,

I would like to offer the following information regarding the liquor permit transfer request for VSI Operations LLC., also known as Che's Rustic Lounge, 1150 N Bechtle Ave, Springfield, Ohio 45504, business phone 937-504-7188. The transfer is from Che's Rustic Lounge LLC., also known as Che's Rustic Lounge at the same address. The permit number for the premises is 1417814. The liquor permit is for a Class D5 permit. The D5 liquor permit would allow for Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am.

VSI Operations LLC, also known as Che's Rustic Lounge is located in a business and residential area. On 05-07-17 I spoke to Connie Dewitt, who is the owner/manager of Che's Rustic Lounge. Ms. Dewitt stated that there were (2) total employees and that they are all familiar with the current Ohio Liquor Laws. Business hours for the establishment are 0700 AM through 0230 AM Monday through Sunday. Ms. Dewitt further stated that they require identification for every liquor purchase.

I conducted a records check regarding calls for service at 1150 N Bechtle Ave. There have been 15 calls for service at the business, 13 disorderly, 1 theft and 1 accident. A local Police Records check was also done on Miss Dewitt, as she is part-owner/Manager of the business. Ms Dewitt has been a witness in most of these cases. Miss Dewitt was also arrested in 1997; however, the charges were not listed in Police Records. She was also arrested in Clark County for Deception to Obtain a Dangerous Drug.

Respectfully Submitted,

Detective Anna Wildeman

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 2, 2017

APPLICANT'S NAME:

VSI Operations LLC
dba Ches Rustic Lounge

ADDRESS OF PERMIT PREMISE:

1150 Bechtle Ave
Springfield OH 45504

RETURN REPORT BY:

May 18, 2017¹ - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED 5-4-17 dsk

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

5-5-17 Lt. A. Smith

Fire Chief

[Signature]

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director _____

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 2, 2017

APPLICANT'S NAME:

VSI Operations LLC
dba Ches Rustic Lounge

ADDRESS OF PERMIT PREMISE:

1150 Bechtle Ave
Springfield OH 45504

RETURN REPORT BY:

May 18, 2016 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

James Meadows

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13



Zoned CC-2, Community Commercial District

106-17

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 9, 2017

APPLICANT'S NAME:

1024 Gas C Store LLC
dba Home Road Valero

ADDRESS OF PERMIT PREMISE:

1024 Home Road
Springfield OH 45503

RETURN REPORT BY:

May 17, 2017 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTIONOBJECTION W/REASONSPOLICE:

Investigations

5/11/17
LT. [Signature]
[Signature]

Police Chief

FIRE:Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

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)644-3168

TO

6548895		TREX		1024 GAS C STORE LLC	
PERMIT NUMBER		TYPE		DBA HOME ROAD VALERO	
06	01	2017		1024 HOME RD	
ISSUE DATE				SPRINGFIELD OH 45503	
05	02	2017			
FILING DATE					
C1	C2				
PERMIT CLASSES					
12	099	A	F18452		
TAX DISTRICT			RECEIPT NO.		

FROM 05/04/2017

66782210020				PAP OIL COMPANY LLC	
PERMIT NUMBER		TYPE		1024 HOME RD	
06	01	2017		SPRINGFIELD OH 45503	
ISSUE DATE					
05	02	2017			
FILING DATE					
C1	C2				
PERMIT CLASSES					
12	099				
TAX DISTRICT			RECEIPT NO.		



MAILED 05/04/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 06/05/2017

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 TREX 6548895**

(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 SPRINGFIELD CITY COUNCIL
76 E HIGH ST
SPRINGFIELD OHIO 45502

LLC / PARTNERSHIP CROSS REFERENCE
DISPLAY

PGECCG

6548895 PERMIT NBR
1024 GAS C STORE LLC
DBA HOME ROAD VALERO
1024 HOME RD
SPRINGFIELD OH 45503

 PARVEEN WADHWA

05/02/2017 ACTIVE

MNMB5%V5%M

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

INTER-OFFICE COMMUNICATION

FROM THE DESK OF: CAPT. VARNER

DATE: 5-11-17

TO: INVESTIGATIVE FILE

RE: LIQUOR PERMIT REQUEST FOR 1024 Gas C Store LLC
DBA Home Road Valero
1024 E. Home Rd

Sir,

I would like to offer the following information regarding the liquor permit request for 1024 Gas C Store LLC doing business as Home Road Valero. The permit class listed as C1, C2 would allow for the sale of beer only in original sealed container for carry out only and wine and mixed beverages in sealed containers for carry out.

On 5-11-17, I went to the store because no contact information was provided, and none of the phone numbers worked that I found via Google search. Dispatch also provided a phone number that did not work, 937-504-7310.

The employee took my phone number and advised that his boss would call me. Parveen Wadha called me from 937-956-2292. He advised that the business hours will be 6:00 AM to 11:00 PM Sunday through Thursday. They will be open until midnight on Friday and Saturday. Mr. Wadha advised that they card everyone who appears to be under 40 years old, and he has two employees. Mr. Wadha also insisted that 937-504-7310 is the phone number for the business.

A search of police and local court records showed no results for Parveen Wadha.

The following is a list of calls for service to the address over the last 12 months:

03-07-17	Follow up
10-24-16	Bulletin check
10-19-16	Property damage
09-28-16	Bulletin check
09-21-16	Parking complaint
08-02-16	Bulletin check
05-17-16	Alarm

Respectfully submitted,



Detective Gerrald Mitchell Jr.

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 9, 2017

APPLICANT'S NAME:

1024 Gas C Store LLC
dba Home Road Valero

ADDRESS OF PERMIT PREMISE:

1024 Home Road
Springfield OH 45503

RETURN REPORT BY:

May 17, 2017 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED

FIRE CHIEF

RECEIVED

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

*Map Attached

**Certificate of Occupancy

(ATTACH BACK-UP MATERIAL IF NEEDED)

Rev. 08-06-13

LIQUOR PERMIT REQUEST REVIEW FORM

DATE: May 9, 2017

APPLICANT'S NAME:

1024 Gas C Store LLC
dba Home Road Valero

ADDRESS OF PERMIT PREMISE:

1024 Home Road
Springfield OH 45503

RETURN REPORT BY:

May 17, 2017 - NOON

FROM: CITY MANAGER'S OFFICE

TO: POLICE CHIEF

RECEIVED _____

FIRE CHIEF

RECEIVED _____

COMMUNITY DEVELOPMENT DIRECTOR

RECEIVED _____

RECOMMENDATIONS:

NO OBJECTION

OBJECTION W/REASONS

POLICE:

Investigations

Police Chief

FIRE:

Objection can be addressed through building permit or COO** processes ☐

Fire Marshal

Fire Chief

COMMUNITY DEVELOPMENT:

Objection can be addressed through building permit or COO** processes ☐

Zoning*

Building

Code Enforcement

Community Development Director

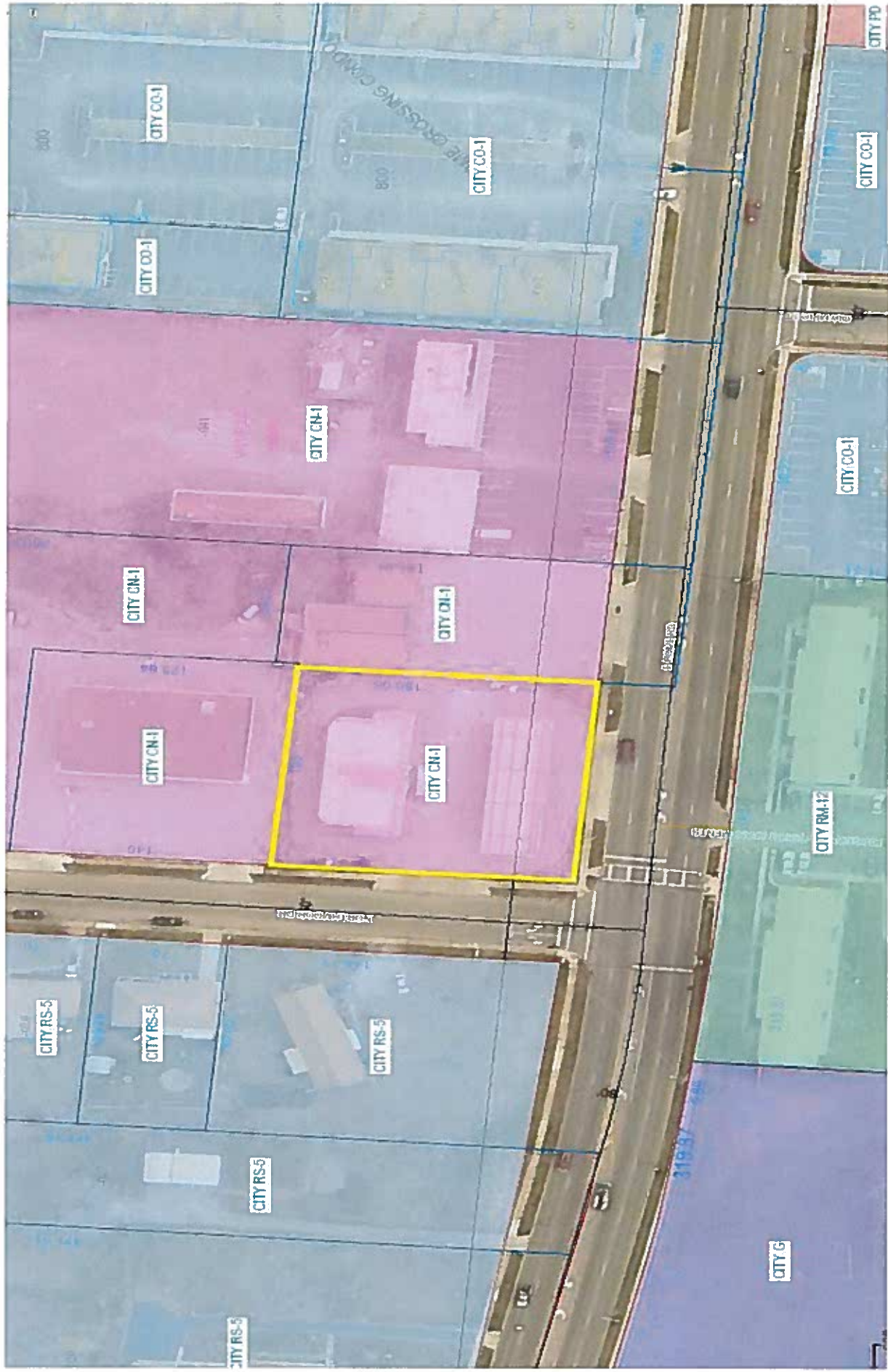
[Signature]

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Zoned CN-1, Neighborhood Commercial District