

CITY COUNCIL AGENDA

November 4, 2013

7:30 p.m.

The meeting will be held at City Hall, in Council Chambers, 1st Floor, 538 N. Market Street, Wooster, Ohio.

I. ROLL CALL & ORDERING OF AGENDA

II. APPROVAL OF MINUTES

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

Liquor License notice regarding a new C1 permit application from Dollar General store located at 2222 Gateway Drive.

V. COMMITTEE REPORTS; PUBLIC HEARINGS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2013-41 AN ORDINANCE AUTHORIZING THE TRANSFER OF OWNERSHIP OF FORMER PARKS MAINTENANCE BUILDING TO THE WOOSTER GROWTH CORPORATION, AND DECLARING AN EMERGENCY (Silvestri)

2. First Reading – ORDINANCE NO. 2013-42 AN ORDINANCE AMENDING THE ANNUAL APPROPRIATION ORDINANCE (Ansel)

3. First Reading – RESOLUTION NO. 2013-88 A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR PHASE II OF THE AKRON ROAD IMPROVEMENT PROJECT (PID 86127) (Ulbright)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

**NOTICE TO LEGISLATIVE
AUTHORITY**

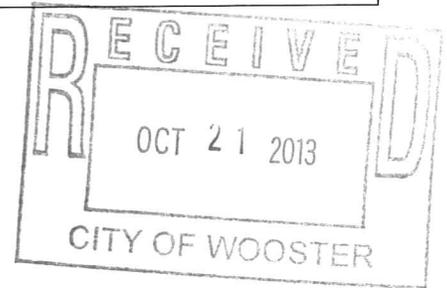
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2380 FAX(614)644-3166

TO

22348151720 <small>PERMIT NUMBER</small>		NEW <small>TYPE</small>	DOLGEN MIDWEST LLC DBA DOLLAR GENERAL STORE #14356 2222 GATEWAY DR WOOSTER OH 44691	
ISSUE DATE 10 17 2013				
FILING DATE				
C1 <small>PERMIT CLASSES</small>				
85 <small>TAX DISTRICT</small>	165	B	A27702 <small>RECEIPT NO.</small>	

FROM 10/21/2013

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



MAILED 10/21/2013

RESPONSES MUST BE POSTMARKED NO LATER THAN. 11/21/2013

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B NEW 2234815-1720

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING.

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

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

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF WOOSTER CITY COUNCIL
538 N MARKET ST
PO BOX 1128
WOOSTER OHIO 44691

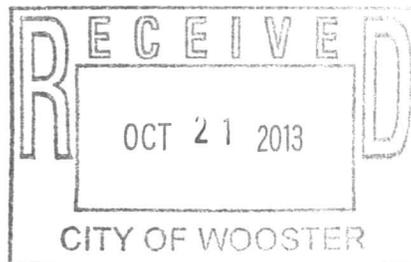
LLC / PARTNERSHIP CROSS REFERENCE
DISPLAY

PGECG

2234815 PERMIT NBR
DOLGEN MIDWEST LLC
ATTN TAX DEPT BEER & WINE
100 MISSION RIDGE
GOODLETTSVILLE TN 37072

-8575	ROBERT STEPHENSON	06/10/2011	ACTIVE	TREASURER	
-9880	WILLIAM C BASS	06/10/2011	ACTIVE	CEO	
-3309	JAMES PATRICK SMITS	11/06/2012	ACTIVE		
P-7991	DG STRATEGIC I LLC	06/10/2011	ACTIVE		MAN-MBR
-4225	GATTA LAWRENCE JOSEPH	09/30/2013	ACTIVE		
-9663	STEVEN RAY DECKARD	09/24/2013	ACTIVE		
-9542	JOHN FREY	06/10/2011	ACTIVE	TREASURER	
-0630	CHRISTINE CONNOLLY	06/10/2011	ACTIVE	SECRETARY	

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



Request for Agenda Item Non-Capital

Division **Meeting Date Requested**

Project Name **Approved for Agenda**

Description (be as descriptive as possible, given space limitations)

The item for discussion is the transfer of the former Parks Maintenance Building, located at 2759 Long Road, to Wooster Growth, which will facilitate the sale of a property to an area business seeking to relocate its operations to the City. Upon the sale, Wooster Growth will return to the City of Wooster \$300,000. This amount matches the original purchase price and covers the funds previously invested by the City to launch the Wooster Opportunity Loan Fund. The remaining funds would be used for economic development pursuits by Wooster Growth.

The Fair Market Value of the property is estimated at \$422,000 As-Is. (Appraisal derived from three approaches to value, ranging from \$415,000 from an income approach to \$428,000 from a market approach). The property was originally purchased by the City for \$225,000 in 1998 from the Wooster City School District, which had used the building as a bus mechanic garage. The City used the building to house its park maintenance operations up until 2010 when those functions were relocated to the current parks maintenance facility, leaving 2759 Long Road underutilized as storage space. The building was fully depreciated in 2006.

The City of Wooster received a letter of interest from Metal Dynamics / AJJ Holdings, a company located outside of City limits, to purchase 2759 Long Road Property, which states the following, *"We are interested in purchasing the property at fair market value, which, after reviewing your recent appraisal, appears to be approximately \$400,000 (plus or minus)."* Metal Dynamics approached the City through the Wayne Economic Development Council. Such a sale would result in an increased number of Wooster jobs, while the potential Buyer has also explained a desire to expand the current building. Metal Dynamics / AJJ Holdings will also be responsible for conducting the Environmental Phase I.

Transferring the former parks maintenance building to Wooster Growth would enable the City to offload an underutilized and fully depreciated structure, saving approximately \$45,000 annually in utility bills, and replenishing the \$100,000 originally invested into Wooster Growth, while allowing Wooster Growth to facilitate a sale to a company that would bring approximately 15 new positions into City Limits and dedicate any remaining proceeds to economic development pursuits.

Is there a need for rules suspension or time limitation when this must be passed?

A suspension of rules is recommended in order to facilitate a time-sensitive sale by Wooster Growth.

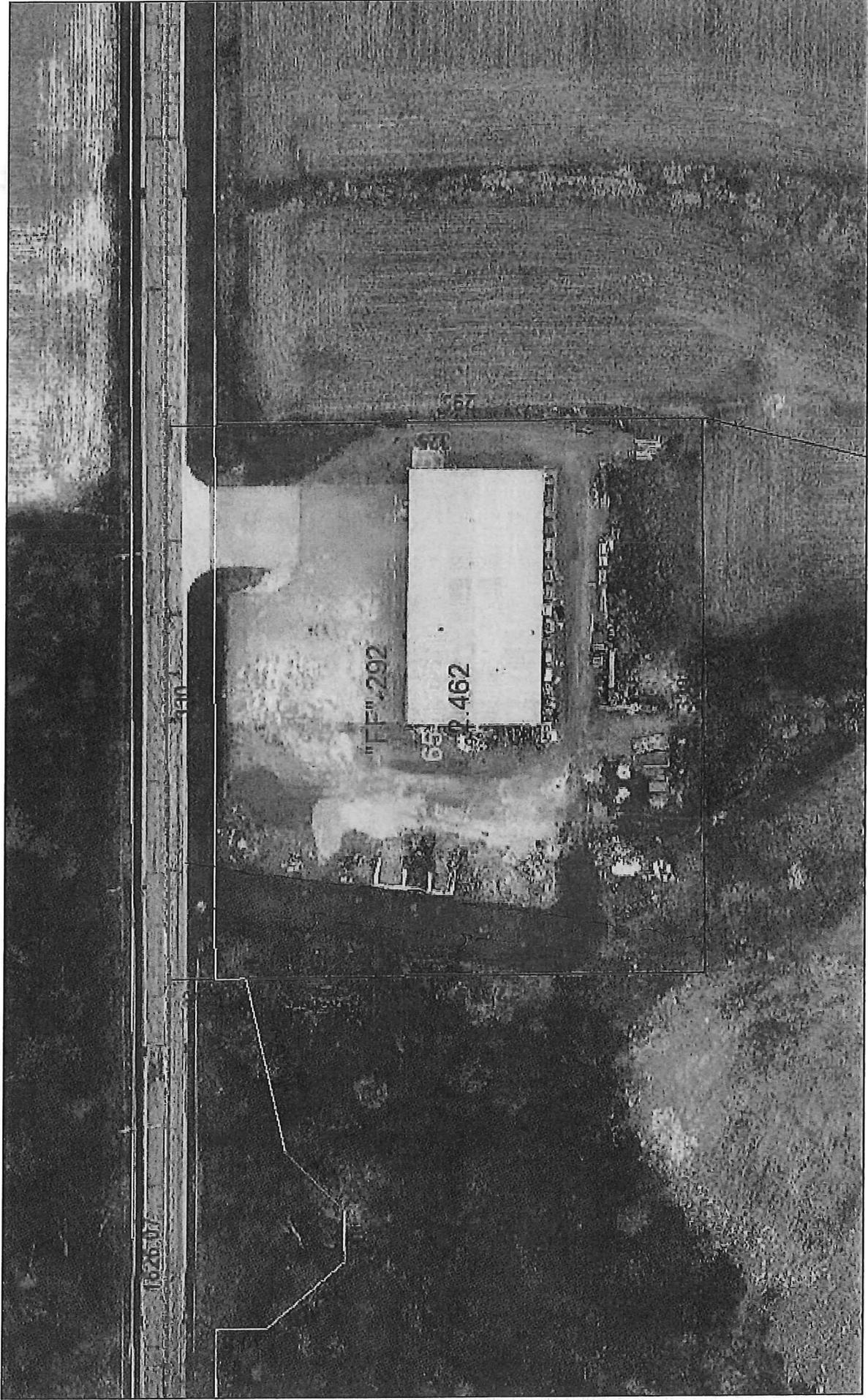
Manager Requesting

Date

Approved for Agenda

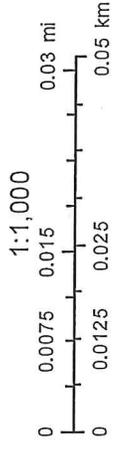
OND #41

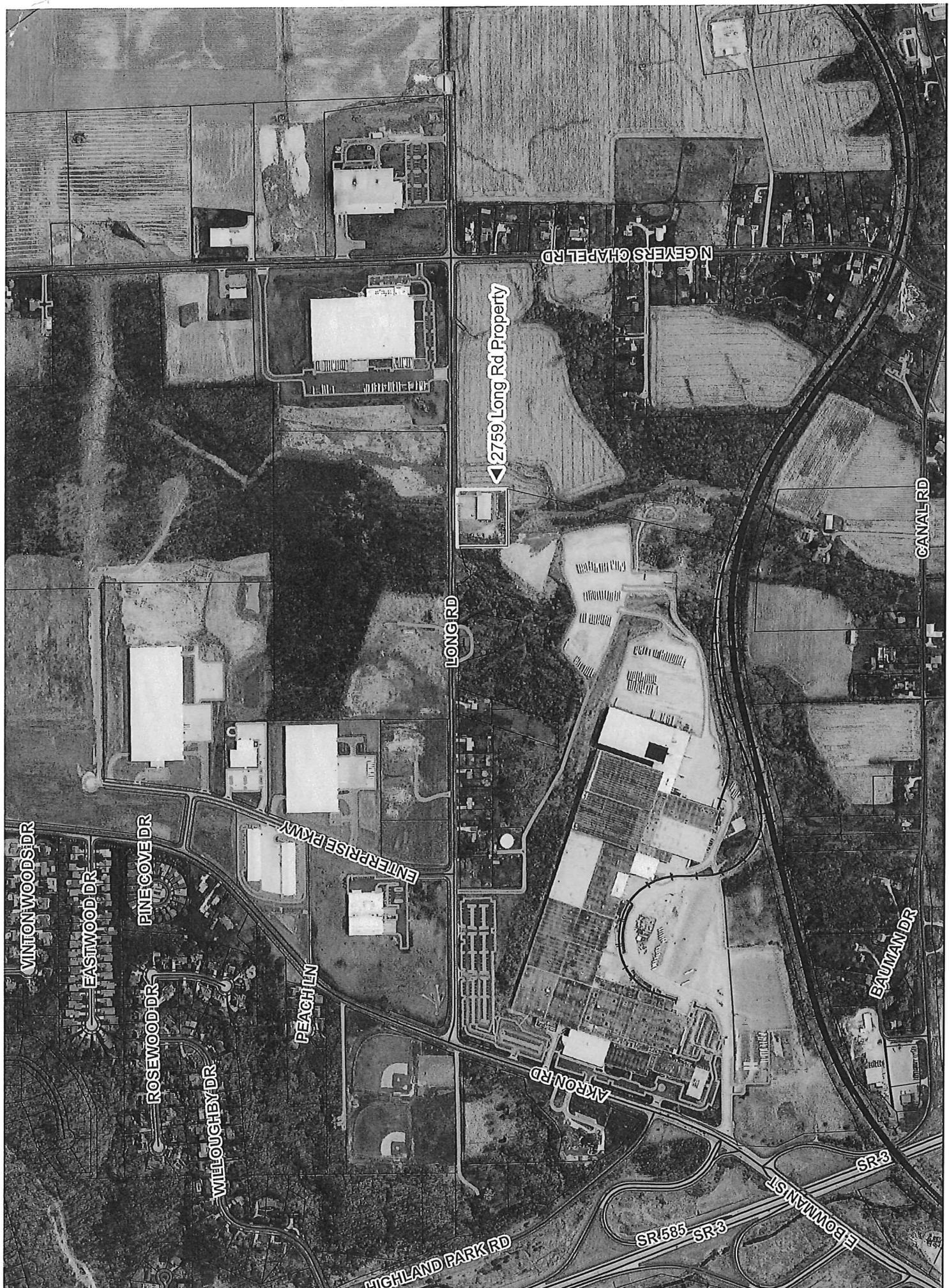
2759 LONG RD WOOSTER OH 44691



July 23, 2013

- <all other values> — From To 100 — Hook 200
- Arrow 100 — From To 200 — Tip 100
- Arrow 200 — Hook 100 — Tip 200





2759 Long Rd Property

**Request for Agenda Item
Non-Capital**

Division **Meeting Date Requested**

Project Name **Approved for Agenda**

Description (be as descriptive as possible, given space limitations)

Current Pool boiler at Christmas Run Pool was purchased in 1988 (typically boilers last twenty years) and has reached the end of its life. This past season we had to have numerous parts manufactured for this unit as there are no parts made for this boiler at present. New boiler will be an energy efficient model and should last twenty years. Cost of new boiler is \$17,000. Money will be transferred from Personal Services of the Swimming Pools budget to the capital budget.

Is there a need for rules suspension or time limitation when this must be passed?

Manager Requesting

Date

Approved for Agenda

Ord #42

**Request for Agenda Item
Authorization for Bid or Purchase of Capital Item**

Division Engineering	Meeting Date Requested November 4, 2013
Project Name ODOT – Way-585-0.57; PID 86127	Approved for Agenda
Estimated Total Cost \$3,199,816.00. ODOT Grant = \$2,520,522.49 (80%), Local Funds = \$679,293.51 (20%)	
Is Full Amount Budgeted <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If No, How Is The Purchase To Be Funded?	
<p>Description Of Purchase This is a request to authorize the Mayor to enter into a cooperative agreement with the Ohio Department of Transportation (ODOT) for reconstruction of SR 585 between Long Road and Gateway Drive. ODOT is funding 80% of construction and construction engineering costs, or \$2,305,201.50. All of the construction engineering, contract management and inspection will be performed in-house by the engineering division staff. ODOT will reimburse 80% of these costs as well, up to \$215,320.99.</p>	
<p>Justification/Benefits The Ohio Department of Transportation has committed to funding 80% of the construction costs for this project in FY 2013. Council has previously authorized engineering, R/W acquisition services, and application for the ODOT funds.</p>	
<p>Will This Project Effect the City's Operating Costs This project should have little or no effect on the City's operating costs.</p>	
<p>What Alternatives Exist and What Are The Implications of The Alternatives We could do nothing, and turn down the grant funds. We could proceed with the project using other interest accruing financing methods.</p>	
<p>Is This A Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances This is a request to simply accept the funds already awarded for this project, and is a requirement of the funding process.</p>	
<p>Are You Requesting Suspension Of The Rules <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons ODOT plan approval process can not begin until the LPA agreement is signed. This process must begin ASAP in order to meet the current funding timetable.</p>	
Division Manager Roger Kobilarcsik	Date October 28, 2013

Res #88