

ORDINANCE NO. 06-29 AC CMS

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$4,200,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PAY COSTS OF CONSTRUCTING, FURNISHING, EQUIPPING, AND OTHERWISE IMPROVING A MUNICIPAL SERVICE CENTER COMPLEX, INCLUDING ACCESS ROADWAYS AND ALL NECESSARY UTILITIES AND APPURTENANCES, AND CLEARING AND IMPROVING ITS SITE, AND DECLARING AN EMERGENCY.

WHEREAS, this Council has determined it to be necessary to improve service delivery by better maintaining and more efficiently administering City service vehicles, equipment and related supplies; and

WHEREAS, the Finance Director, as fiscal officer of the City, has certified to this Council that the estimated life or period of usefulness of the improvements described in Section 1 is at least five years, the maximum maturity of the Bonds described in Section 1 is at least twenty years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is twenty years from the date of original issuance of the notes;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, that:

Section 1. It is hereby declared necessary to issue bonds of the City of Oberlin in an aggregate principal amount not to exceed \$4,200,000 for the purpose of paying a portion of the costs of constructing, furnishing, equipping, and otherwise improving a municipal service center complex, including access roadways and all necessary utilities and appurtenances, and clearing and improving its site (the "Bonds").

Section 2. The Bonds shall be dated approximately April 1, 2007; shall bear interest at the now estimated rate of four and seventy-five one-hundredths per centum (4.75%) per annum, payable semi-annually, until the principal sum is paid; and are estimated to mature in twenty annual principal installments on December 1 of each year that are in such amounts that the total principal and interest payments on the Bonds in any fiscal year in which principal is payable are substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2008.

Section 3. It is necessary to issue and this Council hereby determines that notes in an aggregate principal amount not to exceed \$4,200,000 shall be issued in anticipation of the issuance of the Bonds. Those anticipatory notes shall be designated "Municipal Service Center Complex Notes, Series 2006" (the "Notes"); shall bear interest at a rate of interest not to exceed 4.75% per annum (computed on the basis of a 360-day year consisting of 12 30-day months), payable at maturity, designated by the Finance Director in the certificate awarding the Notes as authorized in Section 6 hereof (the "Certificate of Award"). The Notes shall be dated their date of issuance and shall mature one year from the date of issuance; provided that the Finance Director may, if it is determined to be necessary or advisable to the sale of the Notes, establish a maturity

date in the Certificate of Award that is up to seven days less than one year from the date of issuance. The Notes may be subject to prior redemption at the sole option of the City if agreed to by the purchaser thereof.

Section 4. The debt charges on the Notes shall be payable in Federal Reserve funds of the United States of America and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company selected by the Finance Director in the Certificate of Award, after determining that sufficient safeguards exist to protect the funds or securities of this City, or at the office of the Finance Director if agreed to by the Finance Director and the original purchaser of the Notes.

Section 5. The Notes shall be signed by the City Manager and Finance Director, in the name of the City and in their official capacities, provided that one of those signatures may be a facsimile. The Notes shall be issued in the denominations and numbers as requested by the original purchaser and approved by the Finance Director, provided that no Note shall be issued in a denomination less than \$100,000. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Finance Director will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Revised Code if it is determined by the Finance Director that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Finance Director, and shall express upon their faces the purpose, which may be in summary terms, for which they are issued and that they are issued pursuant to Revised Code Chapter 133, the Charter of the City, and this Ordinance. As used in this Section and this Ordinance:

"Book entry form" or "book entry system" means a form or system under which (i) the ownership of beneficial interests in the Notes and the principal of, and interest on, the Notes may be transferred only through a book entry, and (ii) a single physical Note certificate is issued by the City and payable only to a Depository or its nominee, with such Notes "immobilized" in the custody of the Depository or its agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of, and interest on, the Notes and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"Participant" means any participant contracting with a Depository under a book entry system and includes security brokers and dealers, banks and trust companies, and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (i) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the

custody of the Depository or its agent for that purpose; (ii) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (iii) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (iv) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Finance Director may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Finance Director does not or is unable to do so, the Finance Director, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable to order form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Finance Director is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be awarded and sold by the Finance Director at private sale at not less than 97% of par plus any accrued interest, in accordance with law and the provisions of this Ordinance. In the Certificate of Award, the Finance Director shall make the designations authorized herein, including determining the original purchaser of the Note and fixing the interest rate the Notes shall bear, the principal amount of the Notes, and the maturity date of the Notes, and shall cause the Notes to be prepared, signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. In connection with the issuance of the Notes herein authorized, the legal services of the law firm of Squire, Sanders & Dempsey L.L.P. are hereby retained to act as bond counsel to this City. The City Manager, the Clerk of Council, the Finance Director, the City Law Director, and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transaction contemplated by this Ordinance.

Section 7. The proceeds from the sale of the Notes, except any premium and accrued interest, shall be paid into a special fund which is hereby created for the purpose, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. Any portion of those proceeds representing premium and accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due. In each year, to the extent money from the municipal income tax is available for the payment of the debt charges on the Notes and Bonds and is appropriated for that purpose, the amount of the tax shall be reduced by the amount of the money so available and appropriated in compliance with the covenant hereinafter set forth. To the extent necessary, the debt charges on the Notes and Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Sections 133.05(B)(7) and 5705.51(A)(5) and (D) of the Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges. Nothing in this paragraph in any way diminishes the pledge of the full faith and credit and property taxing power of the City to the prompt payment of the debt charges on the Notes.

Section 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds, arbitrage bonds or hedge bonds under Sections 141, 148 or 149 of the Internal Revenue Code of 1986, as amended (the Code) or (ii) be treated other than as bonds to which Section 104(a) of the Code applies, and (b) the interest on the Notes will not be treated as an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, and (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports, and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Notes are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code. In that connection, the City hereby represents and covenants that it, together with all its subordinate entities or entities which issue obligations on its behalf, or on behalf of which it issues obligations, in or during the calendar year in which the Notes are issued, (i) have not issued and will not issue tax-exempt obligations designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code, including the Notes, in an aggregate amount in excess of \$10,000,000, and (ii) have not issued, do not reasonably anticipate issuing, and will not issue, tax-exempt obligations (including the Notes, but excluding obligations, other than qualified 501(c)(3) bonds as defined in Section 145 of the Code, that are private activity bonds as defined in Section 141 of the Code and excluding refunding obligations that are not advance refunding obligations as defined in Section 149(d)(5) of the Code) in an aggregate amount exceeding \$10,000,000, unless the City first obtains a written opinion of nationally recognized bond counsel that such designation or issuance, as applicable, will not adversely affect the status of the Notes as "qualified tax-exempt obligations". Further, the City represents and covenants that, during any time or in any manner as might affect the treatment of the Notes as "qualified tax-exempt obligations", it has not formed or participated in the formation of, or benefited from or availed itself of, any entity in order to avoid the purposes of subparagraph (C) or (D) of Section 265(b)(3) of the Code, and will not form, participate in the formation of, or benefit from or avail itself of, any such entity. The City further represents that the Notes are not being issued as part of a direct or indirect composite issue that combines issues or lots of tax-exempt obligations of different issuers.

The Finance Director, as the fiscal officer, or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by that officer, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes.

Section 11. The Finance Director is directed to deliver a certified copy of this Ordinance to the County Auditor of Lorain County.

Section 12. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of

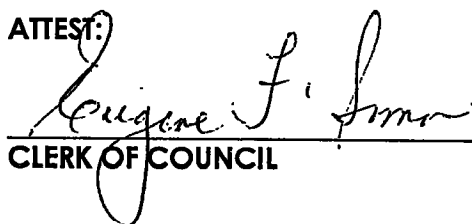
the Notes in order to make them legal, valid and binding general obligations of the City of Oberlin have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 13. This Council finds and determines that all formal actions of this Council and of any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or committees and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 14. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance must be immediately effective so that the Notes can be sold at the earliest possible date to enable the City to meet its obligations in connection with the construction of the improvement, which is urgently needed to provide for the efficient and safe administration of the government of the City and the health and safety of its residents; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

PASSED: 1st Reading – March 6, 2006 (Suspension of the Rules/Emergency)
2nd Reading –
3rd Reading –

ATTEST:


CLERK OF COUNCIL


PRESIDENT OF COUNCIL

POSTED: March 7, 2006

EFFECTIVE DATE: March 7, 2006



April 12, 2006

VIA MESSENGER

I. Salvatore Talarico, Finance Director
City of Oberlin
69 South Main Street
Oberlin, Ohio 44074

04-12-06 P03:56 OUT

Re: City of Oberlin, Ohio
\$4,200,000 Municipal Service Center Complex Notes, Series 2006

Dear Sal:

In connection with the captioned Notes, and based upon the information supplied by you and Jeff Rink at McDonald Investments Inc., I have prepared and enclose the remaining transcript documents necessary for the issuance of the captioned Notes.

The enclosed documents should be processed as follows:

1. Tax Compliance Certificate (including Attachments A and A-1), to be examined and signed by you.

2. Note form, to be examined and signed by you and the City Manager, using the same signatures as you are using to execute the Signature and No-Litigation Certificate.

3. IRS Form 8038-G for governmental use bonds, to be examined, corrected if necessary, and signed by you. (The date of the issue has been triple-checked!)

4. General Financial Statement, to be examined, corrected if necessary, and signed by you.

5. General Certificate, to be examined, corrected if necessary, and signed by the Clerk of Council.

6. Supplemental Financial Statement, to be examined, corrected if necessary, and signed by the Lorain County Auditor or an authorized representative. This document is critical to demonstrate compliance with the indirect 10-mill limitation on unvoted debt.

7. Signature and No-Litigation Certificate, to be examined and signed by you and the City Manager, using the same signatures as you are using to execute the note form, and your signatures attested to toward the bottom of the form by the signature of the Clerk of Council. The Law Director should also sign this certificate on the indicated line.

8. Receipt for Payment of Notes, to be examined and signed by the City Treasurer.

I. Salvatore Talarico, Finance Director
April 12, 2006
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✓ 9. Concluding Certificate, to be examined, corrected if necessary, and signed by you and the Law Director where indicated. *Clark*

✓ One copy of each of these documents, along with a certified copy of the minutes of the March 6th Council meeting showing passage of Ordinance No. 06-29 AC CMS, should be returned to us by noon on Wednesday, April 19, in completed form so that we may review them and render the approving legal opinion in timely fashion. I understand it is your intention to obtain all necessary signatures on the morning of Thursday, April 13.

With Mr. Rink's copy of this letter, I am enclosing the Underwriter's Certificate which should be examined and signed on behalf of McDonald Investments Inc., and returned to me prior to noon on Wednesday, April 19. With Mr. Schlabach's copy of this letter, I am enclosing a copy of the note form. When I receive the signed original back from you, I will forward it to Mr. Schlabach for safekeeping under DTC "FAST" procedures.

If you or any other City officials have any questions with regard to these matters, please give me a call.

Very truly yours,

Richard D. Manoloff/ng
Enclosures

cc: Robert DiSpirito, City Manager and Treasurer
Eugene F. Simon, Clerk of Council
Eric R. Severs, Esq., Law Director
Jeff Rink, Vice President, KeyBanc Capital Markets (McDonald Investments Inc.)
David A. Schlabach, J.P. Morgan Trust Company, National Association

06-29

Main Identity

From: "Gajdos, Nelda" <NGajdos@ssd.com>
To: <stalarico@cityofoberlin.com>
Cc: <ersevers@oberlin.net>; <esimon@cityofoberlin.com>; "Manoloff, Richard" <RManoloff@ssd.com>
Sent: Wednesday, February 22, 2006 12:40 PM
Attach: CLEVELAND-#777223-v1-2006_-_Service_Center_Note_Ordinance.DOC; CLEVELAND-#777224-v1-2006_-_Service_Center_FOC.DOC; CLEVELAND-#777231-v1-2006_CAR_Posting_Service_Center.DOC; CLEVELAND-#777234-v1-2006_-_Service_-_Invitation.DOC; CLEVELAND-#777236-v1-2006_-_Service_Center_-_send_initial_and_invitation.DOC
Subject: Municipal Service Center Note issue

<<CLEVELAND-#777223-v1-2006_-_Service_Center_Note_Ordinance.DOC>> <<CLEVELAND-#777224-v1-2006_-_Service_Center_FOC.DOC>> <<CLEVELAND-#777231-v1-2006_CAR_Posting_Service_Center.DOC>>
 <<CLEVELAND-#777234-v1-2006_-_Service_-_Invitation.DOC>> <<CLEVELAND-#777236-v1-2006_-_Service_Center_-_send_initial_and_invitation.DOC>>

Sal, at Rick's direction I attach the initial documents for the municipal service center note issue along with an explanatory letter. Hard copy will arrive via fed ex. Let me know if you have a problem with the documents. I am also emailing them to Eric and Jean. Thanks.

Nelda Gajdos

Squire, Sanders & Dempsey L.L.P.

Executive Legal Secretary working with:

Richard Manoloff, Catherine Zirola Romancheck and Shubham Arora

216-479-8130 or 1-800-743-2773, Ext. 8130

www.ssd.com

NGajdos@ssd.com

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02/22/2006

City of *Oberlin*

69 South Main Street, Oberlin, Ohio 44074

To: Honorable President, Council, and Council Appointees
From: Sal Talarico, Finance Director 
Subject: Service Garage Note Issuance. Ord. # 06-29 AC CMS
Date: March 3, 2006

As Council is aware, through several budget discussions and presentation by the Public Works department, that the City is continuing to move forward with the construction of a new service garage. At the end of January I received the tentative schedule, from the Public Works Director, for the bidding and contract awards related to the project. Since then I have worked with bond counsel to prepare the necessary note ordinance and note bidding documents. The first formal step, in issuing the debt necessary to award the contracts for construction, is for Council to approve ordinance #06-29 authorizing the sale of notes. In accordance with the proposed ordinance, the maximum amount of the note will be \$4,200,000. The actual note issuance will likely be less based on the current estimates.

Once Council approves the note ordinance, I will work to complete the financing. When the notes come due, mid-April 2007, we should be in a position to issue permanent bond financing, assuming the construction is complete, or nearly complete.

As I mentioned above the initial contributions and repayment plan for the bond has been discussed in Council budget hearings, as well as PUC meetings, for at least the last 3 years. I have attached a cost allocation breakdown by component of the project. I have relied on the Architect/Engineer's estimates for most of the costs, as well as feedback from both the Public Works and Electric Directors. Until the bids are reviewed and awarded we will continue to use these estimates. In addition the amount will likely vary even after the bids are awarded, until the project is complete, as with any other construction projects changes are typically needed throughout the construction period. Permanent financing will be issued only when final costs can be reasonably determined.

The cost allocation attached shows cost allocation by component and by division, on the last page you can see the total estimated cost of construction also by division. The up-front costs paid-to-date are also detailed by division. Note: the general city operational departments are consolidated into the income tax capital improvement fund at that point. As you can see, based on actual (2003-2005) and estimated (2006-2007) up-front contributions, the income tax capital improvement fund will have contributed \$820,020; OMLPS \$174,597; Water \$31,001; Sanitary Sewer \$75,000; and Refuse \$220,000.

"Ohio's Best College Town"

—OHIO Magazine

After the up-front contributions, the final debt service will require three of the funds to continue to contribute to the long-term (20 year) debt since their respective share will not be completely paid-off by the time permanent financing is estimated to be issued (2007). Those funds are the income tax capital improvement fund, estimated debt service of \$207,606; the Waste Water fund, est. \$24,562; and the Refuse fund, est. \$73,223. The total annual debt service is currently estimated to be \$305,392 for 20 years.

In addition, these estimates do not include using any of the proceeds generated from the potential sale of the old lumberyard parcel, adjacent to the current service garage. If the sale is completed, and proceeds are in-hand, we will be able to further reduce the amount of principal that will need to be financed through long-term debt.

The ordinance requires emergency passage in order to ensure that the funds are available when the contracts are anticipated to be signed.

If you have any questions please call.

c. File

City of Oberlin
Service Garage Cost Allocation - debt

Building	Main Building								Refuse and Wash Building				Cold Storage		Salt & Material		Fuel Island				%	Total Cost of Construction by Division
By Use	Garage		Heated Storage		Admin		Mezzanine		Refuse		Wash Bay						Gas		Diesel			
Quantity	8405		16237		3162		1718		8960		2612		10240		4678		1		1			
Unit	sf		sf		sf		sf		sf		sf		sf		sf		ls		ls			
Unit Cost	131		61		84		52		40		58		28		23							
Total Cost	1,104,081		997,439		265,829		88,580		358,400		151,418		281,702		107,126		49,956		49,956			3,454,487
	1 %	Cost	2 %	Cost	3 %	Cost	4 %	Cost	5 %	Cost	6 %	Cost	7 %	Cost	8 %	Cost	9 %	Cost	10 %	Cost		
Cemetery/Pks	8.2%	90,535	0	0	0.0%	0	8.2%	7,264	0	0	8.2%	12,418	0	0	0	0	2.0%	999	14.9%	7,443	3.4%	118,657
Code	0.4%	4,416	0	0	0.0%	0	0.4%	354	0	0	0.4%	606	0	0	0	0	1.0%	500	0.0%	0	0.2%	5,876
Fire	0.0%	0	0	0	0.0%	0	0.0%	0	0	0	0.0%	0	0	0	0	0	1.0%	500	0.0%	0	0.0%	500
GMD	3.0%	33,122	0	0	25.0%	66,457	3.0%	2,657	0	0	3.0%	4,543	45.0%	126,766	37.7%	40,354	19.0%	9,492	33.0%	16,485	8.7%	299,877
Police	23.8%	262,771	0	0	0.0%	0	23.8%	21,082	0	0	23.8%	36,037	0	0	0	0	16.0%	7,993	0.0%	0	9.5%	327,884
Public Wks	0.0%	0	0	0	0.0%	0	0.0%	0	0	0	0.0%	0	0	0	0	0	1.0%	500	0.0%	0	0.0%	500
Storm Sewer	1.1%	12,145	15.7%	156,099	0.0%	0	1.1%	974	0	0	1.1%	1,666	5.0%	14,085	12.3%	13,209	5.0%	2,498	0.0%	0	5.8%	200,676
Streets	31.0%	342,265	68.7%	685,241	25.0%	66,457	31.0%	27,460	0	0	31.0%	46,939	45.0%	126,766	37.7%	40,354	19.0%	9,492	33.1%	16,535	39.4%	1,361,510
Subtotal	67.5%	745,255	84.4%	841,340	50.0%	132,915	67.5%	59,792	0.0%	0	67.5%	102,207	95.0%	267,617	87.7%	93,918	64.0%	31,972	81.0%	40,464	67.0%	2,315,478
OMLPS	6.2%	68,453	0	0	0.0%	0	6.2%	5,492	0	0	6.2%	9,388	0	0	0	0	12.0%	5,995	0.0%	0	2.6%	89,328
Water	1.1%	12,145	0	0	0.0%	0	1.1%	974	0	0	1.1%	1,666	0	0	0	0	12.0%	5,995	0.5%	250	0.6%	21,029
Waste Water	1.7%	18,769	15.7%	156,099	14.3%	38,014	1.7%	1,506	0	0	1.7%	2,574	5.0%	14,085	12.3%	13,209	12.0%	5,995	17.5%	8,742	7.5%	258,993
Refuse/Recycling	23.5%	259,459	0	0	35.7%	94,901	23.5%	20,816	100.0%	358,400	23.5%	35,583	0	0	0	0	0.0%	0	1.0%	500	22.3%	769,659
Total	100.0%	1,104,081	100.0%	997,439	100.0%	265,829	100.0%	88,580	100.0%	358,400	100.0%	151,418	100.0%	281,702	100.0%	107,126	100.0%	49,956	100.0%	49,956	100.0%	3,454,487
Variance	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
1 - Based on 5-year cost average of repair orders at the central garage									5 - Refuse only use				7 - Based on divisional use		8 - Based on divisional use		9 - ESTIMATE					
2 - Based on divisional vehicle storage									6 - Same as item 1								10 - Based on divisional use					
3 - Based on salaries supervised by administrative office																						
4 - Same as item 1																						

City of Oberlin
Service Garage Costs

Building	Site Prep				Road, Storm & Water		Sanitary & Final Paving		Land				Architect. Engineer		QCI		Other		Capitalized Interest	
By Use	OMLPS		Shared						OMLPS		Shared									
Quantity	1		17						1		17		1				1			
Unit	acres		acres						acres		acres		fee				fee			
Unit Cost	32,375		32,375						10,537		10,537		320,500				123,356			
Total Cost	32,375		550,375		195,637		65,000		10,537		179,127		320,500		204,083		123,356		170,000	
	11		11		12		13		14		14		15		16		17		18	
	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Cemetery/Pks	0.0%	0	3.4%	18,905	3.4%	6,720	3.4%	2,233	0.0%	0	3.4%	6,153	3.4%	11,009	3.4%	7,010	3.4%	4,237	3.5%	5,918
Code	0.0%	0	0.2%	936	0.2%	333	0.2%	111	0.0%	0	0.2%	305	0.2%	545	0.2%	347	0.2%	210	0.2%	293
Fire	0.0%	0	0.0%	80	0.0%	28	0.0%	9	0.0%	0	0.0%	26	0.0%	46	0.0%	30	0.0%	18	0.0%	25
GMD	0.0%	0	8.7%	47,777	8.7%	16,983	8.7%	5,643	0.0%	0	8.7%	15,550	8.7%	27,822	8.7%	17,716	8.7%	10,708	8.8%	14,956
Police	0.0%	0	9.5%	52,239	9.5%	18,569	9.5%	6,169	0.0%	0	9.5%	17,002	9.5%	30,420	9.5%	19,371	9.5%	11,708	9.6%	16,353
Public Wks	0.0%	0	0.0%	80	0.0%	28	0.0%	9	0.0%	0	0.0%	26	0.0%	46	0.0%	30	0.0%	18	0.0%	25
Storm Sewer	0.0%	0	5.8%	31,972	5.8%	11,365	5.8%	3,776	0.0%	0	5.8%	10,406	5.8%	18,618	5.8%	11,855	5.8%	7,166	5.9%	10,009
Streets	0.0%	0	39.4%	216,918	39.4%	77,106	39.4%	25,618	0.0%	0	39.4%	70,599	39.4%	126,318	39.4%	80,435	39.4%	48,618	39.9%	67,905
Subtotal	0.0%	0	67.0%	368,906	67.0%	131,132	67.0%	43,568	0.0%	0	67.0%	120,065	67.0%	214,825	67.0%	136,793	67.0%	82,683	67.9%	115,484
OMLPS	100.0%	32,375	2.6%	14,232	2.6%	5,059	2.6%	1,681	100.0%	10,537	2.6%	4,632	2.6%	8,288	2.6%	5,277	2.6%	3,190	0.0%	(0)
Water	0.0%	0	0.6%	3,350	0.6%	1,191	0.6%	396	0.0%	0	0.6%	1,090	0.6%	1,951	0.6%	1,242	0.6%	751	0.0%	(0)
Waste Water	0.0%	0	7.5%	41,263	7.5%	14,667	7.5%	4,873	0.0%	0	7.5%	13,430	7.5%	24,029	7.5%	15,301	7.5%	9,248	8.1%	13,693
Refuse/Recycling	0.0%	0	22.3%	122,623	22.3%	43,588	22.3%	14,482	0.0%	0	22.3%	39,909	22.3%	71,407	22.3%	45,470	22.3%	27,484	24.0%	40,824
Total	100.0%	32,375	100.0%	550,375	100.0%	195,637	100.0%	65,000	100.0%	10,537	100.0%	179,127	100.0%	320,500	100.0%	204,083	100.0%	123,356	100.0%	170,000
Variance	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
	11 - Based on share of construction costs, with 1 acre for outdoor OMLPS use				12 - Based on share of construction cost		13 - Based on share of construction cost		14 - Based on divisional use				15 - Based on divisional use		16 - Based on divisional use		17 - Based on divisional use		18 - Based est of 1st yr debt	

City of Oberlin
Service Garage Costs

Building	%	Constr. Costs and Alloc. %	Up Front Costs paid to date					Total	%	Amount Of Debt	Debt Allocation Annual Debt Service	Fund
			2003	2004	2005	Est. 2006	Est. 2007					
By Use												
Quantity												
Unit												
Unit Cost												
Total Cost		5,305,477								3,984,859	Pymt Factor 0.076638 305,392 see footnote below	
Cemetery/Pks	3.4%	180,841							3.5%	138,819	10,639	
Code	0.2%	8,955							0.2%	6,874	527	
Fire	0.0%	761							0.0%	584	45	
GMD	8.6%	457,032							8.8%	350,831	26,887	
Police	9.4%	499,715							9.6%	383,596	29,398	
Public Wks	0.0%	761							0.0%	584	45	
Storm Sewer	5.8%	305,842							5.9%	234,774	17,993	
Streets	39.1%	2,075,027							40.0%	1,592,852	122,073	
Subtotal	66.5%	3,528,935	202,334	75,000	144,687	297,999	100,000	820,020	68.0%	2,708,915	207,606	112
OMLPS	3.3%	174,597	0	50,000		62,299	62,298	174,597	0.0%	0	0	704/801
Water	0.6%	31,001	0	25,000	4,000	2,001		31,001	0.0%	0	0	701
Waste Water	7.5%	395,497	0	25,000	25,000	25,000		75,000	8.0%	320,497	24,562	702
Refuse/Recycling	22.2%	1,175,446	0	75,000	75,000	70,000		220,000	24.0%	955,446	73,223	703
Total	100.0%	5,305,477	202,334	250,000	248,687	457,299	162,298	1,320,618	100.0%	3,984,859	305,392	
Variance	0.0%	0						0	0.0%	0	0	

20 years at approx 4.332% interest

FISCAL OFFICER'S CERTIFICATE

TO THE COUNCIL OF THE CITY OF OBERLIN, OHIO:

The undersigned, as fiscal officer of the City of Oberlin, Ohio, hereby certifies in connection with your proposed issue of notes in anticipation of the issuance of bonds for the purpose of constructing, furnishing and equipping a new municipal service center complex, including the construction of an access road and all necessary appurtenances, and clearing and improving its site, as follows:

1. The estimated life or period of usefulness of the improvements above described is hereby certified to be at least five years;

2. The maximum maturity of bonds to be issued for such purpose, calculated in accordance with the provisions of Section 133.20 of the Revised Code, is at least twenty (20) years, since each class of the improvements has, by statute or my estimate, an estimated life or period of usefulness of not less than twenty (20) years, or otherwise, if and to the extent a portion of the proceeds of the bonds may be determined to be allocated to a class or classes having an estimated life or period of usefulness of less than twenty (20) years but in excess of five (5) years, then the maximum maturity of the bonds would still be at least twenty (20) years by reason of a sufficient portion of the proceeds of the bonds being allocated to a class or classes having an estimated life or period of usefulness in excess of twenty (20) years.

3. Notwithstanding the foregoing, if notes in anticipation of the issuance of the bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original notes, the period thereof in excess of those five years shall be deducted from the permitted maturity of the bonds; and

4. The maximum maturity of the notes is twenty years from the date of issuance of the original notes issued for the foregoing purpose.


Finance Director
City of Oberlin, Ohio

Dated: March 6, 2006

INVITATION FOR PROPOSALS

CITY OF OBERLIN, OHIO

\$ _____ MUNICIPAL SERVICE CENTER COMPLEX NOTES, SERIES 2006
(General Obligation Limited Tax Bond Anticipation Notes)

The City of Oberlin, Ohio, has authorized the issuance of the City's Municipal Service Center Complex Notes, Series 2006, in the aggregate principal amount of \$ _____. The City is inviting written proposals, or oral proposals communicated by telephone, for the purchase, at not less than par and accrued interest, of all of the Notes. Proposals will be received by the undersigned, until 11:30 a.m., Ohio time, on Tuesday, **April 4, 2006**, at the office of the Finance Director at the address and telephone number stated below. Split rate proposals will not be considered. Each proposal shall specify the rate of interest which the Notes are to bear (not to exceed 4.75% per year). Any successful oral proposal must be promptly confirmed in writing to the undersigned. Each proposer assumes the risks of transmission by whatever means, including that its proposal is not received or that the proposer is unable to communicate, whether such inability is by reason of equipment malfunction, human error, prior use, or any other cause whatsoever.

The Notes will be dated April 13, 2006; will mature on April 12, 2007, and will not be subject to call or redemption prior to maturity unless specifically agreed to by the purchaser; will bear interest (not exceeding 4.75% per year, and computed on the basis of a 360-day year consisting of 12 30-day months) from their date, payable at maturity and thereafter at the specified after-maturity rate of interest, if any, until the principal sum is paid or provided for; will be issued in such denominations as shall be requested by the original purchaser and approved by the undersigned, provided that no Note shall be of a denomination of less than \$100,000; and will be payable in Federal Reserve funds of the United States of America at the office of one or more banks or trust companies designated by the purchaser, without deduction for services as the City's paying agent; provided that all such designations shall be approved by the Finance Director.

No official statement or other disclosure document meeting the requirements of Rule 15c2-12 of the Securities and Exchange Commission is available and therefore an original purchaser must avail itself of the exemption provided in subparagraph (d)(1) of that Rule limiting sales of the Notes to no more than 35 persons each of whom the original purchaser reasonably believes (i) has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of investment in the Notes, and (ii) is not purchasing the Notes for more than one account or with a view toward distributing or reselling the Notes.

The Notes are expected to be awarded by the Finance Director on the date proposals are received on the basis of the proposal resulting in the sale of the Notes at the lowest net interest cost to the stated maturity. The lowest net interest cost will be determined by taking the amount of interest from the date of the Notes to the stated maturity date and deducting therefrom the amount of any premium to be received by the City. In the event of tie proposals, the successful proposal will be selected by lot in a manner determined by the Finance Director. Any informality or failure to conform to the instructions herein contained may be waived by the Finance Director and the City may reject any or all of the proposals presented.

At the request of the original purchaser, the Finance Director may authorize the Notes to be issued as fully registered securities in book entry only form for use in the book entry only system of the Depository Trust Company, New York, New York (DTC). Fully registered Notes issued in the book entry only system of DTC will be retained and immobilized in the custody of DTC or its agent. For all purposes under the Note proceedings, DTC (or its nominee) will be and will be considered by the City and the paying agent to be the owner or holder of the Notes. Owners

of book entry interests in the Notes (book entry interest owners) will not receive or have the right to receive physical delivery of Notes, and will not be or be considered by the City and the paying agent to be, and will not have any rights as, owners or holders of Notes under the Note proceedings. **The original purchaser will be responsible for (i) completing and delivering to DTC, prior to delivery of the Notes, the DTC "Registered Municipal Bond Eligibility Questionnaire", and (ii) any fees and expenses imposed by DTC.**

The Notes are to be issued in anticipation of the issuance of bonds for the purpose of paying a portion of the costs of constructing, furnishing, equipping, and otherwise improving a municipal service center complex, including access roadways and all necessary utilities and appurtenances, and clearing and improving its site. The bonds in anticipation of which the Notes are issued, unless paid from other sources and subject to the provisions of federal bankruptcy law and other laws affecting creditors' rights and to the exercise of judicial discretion, are to be paid from the proceeds of the levy of ad valorem taxes on all property subject to ad valorem taxes levied by the City, which taxes are within the ten-mill limitation imposed by law. The maximum maturity of bond anticipation notes for this improvement is twenty years from the date of original issuance of the Notes.

Legal matters incident to the issuance of the Notes and with regard to the tax-exempt status of the interest thereon are subject to the approving legal opinion of Squire, Sanders & Dempsey L.L.P., Bond Counsel, which will be furnished without cost to the original purchaser at the time the Notes are delivered to it.

The legal opinion of Bond Counsel will include an opinion to the effect that under existing law (i) interest on the Notes is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the Code), and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations, and (ii) interest on the Notes, and any profit made on their sale, exchange or other disposition, are exempt from the Ohio personal income tax, the Ohio commercial activity tax, the net income base of the Ohio corporate franchise tax, and municipal and school district income taxes in Ohio. The Notes are "qualified tax-exempt obligations" as defined in Section 265(b)(3) of the Code. Bond Counsel will express no opinion as to any other tax consequences regarding the Notes.

The opinion on federal tax matters will be based on and will assume the accuracy of certain representations and certifications and continuing compliance with certain covenants of the City to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Notes are and will remain obligations the interest on which is excluded from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations.

The Code prescribes a number of qualifications and conditions for the interest on state and local government obligations to be and to remain excluded from gross income for federal income tax purposes, some of which require future or continued compliance after issuance in order for the interest to be and to continue to be so excluded from the date of issuance. Noncompliance with these requirements by the City may cause the interest on the Notes to be included in gross income for federal income tax purposes and thus to be subject to federal income tax retroactively to the date of their issuance. The City has covenanted to take the actions required of it for the interest on the Notes to be and to remain excluded from gross income for federal income tax purposes, and not to take any actions that would adversely affect that exclusion.

A portion of the interest on the Notes earned by certain corporations may be subject to a federal corporate alternative minimum tax. In addition, interest on the Notes may be subject to a federal branch profits tax imposed on certain foreign corporations doing business in the United States, and to a federal tax imposed on excess net passive income of certain S corporations.

Under the Code, the exclusion of interest from gross income for federal income tax purposes may have certain adverse federal income tax consequences on items of income, deduction or credit for certain taxpayers, including financial institutions, certain insurance companies, recipients of Social Security and Railroad Retirement benefits, those that are deemed to incur or continue indebtedness to acquire or carry tax-exempt obligations, and individuals otherwise eligible for the earned income tax credit. The applicability and extent of these and other tax consequences will depend upon the particular tax status or other tax items of the owner of the Notes. Bond Counsel expresses and will express no opinion regarding those consequences.

From time to time there are legislative proposals in Congress that, if enacted, could alter or amend the federal tax matters referred to or adversely affect the market value of the Notes. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, it would apply to obligations (such as the Notes) issued prior to enactment.

The foregoing discussion of tax matters applies only in the case of purchasers of the Notes at their original issuance. It does not address any other tax consequences, such as, among others, the consequence of the existence of any market discount to subsequent purchasers of the Notes.

The original purchaser of the Notes from the City, by submitting its proposal, agrees to provide promptly and timely to the City and Bond Counsel information as to bona fide initial offering prices to the public and sales of the Notes appropriate for the determination of the issue price of, and the yield on, the Notes under the Code, as and at the time requested by Bond Counsel.

In addition to rendering the legal opinion, Bond Counsel, whose legal services have been retained by the City, will assist in the preparation of, and advise the City concerning, documents for the transcript of proceedings for the Notes. It has not been retained to confirm or verify, assumes no responsibility for, and expresses and will express no opinion as to, the accuracy, completeness or fairness of any of the statements in reports, financial information, offering or disclosure documents or other information relating to the City or the Notes that may be prepared or made available by the City or others to the bidders or owners of the Notes or to others.

The Notes will be prepared in typewritten or xerographically reproduced form at the expense of the City. If the original purchaser requests printed Notes, the original purchaser must pay the expense of printing. The original purchaser may request that the Notes be issued in book entry form in accordance with Section 9.96 and Chapter 133 of the Revised Code, with a single physical note certificate representing the entire issue.

CUSIP numbers and any CUSIP Service Bureau charge for the assignment of the numbers are the responsibility of the original purchaser. Any delay, error or omission with respect thereto shall not constitute cause for the original purchaser to refuse to accept delivery of and pay for the Notes. The original purchaser shall also be responsible for any applicable fees of the Ohio Municipal Advisory Council (OMAC); for information concerning such fees call OMAC at (330) 963-7444.

Delivery will be made without charge at such place in the State of Ohio as the original purchaser shall designate, provided that mutually satisfactory arrangements for delivery outside the State of Ohio at the expense of the original purchaser may be made. It is anticipated that delivery will be made on April 13, 2006.

In the event that, prior to their delivery, the interest on the Notes should by any act of Congress or otherwise become subject to federal income tax, or any act of Congress should provide

that the interest income on the Notes shall be taxable at a future date for federal income tax purposes other than as discussed herein, whether directly or indirectly, the original purchaser may refuse to accept delivery.

The City will furnish the transcript of proceedings and a certificate that to the knowledge of the signers no litigation or administrative action or proceeding is pending or threatened at the time of initial delivery of the Notes to restrain or enjoin, or seeking to restrain or enjoin, the issuance and delivery of the Notes or the levy and collection of the taxes for their payment, or to contest or question the proceedings and authority under which the Notes will have been authorized, issued, sold, executed or delivered or the validity of the Notes or the issuance of bonds in anticipation of which the Notes are to be issued.

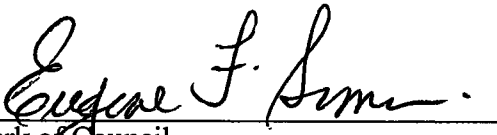
Any questions concerning the Notes should be addressed to the undersigned or the City's Bond Counsel, Squire, Sanders & Dempsey L.L.P. (Richard Manoloff - 216-479-8331).

CITY OF OBERLIN, OHIO
Salvatore Talarico, Finance Director
69 South Main Street
Oberlin, Ohio 44074
Telephone: 440-775-7210

Dated: March ____, 2006

POSTING CERTIFICATE

The undersigned, Clerk of Council of the City of Oberlin, Ohio, does hereby certify that Ordinance No. 06-29 AC CMS, passed March 6, 2006, was duly posted for public inspection on March 7, 2006, at City Hall and at two (2) or more public locations, with copies made available at the office of the undersigned.


Clerk of Council
City of Oberlin, Ohio

Dated: March 7, 2006

CERTIFICATE OF FILING

State of Ohio)

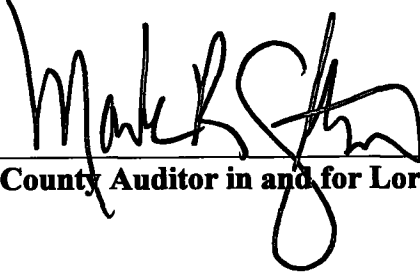
Lorain County) ss
)

I, Mark R. Stewart, the duly elected, qualified and acting Auditor in and for the County and State aforesaid, do hereby certify that Salvatore Talarico, the duly elected/appointed, qualified and acting Finance Director for said City of Oberlin of Lorain County, Ohio and ex-officio Fiscal Officer for said District, has this day officially filed in the office of the Auditor of Lorain County a certified copy of Ordinance #06-29 adopted on March 6, 2006.

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$4,200,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PAY COSTS OF CONSTRUCTING, FURNISHING, EQUIPPING, AND OTHERWISE IMPROVING A MUNICIPAL SERVICE CENTER COMPLEX, INCLUDING ACCESS ROADWAYS AND ALL NECESSARY UTILITIES AND APPURTENANCES, AND CLEARING AND IMPROVING ITS SITE, AND DECLARING AN EMERGENCY.

WITNESS my hand and Official Seal at Elyria, Ohio this 10th day of March 2006.

(Seal)



County Auditor in and for Lorain County, Ohio

COUNTY AUDITOR'S RECEIPT

I hereby acknowledge receipt on this date of a certified copy of Ordinance No. 06-____
AC CMS, passed by the Council of the City of Oberlin, Ohio, on _____, 2006, providing for
the issuance of Municipal Service Center Complex Notes, Series 2006, in an aggregate principal
amount not to exceed \$4,200,000.

County Auditor
County of Lorain, Ohio

Dated: _____, 2006

City of Oberlin

85 South Main St. Oberlin, OH 44074

Public Works Department

March 3, 2006

TO: Rob DiSpirito, City Manager

FROM: Jeff Baumann, Public Works Director

RE: Status of the proposed Service Center Complex

The following is a status report on the development of the new General Maintenance Division Service Center. The most recent update was in October, 2005 when the Hill Creek Subdivision and the Service Complex went to Design Review and Planning Commission for approval. Copies of the site plan and the floor plan of the Main Building are attached for reference.

SITE PLAN

Overview

The proposed site plan has been developed by staff in consultation with McCall-Sharp Architecture, their civil engineer, Engineering Associates and EDP Consultants (our wetlands consultant). Our intent has been to provide adequate space for GMD facilities while maximizing future development potential of the property. Due to environmental impacts and the additional cost and time involved in wetlands remediation, the site plan has been developed around existing delineated wetlands.

Hill Creek Subdivision/Hill Creek Drive

The entire site is zoned M-1, Light Industrial. The Service Center parcel is 17.801 acres, located in the northeast corner with an extension east to provide future access to the bike path. A proposed development site comprising 4.792 acres, is located to the west, and is bounded by Hill Creek Drive, the residential out-lot and the bike path. 32.782 acres comprise the balance of the property.

26' wide, 530' in length and designed for industrial use, Hill Creek Drive will provide access to the Service Center and the northwest outlot and property which could be further sub-divided in the east central portion of the property from a future extension of Hill Creek Drive. Phase I construction of Hill Creek Drive is approximately 80% complete. This includes an 8" water main, the storm drainage system, a 9' x 4' box culvert crossing the creek, clearing, grading, sub-base and base for the road. Still required are final grading and the asphalt base course both of which are weather dependent. Phase II construction will include installation of a the sanitary sewer which will go out to bid this spring. Phase III, the final paving course, will follow substantial completion of the Service Center, anticipated for late summer, 2007.

The subdivision plat was reviewed and approved by the Planning Commission at their meeting on October 25, 2005. I have been notified by Mr. Severs that the Plat has now been recorded at the Lorain County Recorder's Office.

SERVICE CENTER COMPLEX

Staff has worked closely with QCI-CE, our Owner's Representative/Inspector for this project and with McCall-Sharp Architecture and their electrical and civil engineers over the last 6 weeks to fine tune plans and specifications. The biggest changes have been in more clearly specifying the requirements of OMLPS with regard to power distribution and back-up generation. Dozens of smaller items have been improved and/or brought into conformance with our standard details and various discrepancies between the plans and specifications have been corrected.

In brief, the Service Center Complex includes various buildings and structures.

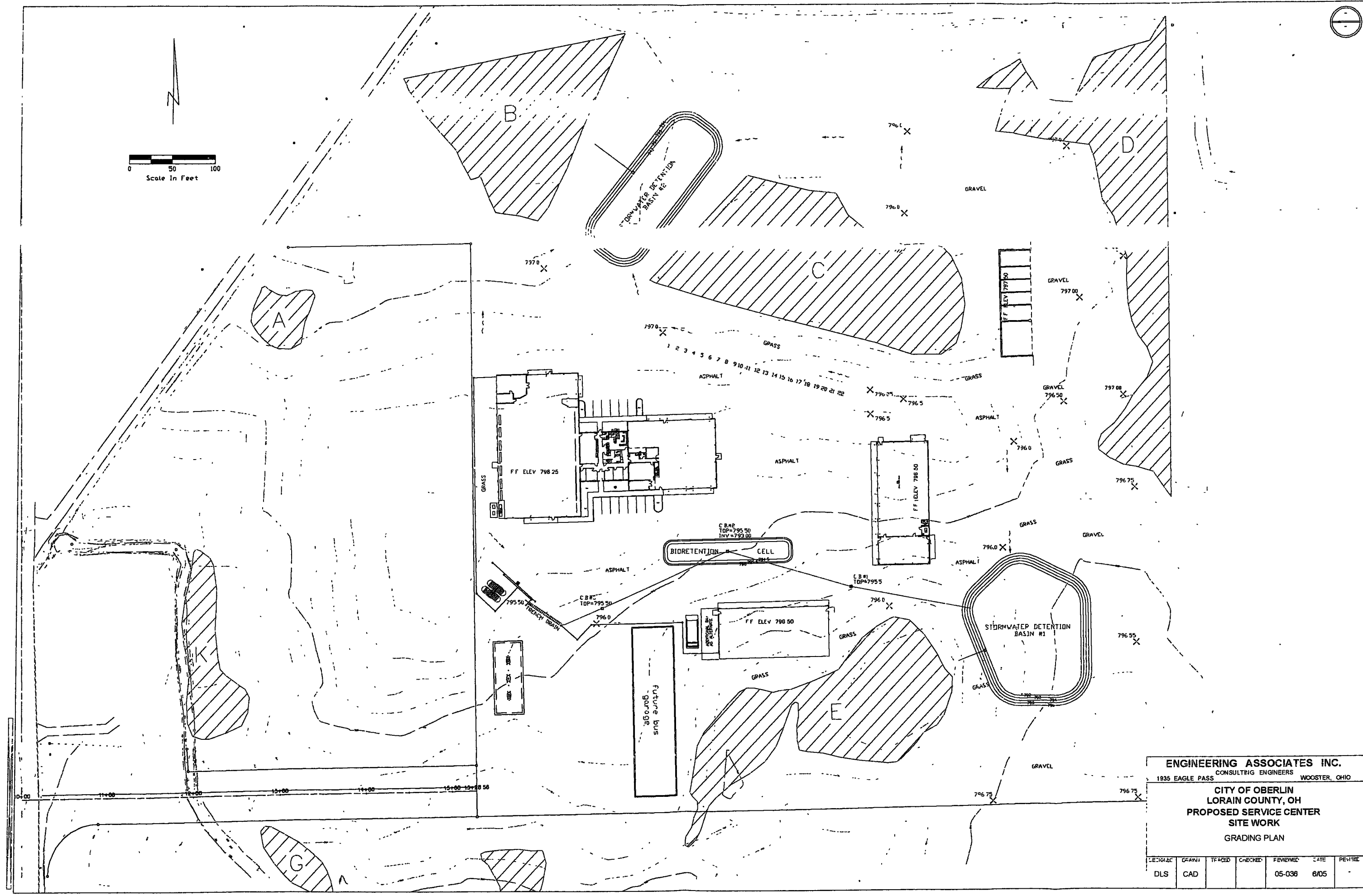
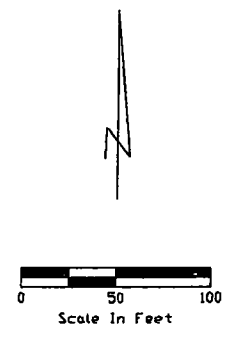
1. **Future Bus Garage.** Approaching from Hill Creek Drive, the site immediately to the east is reserved for the possible future development of a Bus Garage for the Oberlin School District. This site is approximately 0.70 acres and could accommodate a building of 9,000 sq. ft. +/- . Utilities will be stubbed across the drive entrance.
2. **Fueling Station.** To the left, upon entering the site is a card-actuated fueling station. Diesel and gasoline tanks are located immediately behind (north) of the fueling station. The fueling station will provide 24-hour access to fuel for all municipal operations.
3. **Cold Storage.** Immediately east of the Bus Garage site is a cold storage building. This building would be used to house equipment used seasonally or which does not require heated storage, for example the leaf machines and chipper, trailers, snow plows, salt spreaders, etc.
4. **Wash Bay/Refuse & Recycling Building.** The Refuse/Recycling Building is located to the southeast of the site. The wash bay will be available for all vehicles and equipment as part of routine maintenance and prior to any work done in the garage.
5. **Materials Storage.** Towards the NE corner of the site is the materials storage building. This is a 3-sided, roofed structure to store salt, different grades of stone, topsoil, etc.
6. **Main Building.** This building has three distinct components:
 - **Heated Storage.** Trucks will enter the building at the north end and exit south towards the fueling station. On the north end, to the west is the sign shop and to the east, tool and equipment storage. The back-up generator providing emergency power, and all of the main electrical equipment for the complex will be located at the southwest corner of the building. This portion of the building has been widened in accordance with City Council's comments in February, 2005.
 - **Administrative Area.** Offices, a conference room and utility spaces line the front wall of the central part of the building. A central corridor links the offices to both the heated storage area and to the garage itself. On either side of the corridor is a meeting/ready room and locker rooms.

- **Garage.** The garage space includes office space for the mechanics, a parts room, a lube and oil room from which lubricants and fluids will be pumped to the garage floor, a tool repair/welding area and a mezzanine above for additional storage. The building is designed with two full width, drive-through bays which will accommodate up to 4 vehicles at a time. A portion of the mechanics area is equipped with an overhead crane. The eastern most bay is equipped with a parallelogram lift designed to raise our largest vehicles. A four column lift is also included between the mechanics bays and the welding area.
7. **Site.** As above, the Service Center development has been designed to fit around existing delineated wetlands. In an effort to reduce both run-off and paving/infrastructure costs, the open storage areas to the east are gravel only; swales have been developed around the site to direct storm water flow and to buffer wetlands. The site itself will have 3 drainage zones. Near the entrance/fueling station drainage will be directed to road-side swales, catch basins and Hill Creek at the box culvert. The northern portion of the site will be drained (pipes and swales) to a retention pond between wetlands B and C. The southern portion will drain (pipes, swales and bio-retention cell) to a retention basin at the SE corner of the site. The bio-retention cell is essentially an isolated vegetated swale designed to collect storm water run-off from the large paved area and to clean and filter it biologically and physically. The basins will serve as fore-bays to existing wetlands. The storm water plan is intended to ensure the continued health and vitality of wetlands areas while meeting engineering design standards for retention.

The final cost estimate from McCall-Sharp Architecture is \$4,047,700. Our architectural services contract with McCall-Sharp is based on 7 ½% of a 3.5 million dollar construction project. Actual construction cost will not be known until bids have been received and awarded. However, it may ultimately be necessary to amend the contract with McCall-Sharp to 7 ½% of the construction cost.

Bids were advertised on February 19th, February 26th and will be again on March 5th. We also direct mailed the Invitation to Bid to about 30 contractors in the region. There will be a pre-bid meeting on March 6th at the Public Library. The bid opening date is March 20th. We hope to be able to award contract(s) at the City Council meeting(s) in April.

If there are any questions, please let me know.

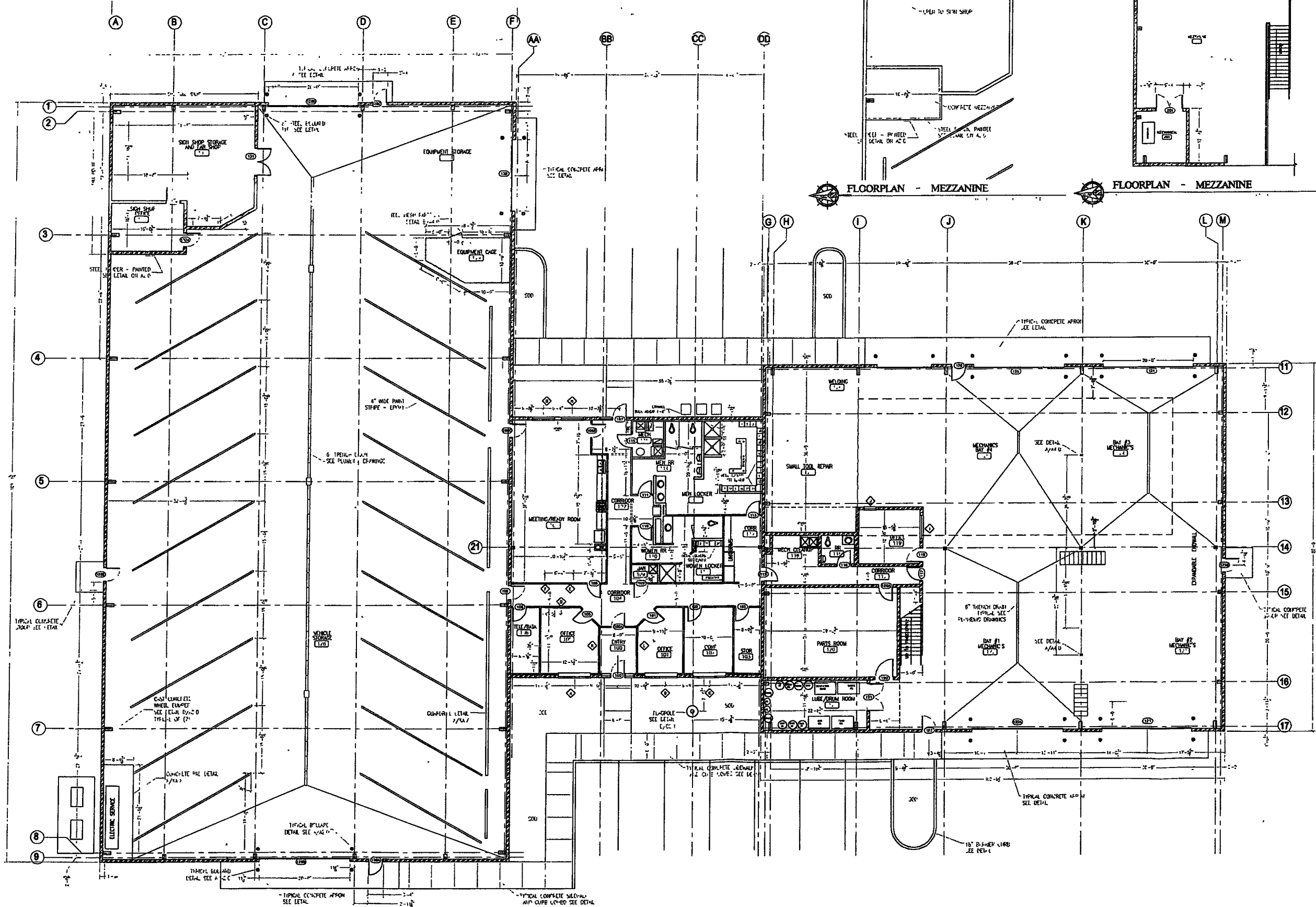


ENGINEERING ASSOCIATES INC.
CONSULTING ENGINEERS
1835 EAGLE PASS WOOSTER, OHIO

CITY OF OBERLIN
LORAIN COUNTY, OH
PROPOSED SERVICE CENTER
SITE WORK
GRADING PLAN

DESIGNED	DRAWN	TRACED	CHECKED	REVIEWED	DATE	REVISED
DLS	CAD			05-036	6/05	

10+00 11+00 12+00 13+00 14+00 15+00 15+88.56



FLOORPLAN - MEZZANINE

FLOORPLAN - MAIN BUILDING
SCALE: 1/8"=1'-0"

McCall
Sharp
ARCHITECTURE

SPRINGFIELD OFFICE