



210 East Main St.  
Room 302  
Lancaster, OH 43130  
740.652.7110  
[www.co.fairfield.oh.us](http://www.co.fairfield.oh.us)

TO: Fairfield County Regional Planning Commission  
FROM: James C. Mako, Executive Director  
DATE: August 25, 2020  
SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, September 1, 2020, at 5:30 p.m.** The meeting will be held at the Fairfield County Commissioners Hearing Room, 210 E. Main Street, Third Floor, Lancaster, Ohio. **We will have measures in place to properly social distance those who would like to attend. If you would rather attend remotely, please utilize the links below to attend by computer, tablet or smartphone:**

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/950173821>

**You can also dial in using your phone.**

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

**Access Code:** 950-173-821

The tentative agenda will be as follows:

1. Approval of minutes of the August 4, 2020, RPC meeting (see attached)
2. President's Report
3. Subdivision Activities
  - a) Kelly Burris – Variance to Section 2.3 (Minimum Road Frontage)  
Violet Township (see attached)
4. Approval of Subdivision Regulations Revisions Contract (see attached)
5. Building Department Applications Under Review for Building Permits (see attached)
6. Bills (see attached)
7. Other Business

**James C. Mako**  
**Executive Director**

**email:** [rpc@fairfieldcountyohio.gov](mailto:rpc@fairfieldcountyohio.gov)

## MINUTES

**August 4, 2020**

The minutes of the Regional Planning Commission meeting held at the Fairfield County Courthouse, Commissioner's Hearing Room, 210 E. Main Street, Third Floor, Lancaster, Ohio, and also via livestream and conference call.

Presiding: Betsy Alt, President

Present: Todd Edwards, Gail Ellinger, Ralph Hedrick, Charles Hockman, Kent Huston, Randy Kemmerer, Jerry Rainey, Ira Weiss, Teri Wise, Bill Yapple, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Tony Vogel (County Utilities Director), James Mako (Executive Director), and Gail Beck (Adm.Asst.).

### **ITEM 1. MINUTES**

The Minutes of the June 2, 2020, Fairfield County Regional Planning Commission meeting were presented for approval. Dave Levacy made a motion for approval of the minutes. Gail Ellinger seconded the motion. Motion passed.

### **ITEM 2. PRESIDENT'S REPORT**

Betsy Alt welcomed everyone to the meeting. Betsy announced that poll workers are needed in Fairfield County.

### **ITEM 3. SUBDIVISION ACTIVITIES**

James Mako presented the following report:

**ITEM 3a). SUBDIVISION:** Travis & Katie Cupp- Hocking Township – Variance to Sections 2.3 (Minimum Road Frontage) and 2.4 (Minimum Lot Size)

**OWNER/DEVELOPER:** Travis & Katie Cupp

**LOCATION AND DESCRIPTION:** An application has been submitted requesting variance to Sections 2.3 and 2.4 of the Fairfield County Subdivision Regulations. The property (Parcel# 0180031000) is located in Hocking Township with frontage on Crumley Road. The existing parcel is 106.20 acres in size. The applicant wishes to split off a new parcel .60 acres (26,136 square feet) in size with 60' of road frontage. The Fairfield County Subdivision Regulations

SUBDIVISION: Travis & Katie Cupp – Continued

requires non-exempt lot splits to have a minimum of 125' of road frontage and be a minimum of 30,000 square feet in size.

**SUBDIVISION REGULATIONS COMMITTEE:**

The Subdivision Regulations Committee recommends approval of the variance request with the following comments/conditions:

1. Hocking Township has approved a variance to its zoning resolution to allow for the split.
2. The Subdivision Regulations Committee has concerns that the proposed lot size may not be adequate for a primary and secondary leach system. The applicant will need approval from the County Health Department before final approval of the split is made.
3. The approval of the variance will be conditioned on a shared driveway maintenance agreement being provided at the time of lot split approval. The shared drive already has an access easement in place.
4. Approval of the lot split will have to comply with the requirements of the Fairfield Department of Health (water well location and septic system) and the Fairfield County Engineer's Office (sight distance requirements). Each organization will have to sign the lot split application (blue form) before Regional Planning Staff will make the final approval.

A motion was made by Kent Huston to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. James Mako responded to a question about the house on the property stating that the house has been there for approximately 70 years. After discussion, a vote was taken and the motion passed with Gail Ellinger abstaining.

James Mako presented the following report:

**ITEM 3b). SUBDIVISION:** Alan Duncan - Walnut Township – Variance to Sections 2.3 (Minimum Road Frontage) and 2.4 (Minimum Lot Size)

**OWNER/DEVELOPER:** Alan Duncan

**LOCATION AND DESCRIPTION:** An application has been submitted requesting variance to Sections 2.3 and 2.4 of the Fairfield County Subdivision Regulations. The property (Parcel# 0461088800) is located in Walnut Township (Fairfield Beach) with frontage on Beaver Drive. The existing parcel is 20,000 square feet in size (.459 acres) in size. The applicant wishes to split the parcel to create a new 10,000 square feet parcel with 100' of road frontage. The Fairfield County Subdivision Regulations requires non-exempt lot splits to have a minimum of 125' of road frontage and be a minimum of 30,000 square feet in size.

SUBDIVISION: Alan Duncan – Continued

**SUBDIVISION REGULATIONS COMMITTEE:**

The Subdivision Regulations Committee recommends approval of the variance request with the following comments/conditions:

1. Approval of the variance is conditioned on the applicant coordinating with the Fairfield Department of Health for the location of any new water wells. The well will have to meet isolation distance requirements.
2. The applicant states that he would like a Queen Road address for the split and a Pine Road address for the remainder. Addresses are assigned through the County Engineer's Office so the applicant will have to work with that office.
3. Approval of the lot split will have to comply with the requirements of Licking County (septic system), the Fairfield Department of Health (water well location) and Walnut Township zoning (setback requirements). Each organization will have to sign the lot split application (blue form) before Regional Planning Staff will make the final approval.

A motion was made by Gail Ellinger to approve the Subdivision Regulations Committee recommendation. Randy Kemmerer seconded the motion. James Mako responded to a question regarding the proposed lot split stating that the lot split is necessary because it is a lot of record. After discussion, a vote was taken and the motion passed.

**ITEM 4. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS**

RPC staff presented a list of building permit applications under review.

James Mako presented the following bills for payment:

**ITEM 5. BILLS**

558000	TRAVEL & EXPENSES	\$ 88.75
543000	REPAIR & MAINTENANCE	<u>\$ 47.72</u>
	TOTAL	\$ 136.47

A motion was made by Kent Huston to approve the bills for payment. Ira Weiss seconded the motion. Motion passed.

**ITEM 6. OTHER BUSINESS**

Gail Ellinger asked the RPC to let Hocking Township know if there is any more interest in a Pilot Station on Rt. 188.

There being no further business, a motion was made to adjourn the meeting by Kent Huston and seconded by Randy Kemmerer. Motion passed.

Minutes Approved By:

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Betsy Alt, President

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Kent Huston, Secretary

**SUBDIVISION:** Kelly Burris- Violet Township – Variance to Section 2.3 (Minimum Road Frontage)

**OWNER/DEVELOPER:** Kelly Burris

**DATE:** August 25, 2020

**LOCATION AND DESCRIPTION:** An application has been submitted requesting variance to Section 2.3 of the Fairfield County Subdivision Regulations. The property (Parcel# 0360026300) is located in Violet Township with frontage on Pickerington Road. The existing parcel is 10.00 acres in size. The applicant wishes to split off three (3) parcels (3.50 acres, 2.00 acres and 2.00 acres) and a remainder of 2.50 acres. Two of the parcels are proposed to have 100' of public road frontage. The Fairfield County Subdivision Regulations requires non-exempt lot splits to have a minimum of 125' of road frontage.

**SUBDIVISION REGULATIONS COMMITTEE:**

The Subdivision Regulations Committee recommends approval with the following conditions and comments:

1. A variance from Violet Township Zoning Resolution Section 3A2-02 will be required to be obtained from the Violet Township Board of Zoning Appeals if any of the proposed lots contain two or more acres in area, to have less than the required frontage on a public road or street.
2. Violet Township would also like to know the distance from the closest side of the existing barn on the lot to the new lot line. The side yard setback in the R-1 District is fifteen (15) feet. If the side yard setback for the proposed lot line to the existing home is less than fifteen feet, a variance will be required.
3. Public water services are available along Pickerington Rd. from Fairfield County Utilities. There is sufficient capacity available to serve these parcels with public based on the information provided. Sanitary sewer is not currently available. If future sewer service is extended to this area, connection to the public sewer will be required.

James Mako

**Executive Director**

**email:** [rpc@co.fairfield.oh.us](mailto:rpc@co.fairfield.oh.us)

4. If public sewer and water are not available for these parcels, the property owner will need to submit a lot split application to the Fairfield Department of Health with soil tests from a soil evaluator to ensure the proposed lots are of sufficient size for both primary and reserve sewage treatment systems.
5. The very narrow width of at least 2 of these lots may not allow for the length along contour required for leach trenches. Since these would be newly created lots, the Fairfield Department of Health cannot approve a lot split unless the required lengths of leach lines can be achieved.
6. A work permit from the Fairfield County Engineer's Office will be required for any new drives and culverts if the splits are approved.

**Mako, James C**

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**From:** Kelly Sarko <zoning\_inspector@violet.oh.us>  
**Sent:** Thursday, August 6, 2020 3:14 PM  
**To:** Mako, James C; May, Kristopher Todd; Rector, Donald S; Lucht, Chad M; Bush, Colt Michael  
**Subject:** [E] Variance Request - Pickerington Road  
**Attachments:** 3A - R-1 District Requirements.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James,

Thank you for sending us the information regarding the variance request for the parcel identified as 03600263, consisting of 10 acres on the west side of Pickerington Road, north of Busey Road.

You have indicated the applicant wishes to split the property into three parcels: 3.50 acres, 2.0 acres and 2.00 acres with the remainder being 2.50 acres.

This property is currently zoned R-1, Single Family Residential. The R-1 District requires for lots that are two acres or more in area, each lot must contain at least one hundred twenty-five (125) feet of frontage and must be one hundred twenty-five feet in width at every point measured parallel with the road frontage.

A variance from Violet Township Zoning Resolution Section 3A2-02 will be required to be obtained from the Violet Township Board of Zoning Appeals in order to allow the split of lots containing two or more acres in area, to have less than the required frontage on a public road or street.

We would like to know the distance from the closest side of the existing home on the lot to the new lot line. The side yard setback in the R-1 District is fifteen (15) feet. If the side yard setback for the proposed lot line to the existing home is less than fifteen feet, a variance will be required.

A copy of the R-1, Single Family Residential requirements are attached for your reference.

If you have any questions, please do not hesitate to contact me.

Thank you,

**Kelly Sarko**

**Violet Township Zoning Inspector**

10190 Blacklick Eastern Road

Pickerington, Ohio 43147

614.575.5560 office 614.575.5562 fax

[www.violet.oh.us](http://www.violet.oh.us)





## Fairfield County Engineer

3026 W. Fair Ave.  
Lancaster, OH 43130  
Main: (740) 652-2300  
Fax: (740) 687-7055

August 11, 2020

To: James Mako, Executive Director  
Fairfield County Regional Planning

From: *TM* Todd May, Subdivision Engineer  
Fairfield County Engineer's Office

Subject: **Variance Request to Section 2.3 (Frontage Requirements)**  
Violet Township

Please note the following comments on the request for the variance of section 2.3 for the Kelly Burris property along Pickerington Road:

1. With the township's approval, we are in favor of granting the variance for Section 2.3 (minimum road frontage) of the Fairfield County Subdivision Regulations.
2. A work permit will be required from our office for the drives and culverts on the newly created parcels.
3. Please see the attached Lot Split Preview email provided to Mr. Burris dated July 31, 2020.

This concludes our comments at this time.

C: File  
Reading File

*Jeremiah D. Upp, P.E., P.S., County Engineer*

## **May, Kristopher Todd**

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**From:** May, Kristopher Todd  
**Sent:** Friday, July 31, 2020 8:53 AM  
**To:** kaburris2003@yahoo.com  
**Subject:** RE: [E] Re: Preview Lot Split Pickerington Road  
**Attachments:** Burris.pdf

This is the minimum frontage for T1 to have its own drive, no easement.

*Todd May*

Subdivision Engineer  
Fairfield County Engineer's Office  
3026 West Fair Avenue  
Lancaster, Ohio 43130  
740-652-2384

**From:** May, Kristopher Todd  
**Sent:** Friday, July 31, 2020 8:13 AM  
**To:** kaburris2003@yahoo.com  
**Subject:** RE: [E] Re: Preview Lot Split Pickerington Road

Kelly,

The frontages you are giving me total 650 feet (300', 100', 100' and 150'). The parcel only has 502.8'. Let me know and I will try to get them turned around.

The parcel as a whole will not be permitted access within approximately 155' south of the north lot line. As we discussed if you want the drive to be on the property completely, no easement, the north lot will need to have 175' of frontage.

This will leave you with 327.8' of frontage remaining. So do you want the next two parcel to have 100' leaving the fourth with 127.8'?

*Todd May*

Subdivision Engineer  
Fairfield County Engineer's Office  
3026 West Fair Avenue  
Lancaster, Ohio 43130  
740-652-2384

**From:** Kelly Burris <kaburris2003@yahoo.com>  
**Sent:** Thursday, July 30, 2020 6:37 PM  
**To:** May, Kristopher Todd <todd.may@fairfieldcountyohio.gov>  
**Subject:** [E] Re: Preview Lot Split Pickerington Road

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Any chance you can send me the new drawing and descriptions of these lots as we had discussed early tomorrow morning? This would be a 3.5 acre lot along the north property line (300 ft of frontage), two 2 acre lots south of that (100 ft of frontage) and a 2.5 acre lot along the south property line (150 ft of frontage) which would allow each parcel to have private access off of Pickerington Road. I need to file for the variance tomorrow to get the 2 acre lots on the docket for September since they would only have 100 feet of frontage along Pickerington Road. If you are able to do this, please call me when its on the way so I can Watch for it. 614-332-5363

Thanks,  
Kelly Burris

Sent from Yahoo Mail on Android

On Fri, Jul 24, 2020 at 8:24 AM, May, Kristopher Todd  
<[todd.may@fairfieldcountyohio.gov](mailto:todd.may@fairfieldcountyohio.gov)> wrote:

Kelly,

Please see attached preview letter for the parcel number 036-00263-00. Any questions give me a call.

**Todd May**

Subdivision Engineer

Fairfield County Engineer's Office

3026 West Fair Avenue

Lancaster, Ohio 43130

740-652-2384

# FAIRFIELD SOIL & WATER CONSERVATION DISTRICT

831 COLLEGE AVE., SUITE B, \* LANCASTER, OH 43130 \* (740) 653-8154

August 13, 2020

Mr. James Mako  
Fairfield County Regional Planning  
210 East Main Street  
Lancaster, OH 43130

Re: Variances Request  
Kelly Burris – Pickerington Road

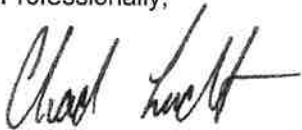
Dear Mr. Mako:

Below are the comments for the above referenced project.

1. Reviewing the topographic information for the area, there is the potential of not meeting the 150 ft on contour requirement for leach lines due to some of the lots being less than 150 ft in width.
2. It appears that some of the lots will need a variance from Violet Township Zoning because they do not meet the 125 ft road frontage requirement.
3. Once the above comments are addressed, our office recommends approval to Section 2.3 (Frontage Requirements)

If you have any questions about the above comments, do not hesitate to contact me at 740-653-8154.

Professionally,



Chad Lucht, CPESC  
Sr. Urban Spec.

## Mako, James C

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**From:** Bush, Colt Michael  
**Sent:** Friday, August 14, 2020 8:17 AM  
**To:** Mako, James C  
**Cc:** May, Kristopher Todd; Rector, Donald S; Lucht, Chad M; zoning\_inspector@violet.oh.us  
**Subject:** Variance request for Kelly Burris

Hello,  
These are the comments that Fairfield Department of Health would like to submit in regards to the variance request for Kelly Burris.

If public sewer and water are not available for these parcels, the property owner will need to submit a lot split application to the Fairfield Department of Health with soil tests from a soil evaluator to ensure the proposed lots are of sufficient size for both primary and reserve sewage treatment systems.

The very narrow width of at least 2 of these lots may not allow for the length along contour required for leach trenches. Since these would be newly created lots, this department cannot approve a lot split unless the required lengths of leach lines can be achieved.

Colt Bush SIT  
Environmental Division  
Fairfield Department of Health  
1550 Sheridan Drive, Suite 100  
Lancaster, Ohio 43130  
(740) 652-2815



**Public Health**  
Prevent. Promote. Protect.

**Fairfield Department of Health**  
**Environmental Division**

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# FAIRFIELD COUNTY UTILITIES

6670 Lockville Road  
Carroll, OH 43112

614.322.5200 740.652.7120  
fax 614.322.5203 740.652.7129

TO: James Mako

DATE: August 14, 2020

SUBJECT: Violet Township Variance Kelly Burris

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We have reviewed the request for a variance from Kelly Burris and have the following comments.

1. Public water services are available along Pickerington Rd. from Fairfield County Utilities. There is sufficient capacity available to serve these parcels with public based on the information provided.
2. Sanitary sewer is not currently available. If future sewer service is extended to this area, connection to the public sewer will be required.

**APPLICATION FOR VARIANCE TO FAIRFIELD COUNTY  
SUBDIVISION REGULATIONS**

**Contact Information**

Name of Applicant: Kelly Burris  
Mailing Address: 148 Connemara Dr Granville, OH 43023  
Phone Number: Home: \_\_\_\_\_ Business: 614-332-5363

**Site Location**

Road Pickerington Parcel No. 036 0026300  
Section \_\_\_\_\_ Township No. \_\_\_\_\_ Range \_\_\_\_\_ Township Violet

**Regulations Governing Variance Requests**

Variance requests are reviewed first by the Subdivision Regulations Committee, which makes a recommendation to the Regional Planning Commission. In granting a variance these bodies examine each case for the following conditions:

1. Due to exceptional topographic or other physical conditions, strict compliance with the subdivision regulations would result in extraordinary and unnecessary hardship.
2. The special conditions do not result from previous actions of the applicant and the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.
3. Granting a variance will not result in any detriment to the public interest and will not impair the intent of the Fairfield County Subdivision Regulations or comprehensive plan.

**Nature of Variance** – Please provide a brief description of the nature of the variance request, taking into consideration the previous section. Also, provide the specific section and text from the Fairfield County Subdivision Regulations, from which you are requesting a variance, attach additional sheets if necessary.

Split 10 acre parcel into 4 parcels  
per drawing by Todd May (Fairfield County  
Engineers Office) to be sold as residential  
building lots.

In addition to this sheet, you must provide us with a copy of a plan, drawn to scale, which shows the dimensions and shape of the lot, the size and locations of existing and proposed buildings, the location of any adjoining property owned by the applicant, and any natural or topographic peculiarities of the lot in question.

I certify that the information contained in this application and its supplements is true and correct.

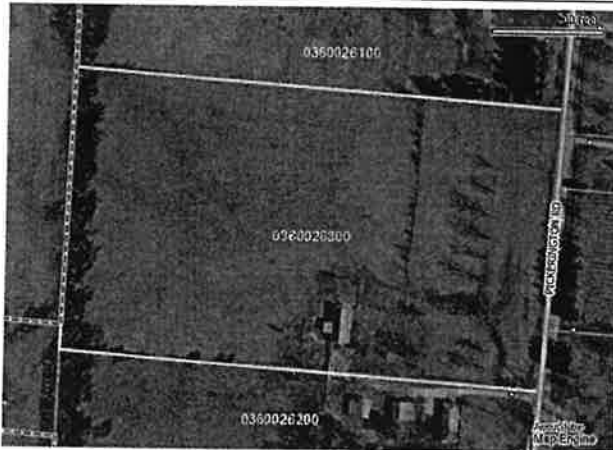
Applicant: Kelly Burris Date: 07/31/2020

# Property Record Card (Fairfield County, Ohio)

Parcel: 0360026300 Card: 1 of 1

Owner FLESHER JOHN H & VIRGINIA J TRUSTEES  
Address 0 PICKERINGTON RD NW  
Land Use (502) R - RESIDENTIAL, 10-19.999 AC  
Class RESIDENTIAL  
Legal Description R 20 T 15 S 22 NE

## MAP



## SKETCH

A sketch is unavailable for this parcel.

## LAND

Desc.	Front	Depth	Acreage	SqFt	Value
HOMESITE	0	0	1	N/A	\$50,250
UNDEVELOPE	0	0	9	N/A	\$117,000

## VALUATION

	Appraised	Assessed
Land Value	\$167,250	\$58,540
Building Value	\$7,950	\$2,780
Total Value	\$175,200	\$61,320
CAUV Value		\$0
Taxable Value		\$61,320

## PERMITS

## IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	AP2 - FOUR	1958	30x60	\$6,850.00
1	AL1 - 1S LEAN	2015	14x17	\$1,100.00

## SALES

Date	Buyer	Seller	Price	Validity
2/28/1997	FLESHER JOHN H & VIRGINIA J TRUSTEES	FLESHER JOHN H	\$0.00	8 - UNVALIDATED
2/18/1997	FLESHER JOHN H	FLESHER VIRGINIA J	\$0.00	8 - UNVALIDATED



**DWELLING COMPUTATIONS**

Base Price	% Good
Plumbing	Market Adj.
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj. Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

**OUTBUILDING DATA**

Type	YrBlt	EffYr	Size	Area	Gr	Qty	ModCd	PH	FV	%Comp	Value
AL1	2015	-	14×17	238	C	1	-	A	A	0	1,100
AP2	1958	-	30×60	1,800	C	1	2	A	A	0	6,850



*Tom A. Slater, Jr.*  
 FAIRFIELD COUNTY AUDITOR  
 GIS DEPARTMENT  
 210 EAST MAIN STREET, RM 105  
 LANCASTER, OHIO 43130-3682  
 P: (740) 652-7055  
 F: (740) 681-5596



**Map Disclaimer**

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T1-Drive must be located 20' north of the proposed south lot line, no other access will be permitted

T2, T3, T4-no restrictions on proposed frontage for drives, a work permit is required for the drives and culverts for each lot

*Jon A. Shator, Jr.*  
FAIRFIELD COUNTY AUDITOR

GIS DEPARTMENT  
210 EAST MAIN STREET, RM 106  
LANCASTER, OHIO 43130-3882  
P: (740) 682-7088  
F: (740) 681-5895



#### Map Disclaimer

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PRIME AE Group, Inc.

## MASTER SERVICES AGREEMENT

This Master Service Agreement ("MSA"), effective this \_\_\_ day of \_\_\_\_\_, 2020 ("Effective Date"), is by and between **Fairfield County Board of Commissioners, Regional Planning Commission, and County Engineer's Office**, ("Client"), with its principal place of business located at 210 East Main Street, Lancaster, OH 43130 and **PRIME AE Group, Inc.** ("PRIME AE"), with its principal place of business located at 8415 Pulsar Place, Suite 300, Columbus, Ohio 43240. PRIME AE and Client may be referred to collectively herein as "the parties," and any one of them may be referred to as "a party".

WHEREAS, Client has a need, from time to time, to access professional services involving individual tasks or multiple tasks in support of **Subdivision Regulations Update, Stormwater Design Manual, and Roadway Design Manual**.

WHEREAS, PRIME AE is willing to perform such professional services for Client on a task-by-task basis for the compensation and on the schedule set forth in task orders mutually agreed to by the parties in accordance with the terms & conditions of this MSA set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **Term of MSA.** Upon execution of this MSA by the parties, this MSA shall have the effective date as set forth above and shall remain in force for a period of five (5) years, unless sooner terminated as provided herein. If this MSA is completed or terminated and there are existing Task Orders that remain in force, the terms and conditions of this MSA shall continue as it applies to those existing Task Orders and until those Task Orders are completed or terminated.
2. **Task Orders.** The scope of services, schedule and compensation are to be set forth in a written Task Order in a form such as are attached to this Agreement as **Exhibit A** (Example Task Orders). The terms & conditions of this MSA shall apply to each Task Order requested by Client, except to the extent expressly modified by each mutually agreed to Task Order. These MSA terms & conditions, together with the Task Orders, shall constitute the complete agreement and understanding between the parties. These MSA terms & conditions shall govern the services, schedule, and compensation for each Task Order. Each Task Order shall be automatically incorporated by reference into this MSA upon execution by the parties. Where compensation in a Task Order is "not to exceed" a specified sum, PRIME AE shall notify Client before such sum is exceeded and shall not continue to provide the services beyond such sum unless Client authorizes an increase in the sum. If a "not to exceed" sum is broken down into budgets for specific tasks, the task budget may be exceeded without Client authorization if the total sum is not exceeded. Changes in conditions, including, without limitation, changes in laws or regulations occurring after the budget is established or other circumstances beyond PRIME AE's control shall be a basis for equitable adjustments in the budget and schedule. The technical and pricing information in a Task Order is the confidential and proprietary property of PRIME AE and shall not be disclosed or made available to third parties without the written consent of PRIME AE. Unless otherwise specified in the Task Order, the Task Order's schedule and fees constitute PRIME AE's best estimate of the time and cost required to complete the project. As the project progresses, site conditions, changes in the law, or other unknown facts or events may dictate





revisions in scope, schedule and/or fee. PRIME AE will inform Client of such situations so that Task Order revisions can be accomplished. The parties agree to negotiate such revisions in good faith.

3. **Performance of Services.** PRIME AE's services under each Task Order will be performed in accordance with generally accepted practices and ordinary skill and care of architects, engineers, scientists, surveyors and/or technical professionals providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). Client agrees that PRIME AE has been engaged to provide professional services only, and that PRIME AE does not owe a fiduciary duty or responsibility to Client. There are no intended third-party beneficiaries to this MSA. No other warranty, express or implied, is included or intended by the MSA other than the Standard of Care. PRIME AE is an independent contractor and nothing in this MSA shall be construed to create a partnership, joint venture, or create a relationship of employer/employee or principal/agent between PRIME AE and Client or its subcontractors or consultants. PRIME AE does not represent or warrant that any permit or approval will be issued by any governmental body in view of the complexity and the frequent changes in applicable rules and regulations and interpretations by authorities. In no case shall PRIME AE be obligated to take any action that would cause PRIME AE to suffer a penalty or contravene applicable Law. Client agrees that non-services activities undertaken by others on the project will be managed so as to not materially interfere with PRIME AE's obligations to Client under this MSA.
4. **Right of Entry.** Client shall be responsible for obtaining all legal right-of-entry, and associated costs, onto properties required by the project.
5. **Payment.** Client shall pay PRIME AE pursuant to the rates and charges set forth in the Task Order. Invoices will be submitted periodically (customarily on a monthly basis), and terms are net cash, due and payable upon receipt of invoice. Client shall notify PRIME AE in writing of any disputed amount within fifteen (15) days from date of the invoice, give reasons for the objection, and promptly pay the undisputed amount. If Client fails to make any payment due to PRIME AE for services and expenses within thirty (30) days after receipt of PRIME AE's statement therefor, PRIME AE may, after giving seven (7) days' written notice to Client, suspend services under this MSA. Unless payment is received by PRIME AE within seven (7) days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, PRIME AE shall have no responsibility to Client for delay or damage caused Client because of such suspension of services.
6. **Insurance.** PRIME AE will maintain workers' compensation insurance as required under the laws of the state in which the services will be performed. PRIME AE agrees to maintain at its own expense, Comprehensive General Liability insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate for bodily injury, including death and property damage; Professional Liability insurance in the amount of \$1,000,000 per claim and in the aggregate; Automobile Liability insurance with a combined single of \$1,000,000 per occurrence; and will, upon request, furnish insurance certificates to Client reflecting PRIME AE's standard coverage and providing thirty (30) days prior written notice in the event of cancellation or material change in coverage. PRIME AE agrees to purchase whatever additional insurance is requested by Client (presuming such insurance is available, from carriers acceptable to PRIME AE) provided Client reimburses the premiums for additional insurance.





7. **Confidentiality.** PRIME AE will hold confidential all business and technical information obtained from Client or generated in performing services under this MSA, except to the extent required for: (1) performance of services under this MSA; (2) compliance with professional standards of conduct and/or Standard of Care; (3) the preservation of the public safety, health, and welfare; (4) compliance with any court order, statute, law, or governmental directive; and/or (5) protection of PRIME AE against claims or liabilities arising from the performance of services under this MSA. PRIME AE's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others. Client shall not issue any press release in relation to PRIME AE without the prior written consent of PRIME AE (such not to be unreasonably withheld or delayed) as to both the content and the timing of the issue of the press release.
8. **Ownership of Documents.** All reports, notes, drawings, specifications, data, intellectual property, inventions, discoveries, processes, calculations, and other documents, including those in electronic form, obtained, created or prepared by PRIME AE in performing services under this MSA are instruments of PRIME AE's service ("Instruments"), and all rights, copyrights, titles and interests in the Instruments shall remain PRIME AE's property, whether or not the project is completed. Client agrees not to use Instruments for marketing purposes, for projects other than the project for which the documents were prepared by PRIME AE, for future modifications to this project, or for any other purpose than the purpose intended under this MSA, without first obtaining PRIME AE's express written permission for a specific use license. Any reuse or distribution of Instruments to third parties without such express written permission, verification or project-specific adaptation by PRIME AE will be at Client's sole risk and without liability to PRIME AE or its employees, affiliates, subsidiaries, independent contractors, and subcontractors. For the avoidance of doubt, and subject to Ohio Rev. Code 149.43 and 122.21, Client shall obtain the prior written consent of PRIME AE to have the right to publish any of the documents, information or data provided by PRIME AE during provision of the Services, except the deliverables identified in Task Orders for the intended purpose. Client shall indemnify, defend, and hold harmless PRIME AE and its employees, affiliates, subsidiaries, independent contractors, and subcontractors from all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting therefrom. Any such verification or project-specific adaptation shall entitle PRIME AE to additional compensation.
9. **Suspension of Services and Termination.** Either party may, at any time, suspend further services or terminate this MSA. Suspension or termination shall be by written notice effective seven (7) days after receipt by the receiving party. Client agrees to compensate PRIME AE for all services performed and commitments made prior to the effective date of the suspension or termination, together with reimbursable expenses including those of subcontractors, subconsultants and vendors. Where payment is based on lump sum contract, Client agrees that the final invoice after Client's suspension or termination of services will be based on the percentage of work completed to the effective date of suspension or termination, plus reasonable suspension or termination charges including, but not limited to, personnel and equipment rescheduling adjustments and all other related costs and charges directly attributable to suspension or termination. In the event of suspension of services or termination by Client, PRIME AE shall have no liability to Client or others. Client agrees to indemnify and hold PRIME AE harmless from any claim or liability resulting from such suspension or termination. Notwithstanding anything to the contrary contained in this MSA or applicable Task Order, PRIME AE may terminate this MSA and all Task Orders immediately upon giving Client a written notice of termination upon occurrence of any of the following:





(a) breach of Article 1, Article 5, Article 17 or Article 22; (b) an event of Force Majeure has been continuing during more than sixty (60) days; (c) Client had passed a resolution for winding-up or liquidation (other than in order to amalgamate or reconstruct); (d) Client is unable to pay its debts and has presented a petition for voluntary bankruptcy; (e) Client had a bankruptcy order issued against it; (f) Client has a provisional receiver or administrative receiver appointed over the whole or a substantial part of its undertaking or assets; (g) liquidation proceedings have been initiated with respect to Client or Client is declared insolvent; (h) the making by Client of a proposal for a voluntary arrangement with creditors; (i) prevented, hindered, or delayed performance due to disease, epidemic, pandemic, quarantine, acts of government (foreign or domestic); or (j) the occurrence of any event analogous to the events enumerated under Article 9 (a) through (j) under the law of any jurisdiction to which Client's assets and undertakings are subject. In the event this MSA is terminated pursuant to Article 9 (a) through (i), Client shall have an obligation to pay PRIME AE immediately all outstanding invoices, all compensation due and owing PRIME AE and not invoiced, and an amount equal to the costs reasonably and properly incurred by PRIME AE as a result of or in connection with such termination.

10. **Force Majeure.** Except for Client's obligation to pay for services rendered by PRIME AE, including those of its' subcontractors, subconsultants and vendors, no liability will attach to either party from delay in performance or nonperformance caused by circumstances or events beyond the reasonable control of the party affected, including, but not limited to, acts of God, disease, epidemic, pandemic, quarantine, acts of government (foreign or domestic), fire, flood, unanticipated site, building or subsurface conditions, regulatory permitting, terrorism, explosion, war, request or intervention of a government authority (foreign or domestic), court order (whether at law or in equity), labor relations, accidents, delays or inability to obtain materials, equipment, fuel or transportation. Delays within the scope of this article that cumulatively exceed thirty (30) calendar days shall, at the option of either party, make this MSA subject to termination or renegotiation. Should Client require PRIME AE maintain its personnel and equipment available during the delay period, Client agrees to compensate PRIME AE for additional labor, equipment, and any and all other costs associated with PRIME AE in maintaining its personnel during the delay period.
11. **Mutual Waiver of Consequential Damages.** Neither Client nor PRIME AE, nor their affiliates or subsidiaries, nor the officers, directors, agents, employees, or their subcontractors, subconsultants, or vendors, shall be liable to the other, third parties, or shall make any claim for any incidental, indirect, special, collateral, exemplary, punitive or consequential damages arising out of, or connected in any way to the services or this MSA and/or Task Orders, whether the action in which recovery of damages is sought is based upon contract or tort (including, to the greatest extent permitted by law, the sole, concurrent or other negligence, whether active or passive, strict liability, breach of contract and breach of warranty). Consequential damages include, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of reputation, unrealized savings or diminution of property value and shall apply to any cause of action.
12. **Services During Construction.** If PRIME AE provides services to Client during the construction phase of Client's project, it is understood that the purpose of such services, including to visit the project site, will be to enable PRIME AE to better perform its services as a design professional, and to determine, in general, if construction is proceeding in a manner indicating that the completed work of others will conform generally to the contract documents. PRIME AE shall not, during such visits or as a result of observations



of construction, supervise, direct, or have control over others' work nor shall PRIME AE have authority over, or responsibility for, the means, methods, sequences or procedures of construction selected by others or safety precautions and programs incident to the work of others or for any failure of others to comply with laws, rules, regulations, ordinances, codes or orders applicable to others furnishing and performing their work. PRIME AE does not guarantee the performance of the construction work or contract by others and does not assume responsibility for others' failure to furnish and perform their work. If PRIME AE's services during construction include shop drawing submittal review, PRIME AE will review (or take other appropriate action with respect to) shop drawing submittals, samples, and other data which the contract documents require PRIME AE to review, but only for conformance with PRIME AE's design concept of the project and compliance with the information set forth in contract documents. Such review or other actions shall not extend to means, methods, techniques, sequences, or procedures of manufacture (including the design of manufactured products) or construction, or to safety precautions and programs incident thereto. PRIME AE's review or other actions shall not constitute approval of anything contained in shop drawing submittals, an assembly or product of which an item is a component, nor shall it relieve others of (a) their obligations regarding review and approval of any such submittals, (b) their exclusive responsibility for the means, methods, sequences and procedures of constructions, including safety of construction, and (c) their obligations under contract documents or construction documents.

13. **Certifications.** PRIME AE shall not be required to sign any documents, no matter by whom requested, that would result in PRIME AE's having to provide certification, a guarantee, or a warranty.
14. **Reliance.** PRIME AE shall be entitled to rely, without liability, on the accuracy and completeness of any and all information provided by Client, Client's employees, representatives, agents, independent contractors, construction managers, consultants and contractors, and information from public records, without the need for independent verification. Any opinions rendered by PRIME AE pursuant to this MSA are for the sole and exclusive use of Client, and are not intended for the use of, or reliance upon, by any third parties without the prior written approval of PRIME AE. Client agrees to indemnify, hold harmless, and defend PRIME AE to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by others due to unauthorized reliance of any opinion provided under the MSA.
15. **Opinion of Probable Costs.** When required as part of its services, PRIME AE will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by PRIME AE hereunder will be made based on PRIME AE's experience and qualifications and will represent PRIME AE's judgment as an experienced and qualified design professional. However, users of the probable cost opinions must recognize that PRIME AE does not have control over the cost of labor, material, equipment, or services furnished by others or over market conditions or contractors' methods of determining prices or performing the services.
16. **Limitation of Liability.** Client and PRIME AE have discussed the risks, rewards, and anticipated outcome of the project in the Task Orders and an estimated total fee for services, and agree that to the fullest extent permitted by law, the total liability, in the aggregate, of PRIME AE, its' officers, directors, employees, agents, and consultants to Client and anyone claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to PRIME AE's







services, the project or this MSA, from any cause or causes whatsoever, including but not limited to, negligence, errors, omissions, strict liability or contract, shall be limited under this MSA, including all Task Orders, to an amount of \$50,000 or PRIME AE's fee, whichever is greater. PRIME AE's calculation of fees, however set forth in the Task Orders, is based upon and conditioned on Client's acceptance of and enforcement before a mediator or a court of this limitation of liability.

17. **Dispute Resolution.** If a dispute arises out of or relates to this MSA or breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. If the dispute is not resolved by these negotiations, prior to the initiation of legal proceedings, Client and PRIME AE agree to submit all claims and disputes arising out of this MSA to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will participate in the mediation in good faith, that they will share equally in its costs, and that neither party will commence a civil action with respect to the matters submitted to mediation until after the completion of the initial mediation session. This provision shall survive completion or termination of this MSA; however, neither party shall seek mediation or litigation of any claim or dispute arising out of this MSA beyond the period of time that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law.
18. **Precedence.** These terms & conditions shall take precedence over any inconsistent or contradictory provisions contained in, or referenced by, any task order, contract, purchase order, requisition, notice to proceed, or similar or like document. In the event of a conflict in the contract documents, the following order of precedence shall apply, subject to the waiver and amendment requirements set forth in Article 26, (a) this Master Services Agreement; and (b) Exhibit A (Task Orders when fully executed).
19. **Severability.** If any of these terms & conditions are finally determined to be invalid or unenforceable in whole or in part under the Law, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these terms & conditions or applicable Task Order to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.
20. **Survival.** These terms & conditions shall survive the completion of PRIME AE's services on the project and the termination of services for any cause.
21. **Governing Law.** The laws of the state in which the project is located shall govern the validity, construction interpretation and performance of this MSA or applicable Task Order. Client agrees that any legal action or proceeding arising out of this MSA or the provision of services by PRIME AE pursuant to a Task Order or any modification thereof may be submitted by PRIME AE to a State Court in the State of Ohio without regard to the choice of law provision. Client irrevocably consents to jurisdiction of (and waives dispute of venue in) the State of Ohio.
22. **Assignment.** This MSA shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. No assignment shall operate to relieve the assignor of its obligation under this MSA. Client shall not assign its interests herein without the prior written consent of PRIME AE. No assignments by Client of this MSA or of any monies due or to become due hereunder shall be binding upon PRIME AE until PRIME AE's written consent thereto is obtained. Purported assignments by Client to anyone of any right under this MSA without the written consent of PRIME AE shall be null





and void and without effect. PRIME AE may assign this MSA to an affiliate or subsidiary of PRIME AE without Client consent.

23. **Headings.** Section and other headings contained in this MSA are for reference purposes only and shall not affect in any way the meaning or interpretation of this MSA.
24. **Integrated Agreement.** This MSA, Task Orders, and all other documents and instruments delivered in accordance with the terms hereof constitute the entire understanding and agreement among the parties with respect to the subject matter hereof, and there are no agreements, understandings, restrictions, representations or warranties among the parties other than those set forth in this MSA.
25. **Notices.** All notices, requests, claims, demands and other communications herein shall be in writing. Such notices shall be given (i) by delivery in person, (ii) by a nationally recognized commercial courier service; or (iii) by United States Postal Service, registered mail, postage prepaid and return receipt requested. Notices shall be effective upon actual delivery at the following addresses:

To PRIME AE:

ATTN:  
Kerry S. Hogan, P.E., BCEE  
Senior Vice President – Water / Wastewater  
8415 Pulsar Place, Suite 300  
Columbus, Ohio 43240  
Claims-related notices shall be copied to:  
General Counsel, PRIME AE Group, Inc.  
5521 Research Park Drive, Suite 300  
Baltimore, Maryland 21228

To Client:

ATTN:  
Carrie Brown  
Fairfield County Administrator  
210 East Main Street, Room 301  
Lancaster, Ohio 43130  
Phone: 740-652-7090  
E-mail: [carri.brown@fairfieldcountyohio.gov](mailto:carri.brown@fairfieldcountyohio.gov)

ATTN:  
James Mako  
Executive Director  
Fairfield County Regional Planning Commission  
210 East Main Street, Room 302  
Lancaster, Ohio 43130  
Phone: 740-652-7110  
E-mail: [james.mako@fairfieldcountyohio.gov](mailto:james.mako@fairfieldcountyohio.gov)





PRIME AE Group, Inc.

ATTN:  
Jeremiah Upp, P.E., P.S.  
County Engineer  
Fairfield County Engineer's Office  
3026 West Fair Avenue  
Lancaster, Ohio 43130  
Phone: 740-652-2300  
E-mail: [engineer@fairfieldcountyohio.gov](mailto:engineer@fairfieldcountyohio.gov)

or to that address which the receiving party may from time to time give notice to the other party in writing. Rejection or other refusal to accept delivery, or the inability to deliver because of changed address for which no notice was given, shall be deemed to be receipt of the notice as of the date of such rejection, refusal to accept or inability to deliver.

26. **Waiver and Amendment.** The failure by any party to enforce any of its rights hereunder shall not be deemed to be a waiver of such rights, unless such waiver is an express written waiver which has been signed by the waiving party and expressly approved by its authorized parties. Waiver of any one breach shall not be deemed to be a waiver of any other breach of the same or any other provision hereof. This MSA may be amended or modified at any time in all respects, but only by an instrument in writing executed by parties hereto.
27. **Entire Agreement.** This MSA contains all of the promises, representations and understandings of the parties and supersedes any previous understandings, commitments, proposals or agreements, whether oral or written. This MSA shall not be altered, changed, or amended except as set forth in a written amendment to this MSA.

(end of page)

(The Parties Acknowledgment and signatures are on the following page)





PRIME AE Group, Inc.

THE PARTIES ACKNOWLEDGE that there has been an opportunity to negotiate the terms and conditions of this MSA and agree to be bound accordingly.

**FAIRFIELD COUNTY BOARD OF COMMISSIONERS**

Signature

Carri Brown

Printed Name

County Administrator

Printed Title

Date of Signature

**FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION**

Signature

James Mako

Printed Name

Executive Director

Printed Title

Date of Signature

**FAIRFIELD COUNTY ENGINEER'S OFFICE**

Signature

Jeremiah Upp, P.E., P.S.

Printed Name

County Engineer

Printed Title

Date of Signature

**PRIME AE GROUP, INC.**

Signature

Kumar Buvanendaran, P.E.

Printed Name

President and Chief Executive Officer

Printed Title

8.14.2020

Date of Signature





**PRIME AE Group, Inc.**

**EXHIBIT A**  
**(EXAMPLE TASK ORDERS)**



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PRIME AE Group, Inc.

PRIME Project #.: \_\_\_\_\_

**LUMP SUM TASK ORDER NO. \_\_\_\_\_**

In accordance with the This Master Service MSA ("MSA"), effective MSA effective date, between Client Name, ("Client"), with its principal place of business located at Client Address and PRIME AE Group, Inc. ("PRIME AE"), with its principal place of business located at 8415 Pulsar Place, Suite 300, Columbus, Ohio 43240, this Task Order describes the scope of services, schedule, and compensation for PRIME AE on the specific project defined below.

**1. Project Information.** Client engages PRIME AE to perform professional engineering services on the Project as defined below:

Project Name: Project Name  
Project Location: Project Location

**2. Terms and Conditions.** This Work Authorization is executed pursuant to the MSA. The terms and conditions of the MSA referenced above shall apply to this Task Order, except as expressly modified herein.

**3. Scope of Services.** PRIME AE's scope of services ("Services") generally includes Brief SOW description and shall be as fully described in **Attachment 1** to this Task Order.

**4. Schedule.** The Estimated Schedule shall be as set forth in **Attachment 2** to this Task Order. Because of the uncertainties inherent in the Services, Schedules are estimated and are subject to revision unless otherwise specifically described herein.

**5. Compensation.** This is a lump sum Work Order. PRIME AE's lump sum compensation shall be \$\_\_\_\_\_ and the provisions for progress and final payments shall be as specified in Attachment \_\_\_\_\_ to this Task Order. Payment of \$\_\_\_\_\_ is due upon signature of this Task Order and will be applied against the final invoice for this Work Order. PRIME AE shall give Client prompt written notice of unanticipated conditions or conditions which are materially different from those anticipated by PRIME AE at the time the lump sum compensation was agreed upon. If Client wishes PRIME AE to proceed, PRIME AE lump sum compensation shall be subject to equitable adjustment for such conditions.

**ACCEPTANCE** of the terms of this Task Order is acknowledged by the following signatures of the Authorized Representatives.

**CLIENT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Title

\_\_\_\_\_  
Date of Signature

**PRIME AE GROUP, INC.**

\_\_\_\_\_  
Signature

Kumar Buvanendaran, P.E.

\_\_\_\_\_  
Printed Name

President and Chief Executive Officer

\_\_\_\_\_  
Printed Title

\_\_\_\_\_  
Date of Signature





PRIME AE Group, Inc.

PRIME Project #.: \_\_\_\_\_

**TIME AND MATERIALS TASK ORDER NO. \_\_\_\_\_**

In accordance with the This Master Service MSA ("MSA"), effective MSA effective date, between Client Name, ("Client"), with its principal place of business located at Client Address and PRIME AE Group, Inc. ("PRIME AE"), with its principal place of business located at 8415 Pulsar Place, Suite 300, Columbus, Ohio 43240, this Task Order describes the scope of services, schedule, and compensation for PRIME AE on the specific project defined below.

**1. Project Information.** Client engages PRIME AE to perform professional engineering services on the Project as defined below:

Project Name: Project Name  
Project Location: Project Location

**2. Terms and Conditions.** This Work Authorization is executed pursuant to the MSA. The terms and conditions of the MSA referenced above shall apply to this Task Order, except as expressly modified herein.

**3. Scope of Services.** PRIME AE's scope of services ("Services") generally includes Brief SOW description and shall be as fully described in Attachment 1 to this Task Order.

**4. Schedule.** The Estimated Schedule shall be as set forth in Attachment 2 to this Task Order. Because of the uncertainties inherent in the Services, Schedules are estimated and are subject to revision unless otherwise specifically described herein.

**5. Compensation.** PRIME AE's compensation for this Work Order shall not exceed \$ \_\_\_\_\_. Payment of \$ \_\_\_\_\_ is due upon signature of this Work Order and will be applied against the final invoice for this Work Order. PRIME AE charges shall be on a "time and materials" basis and shall be in accordance with the PRIME AE Schedule of Fees and Charges in effect at the time the Services are performed. Payment provisions and the PRIME AE current Schedule of Fees and Charges are attached to this Task Order as Attachment 3.

**ACCEPTANCE** of the terms of this Task Order is acknowledged by the following signatures of the Authorized Representatives.

**CLIENT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Title

\_\_\_\_\_  
Date of Signature

**PRIME AE GROUP, INC.**

\_\_\_\_\_  
Signature

Kumar Buvanendaran, P.E.  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
President and Chief Executive Officer

\_\_\_\_\_  
Printed Title

\_\_\_\_\_  
Date of Signature



# AGENDA ITEM 5

Fairfield County Building Department Monthly Report (August 2020)					
	Address	City/Village	Township	Cost Estimate	Date Received
<b>Final Inspection Approved</b>					
AT&T Mobility Equipment Upgrades	9265 Lancaster-Kirkersville Rd.	Baltimore	Liberty	\$10,000.00	2/27/2018
Southeast Ohio Holiness - New Chapel	11998 Winter Rd. SW	Amanda	Amanda	\$43,300.00	3/2/2018
AT&T Upgrade of Wireless Equipment	1315 Granville Pike	Lancaster	Pleasant	\$10,000.00	3/22/2018
South Central Power Office Remodel	2780 Coonpath Rd NE	Lancaster	Pleasant	\$25,000.00	6/8/2018
Circle K Carroll - Upgrades	4400 Coonpath Rd.	Carroll	Greenfield	\$10,000.00	8/21/2018
Sunset Auto Finance - Electric Service Upgrade	4443 Carroll-Southern Rd.	Carroll	Greenfield	\$2,800.00	1/22/2019
AT&T Wireless - Antenna Swapping	9305 Marietta Rd.	Bremen	Rushcreek	\$15,000.00	2/21/2019
AT&T Swapping Out Antennas	9860 Oakland-Stoutsville Rd. SW	Stoutsville	Clearcreek	\$15,000.00	5/22/2019
Liberty Union Schools Bus Barn	1000 S. Main St.	Baltimore	Liberty	\$169,250.00	7/24/2019
Circle K - Baltimore - Signage	950 Baltimore-Somerset Rd.	Baltimore	Walnut	\$4,500.00	10/2/2019
Rolling Hills Self Storage Units	2222 Rolling Hills St.	Lancaster	Greenfield	\$800,000.00	11/15/2019
Baltimore Pint House - Patio	108 N. Main St.	Baltimore	Liberty	\$2,800.00	4/23/2020
Baltimore Paper Wastewater Effluent Pump Station	629 West Rome St.	Baltimore	Liberty	77,000.00	4/23/2020
<b>Plans Approved - Ongoing Inspection</b>					
River Valley Life Center Church - Modifications	2190 Coonpath Rd NW	Lancaster	Greenfield	\$ 16,000.00	7/3/2017
Victory Hill Church Renovations	4000 Coonpath Rd	Carroll	Greenfield	\$1,800,000.00	10/26/2017
Ken's Body & Chasis - Update Electric	1200 West Market St.	Baltimore	Liberty	\$20,000.00	1/8/2018
Circle K Baltimore - HVAC Units Replaced	950 Baltimore-Somerset Rd.	Baltimore	Walnut	\$21,313.00	3/15/2018
Creative Foods - Upgrading Sprinkler System	310 W. Water St.	Baltimore	Liberty	\$200,000.00	4/13/2018
River Valley Life Center Church - Breezeway	2190 Coonpath Rd NW	Lancaster	Greenfield	\$75,000.00	4/27/2018
Castaways Patio	1500 N. High St.	Lancaster	Pleasant	\$8,000.00	8/13/2018
Fairfield County Parks - Rock Mill - Occupancy	1429 Rockmill Rd. NW	Lancaster	Bloom	None Listed	11/5/2018
Ohio Paperboard - Fire Alarm	310 Water St.	Baltimore	Liberty	\$6,995.00	2/11/2019
Company Wrench Addition	4805 Scooby Lane NW	Carroll	Greenfield	\$500,000.00	4/26/2019
Berne Township Fire Station - Updates	5872 Sugar Grove Rd.	Sugar Grove	Berne	None Listed	5/3/2019
Capital Mini Storage Buildings	3580 Reynoldsburg-Baltimore Rd.	Baltimore	Liberty	\$68,000.00	5/24/2019
Ohio Paperboard New Roof	310 W. Water St.	Baltimore	Liberty	\$2,671,034.00	6/10/2019
Verizon Wireless Microwave Dish Installation	910 Ely Rd.	Lancaster	Greenfield	\$10,000.00	6/21/2019
Hideway Hills Lodge Deck Extension	0 Winnebago Lane SE	Sugar Grove	Rushcreek	\$75,000.00	8/16/2019
Bloom-Carroll New Elementary School Building	4955 Carroll Eastern Rd.	Carroll	Greenfield	\$25,000,000.00	8/27/2019
Verizon Tower Elevation and Antenna Installation	1800 Sugar Grove Rd.	Lancaster	Berne	\$15,000.00	9/5/2019
Millersport Fire Station	2429 Lancaster St.	Millersport	Walnut	\$1,960,000.00	10/1/2019
Liberty Union Schools New Athletic Building	500 W. Washington St.	Baltimore	Liberty	\$600,000.00	10/10/2019
Meijer Store Updates	2900 Columbus-Lancaster Rd. NW	Lancaster	Greenfield	\$1,074,000.00	11/22/2019
AT&T Mobility Antenna & Equipment Installation	6281 Lancaster-Kirkersville Rd.	Baltimore	Liberty	\$40,000.00	12/18/2019
Fairton LLC Gas Station and Convenience Store	2049 Horns Mill Rd.	Lancaster	Berne	\$400,000.00	12/20/2019
Verizon Wireless Equipment Updates	9305 Marietta Rd. SE	Bremen	Rushcreek	\$30,000	1/27/2020
Storage Shed	9424 Lancaster-Kirkersville Rd.	Baltimore	Liberty	\$18,000.00	1/28/2020
Verizon Wireless Equipment Updates	3085 Pickerington Rd. NW	Carroll	Bloom	\$10,000.00	1/31/2020
Eversole Business Park - New Building	1775-1783 Victor Rd. NW	Lancaster	Greenfield	None Listed	2/11/2020
Verizon Wireless Equipment Updates	5440 Winchester Southern Rd	Stoutsville	Amanda	\$30,000.00	2/27/2020
Mamabourg Park Office Renovations	5531 Cincinnati-Zanesville Rd NE	Lancaster	Pleasant	\$200,000.00	2/28/2020
New Horizons - COO	2644 - 2652 Kull Rd	Lancaster	Greenfield	\$0.00	3/3/2020
Step Recovery - COO	2628 Kull Rd	Lancaster	Greenfield	\$0.00	3/3/2020
Fairton Gas Station - New Fuel System	2049 Horns Mill Rd.	Lancaster	Berne	\$0.00	3/19/2020
Circle K - Interior Remodel	4400 Coonpath Rd.	Carroll	Greenfield	\$160,000.00	4/3/2020
Osborne Post Frame Business Building	4235 Westfall Rd	Lancaster	Hocking	\$190,000.00	4/13/2020
A-One Storage New Office Building	3820 Columbus-Lancaster Rd.	Lancaster	Greenfield	50,000.00	4/29/2020
AT&T Mobility Equipment Updates	2931 West Rushville Rd	Lancaster	Richland	\$40,000.00	5/5/2020
Millersport Fire Station - Fire Alarm System	12200 Lancaster St	Millersport	Walnut	\$9,980.00	5/13/2020
Schaffner Drive-Thru Restaurant	601 W. Market St	Baltimore	Liberty	\$400,000.00	5/18/2020
Rt 33 & Coonpath LLC - Addition	4242 Coonpath Rd	Carroll	Greenfield	None Listed	4/20/2020
Cheers Chalet - Hood Wet Chemical System	1211 Coonpath Rd	Lancaster	Greenfield	\$529.00	5/21/2020
Park National Bank - Signs	1301 West Market St	Baltimore	Liberty	None Listed	5/21/2020
AT&T Mobility - New Equipment & Generator	920 Ely Rd NW	Lancaster	Greenfield	\$40,000.00	6/4/2020
Delmont Fleet Services Addition	2965 Delmont Rd	Lancaster	Hocking	\$15,995.00	6/5/2020
New Building for Lloyd Helber	1340 Collins Rd	Lancaster	Greenfield	\$250,000.00	6/15/2020
Bloom Carroll Elementary - Fire Protection System	4955 Carroll Eastern Rd.	Carroll	Greenfield	\$265,000.00	6/16/2020
Verizon Wireless Equipment Modification	301 Maple St	Sugar Grove	Berne	\$10,000.00	6/18/2020
Dollar General - Baltimore	South Main St	Baltimore	Liberty	\$600,000.00	6/19/2020
Fairton Gas Station - Signage	2049 Horns Mill Rd.	Lancaster	Berne	\$42,000.00	6/22/2020
Smeck Park - Electric Service	7395 Basil Rd	Baltimore	Liberty	\$12,000.00	6/23/2020
Mike Daubenmire Gas Station	3035 Delmont Rd SW	Lancaster	Hocking	650,000.00	6/25/2020
Dog Kennels Re-Roof	125 Coonpath Rd NE	Lancaster	Pleasant	\$11,280.00	7/8/2020
Osborne Post Frame Business Building - HVAC	4235 Westfall Rd	Lancaster	Hocking	\$190,000.00	7/13/2020
Grada Car Lot Modular Building Electric Upgrade	9465 Cincinnati-Zanesville Rd	Lancaster	Clearcreek	\$5,700.00	7/21/2020
Platinum Storage - New Building	2843 Lifer Lane SW	Lancaster	Hocking	\$65,000.00	7/24/2020
AT&T Equipment Updates	7140 Marcy Rd.	Lancaster	Bloom	\$15,000.00	7/27/2020
<b>New Submitted Applications</b>					
Fresh Start Now - Electric Service	7860 Pleasantville Rd	Thornville	Richland	\$0.00	8/10/2020
2LMN - New Building	2475 Sugar Grove Rd	Lancaster	Berne	\$200,000.00	8/10/2020
Millersport Fire Station - Hood Suppression System	2429 Lancaster St.	Millersport	Walnut	\$2,995.00	8/19/2020
Osborne Auction House - Electric	4235 Westfall Rd	Lancaster	Hocking	\$20,000.00	8/19/2020
New Cell Tower	3950 BIS Rd SW	Lancaster	Hocking	\$150,000.00	8/21/2020
Old Barn Co. - Certificate of Occupancy	626 W. Market St.	Baltimore	Liberty	\$0.00	8/26/2020



## AGENDA ITEM 6

BILLS  
REGIONAL PLANNING COMMISSION  
SEPTEMBER 1, 2020

558000	TRAVEL & EXPENSES		
	<b>James Mako</b>	<u>\$ 71.50</u>	
	Subtotal		<u>\$ 71.50</u>
	TOTAL		<u>\$ 71.50</u>