

CITY COUNCIL AGENDA
October 15, 2018
7:30p.m.

The meeting convenes 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

V. COMMITTEE REPORTS; PUBLIC HEARINGS

Public Infrastructure Committee

VI. UNFINISHED BUSINESS

1. Third Reading – ORDINANCE NO. 2018-016

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO R-3 (ATTACHED RESIDENTIAL), R-4 (MULTI-FAMILY RESIDENTIAL), C-2 (COMMUNITY COMMERCIAL) AND C-3 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED ON THE SOUTH SIDE OF EAST SMITHVILLE – WESTERN ROAD AND EAST AND WEST SIDES OF FRIENDSVILLE ROAD (Sanders)

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2018-018

AN ORDINANCE AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT WITH REPRESENTATIVES OF THE WOOSTER EMPLOYEES ASSOCIATION REGARDING WAGES, BENEFITS AND TERMS AND CONDITIONS OF EMPLOYMENT (Sanders)

2. First Reading – ORDINANCE NO. 2018-019

AN ORDINANCE AMENDING CHAPTER 162, MANAGEMENT BENEFITS, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO AND DECLARING AN EMERGENCY (Sanders)

3. First Reading – RESOLUTION NO. 2018-061

A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO ISSUE PAYMENT FOR SERVICES RENDERED WITH VARIOUS VENDORS, AND DECLARING AN EMERGENCY (Bostancic)

4. First Reading – RESOLUTION NO. 2018-062

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF A NEW SANITARY SEWER SERVING WEST LIBERTY STREET NEAR OAK HILL ROAD (Silvestri)

5. First Reading – RESOLUTION NO. 2018-063

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR RESURFACING AND REPAIRING PORTIONS OF BEVER STREET, CLEVELAND ROAD, BEALL AVENUE AND WAYNE AVENUE, AND DECLARING AN EMERGENCY (Bostancic)

6. First Reading – RESOLUTION NO. 2018-064
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO FILL THE SWIMMING POOL AT THE ELLEN SHAPIRO NATATORIUM AT WOOSTER HIGH SCHOOL FOR 2018, AND DECLARING AN EMERGENCY (Myers)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

ORDINANCE NO. 2018-016

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO R-3 (ATTACHED RESIDENTIAL), R-4 (MULTI-FAMILY RESIDENTIAL), C-2 (COMMUNITY COMMERCIAL) AND C-3 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED ON THE SOUTH SIDE OF ~~EAST~~ SMITHVILLE –WESTERN ROAD AND EAST AND WEST SIDES OF FRIENDSVILLE ROAD 10/10/18 2D

WHEREAS, an application has been duly filed by Alex Quay of Brouse McDowell, with the Planning Commission of the City of Wooster requesting the re-zoning of 162.2193 acres of land with PPN 53-00456.000, currently owned by James M. Richard, et al. from a R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial) and C-3 (General Commercial); and

WHEREAS, at its August 22, 2018, meeting, and after a public hearing in accordance with law, the Planning Commission voted unanimously to recommend to the City Council that the proposed re-zoning of the property from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial) and C-3 (General Commercial) be approved; and

WHEREAS notice of a public hearing by the City Council on this re-zoning has been duly given, and a public hearing has been held, all in accordance with law; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, known as the Zoning Ordinance, is amended so as to re-zone land, 162.2193 acres of land with PPN 53-00456.000, from a R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial) and C-3 (General Commercial) for property located on the south side of ~~east~~ Smithville-Western Road and the east and west sides of Friendsville Road as appears on the attached map.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 9-17-18 2nd reading 10-1-18 3rd reading _____

Passed: _____, 2018 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2018
Mayor

Introduced by: Craig Sanders

Request for Agenda Item

1

9/17/18
Council

Authorization for Bid

Purchase Capital Item

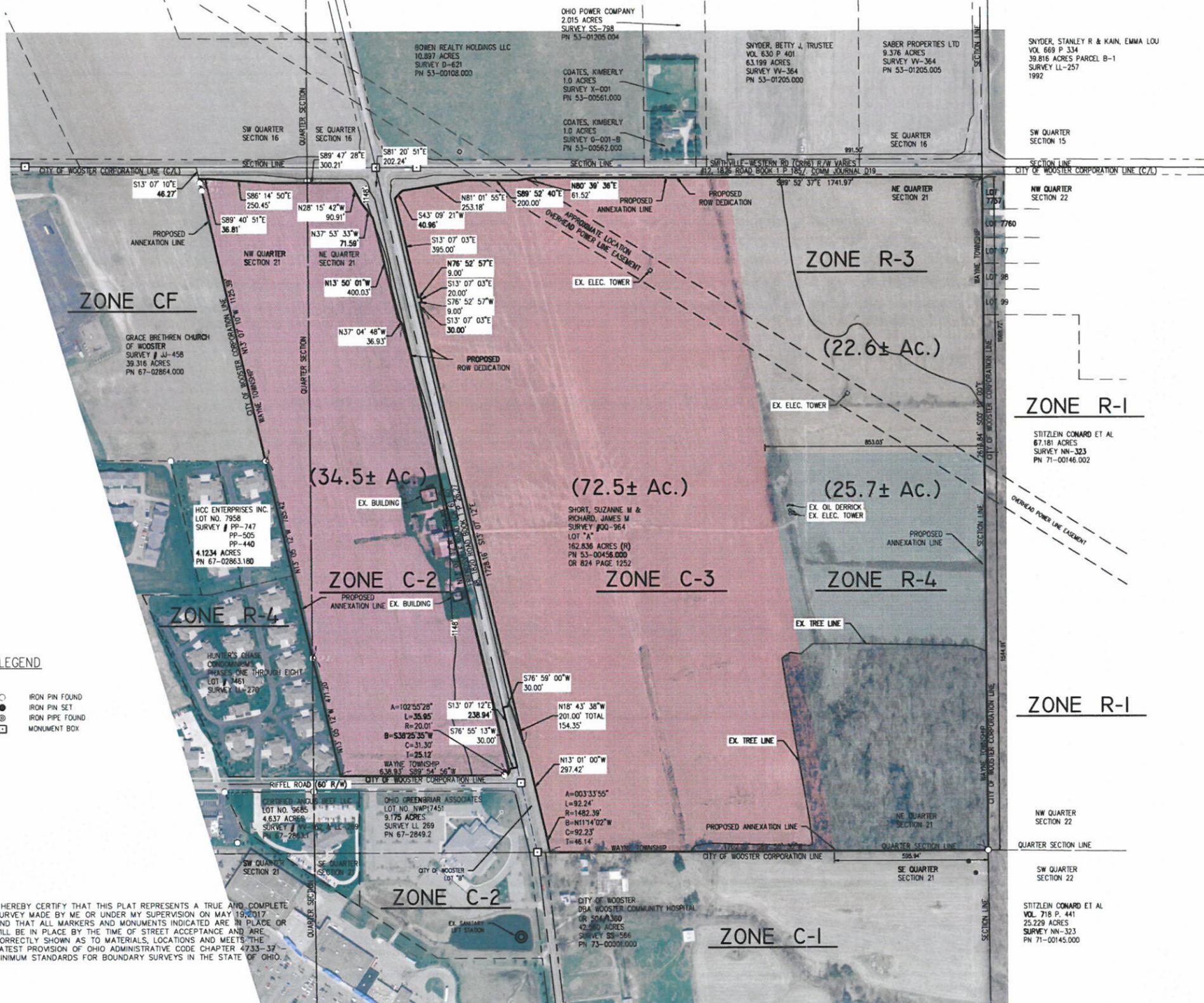
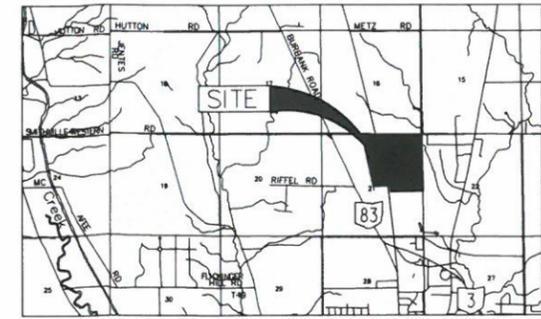
Non-Capital

2018-016

ORD

Division Planning and Zoning	Meeting Date Requested 9/17/18
Project Name Friendsville/Smithville Western Rezoning	Estimated Total Funds/Costs NA
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request Alex Quay of Brouse McDowell requesting approval for a Zoning Map amendment to change the zoning of 162.2193 acres on the south side of East Smithville Western Road and east and west sides of Friendsville Road (Parcel Number 53-00456.000) from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial). The Planning Commission held a public hearing on the application on 8/22/18 and voted unanimously (5-0) to recommend approval of the rezoning application. The application will also require a public hearing before City Council.	
Justification / Benefits It is staff's assessment that application would provide zoning classifications addressing changing economic conditions in the area fulfilling demand for commercial and multi-family residential uses. In addition, the proposed lower intensity commercial C-2 zoning west of Friendsville Road and Multi-Family Residential R-3 and R-4 zoning district on the east side of the property provide a transition to less intensive area land uses. The noted transition results in compatibility of the proposed application with zoning and land uses in the vicinity.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives Property will remain zoned R-1 (Suburban Single Family Residential)	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Andrew Dutton	Date: 8/28/18
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

BEING A REPLATTING AND ANNEXATION OF
AS RECORDED IN PLAT VOLUME XX, PAGE XXX
OF THE WAYNE COUNTY PLAT RECORDS,
CITY OF WOOSTER, COUNTY OF WAYNE, STATE OF OHIO



KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY ACKNOWLEDGE THE SAME TO BE OUR OWN FREE ACT AND WILL.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2017.

BY: _____ JAMES RICHARD
_____ SUZANNE M. SHORT
_____ SALLY J. SCHRECK
_____ DALE D. RICHARD

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE OWNERS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT THE SAME WAS THEIR OWN FREE ACT AND DEED THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED THIS _____ DAY OF _____, 2017 BY THE WAYNE COUNTY COMMISSIONERS.

BY: _____

APPROVED THIS _____ DAY OF _____, 2017 BY THE WOOSTER CITY ENGINEER.

BY: _____ ROGER KOBIARCSIK, PE

APPROVED THIS _____ DAY OF _____, 2016 BY THE WOOSTER CITY PLANNING DEPARTMENT.

BY: _____ ANDREW DUTTON

APPROVED FOR RECORDING THIS _____ DAY OF _____, 2016 BY THE WAYNE COUNTY MAP OFFICE.

BY: _____ DOUGLAS K. GREEN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 2016 BY THE WAYNE COUNTY AUDITOR.

BY: _____ LINDA ROHRER, DEPUTY

FEE: _____

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2016 BY THE WAYNE COUNTY RECORDER.

BY: _____ JANE CARMICHAEL

FEE: _____ TOTAL: _____

RECORDED IN PLAT BOOK _____ PAGE _____ NO. _____ AT _____ O'CLOCK _____



NOTE: EXISTING CONDITIONS SHOWN ARE TAKEN FROM AERIAL IMAGERY

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - ⊗ IRON PIPE FOUND
 - MONUMENT BOX

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON MAY 19, 2017 AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

W:\Projects\Projects\11\CAD\SURVEY\11\110001\Boundary_Zoning\Enrich.dwg - Last printed 7/23/2018 4:52 PM

NO.	DATE	BY	DESCRIPTION
1	7-14-18	REG	PLANNING DEPARTMENT
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PREPARED FOR:
JAMES RICHARD
127 E. LIBERTY ST.
SUITE 100
WOOSTER, OH 44691

WOOSTER ANNEXATION PLAT

PLANNING COMMISSION APPLICATION INFORMATION SHEET

Application Number

PC-18-19

Scheduled Meeting Date

08-22-2018

Application Type

Zoning Amendment - Map

Property Location

0 Smithville Western Rd

Property Information

Acreage: 162.2193

Zoning: R-1

Property Owner

James M. Richard, et al.

Applicant

Alex Quay

Applicant's Project Description

The project involves the request for a zoning amendment for approximately 162.2193 acres of property proposed for annexation to the City of Wooster pursuant to R.C. 709.023. The entirety of the property will be zoned as "R-1" by default upon the approval of the proposed annexation by the Wayne County Board of Commissioners. The petitioners seek to amend the zoning classification to accommodate and facilitate future residential and commercial mixed use development of the property in a manner consistent with the City of Wooster's Comprehensive Plan.

Agenda Text

Alex Quay of Brouse McDowell requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map amendment to change the zoning of 162.2193 acres on the south side of East Smithville Western Road and east and west sides of Friendsville Road (Parcel Number 53-00456.000) from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial)



CITY OF WOOSTER
Planning and Zoning Division
538 North Market Street Wooster, OH 44691
Phone: 330-263-5238

August 23, 2018

Dear Alex Quay,

At the 08-22-2018 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-18-19, Alex Quay of Brouse McDowell requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map amendment to change the zoning of 162.2193 acres on the south side of East Smithville Western Road and east and west sides of Friendsville Road (Parcel Number 53-00456.000) from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial), to City Council.

The motion received the necessary votes and the application will be forwarded to City Council with a recommendation of approval from the Planning Commission.

Please feel free to contact me at (330) 263-5238 or adutton@woosteroh.com if you have any questions or need any further information.

Sincerely,

Andrew Dutton
Planning and Zoning Manager



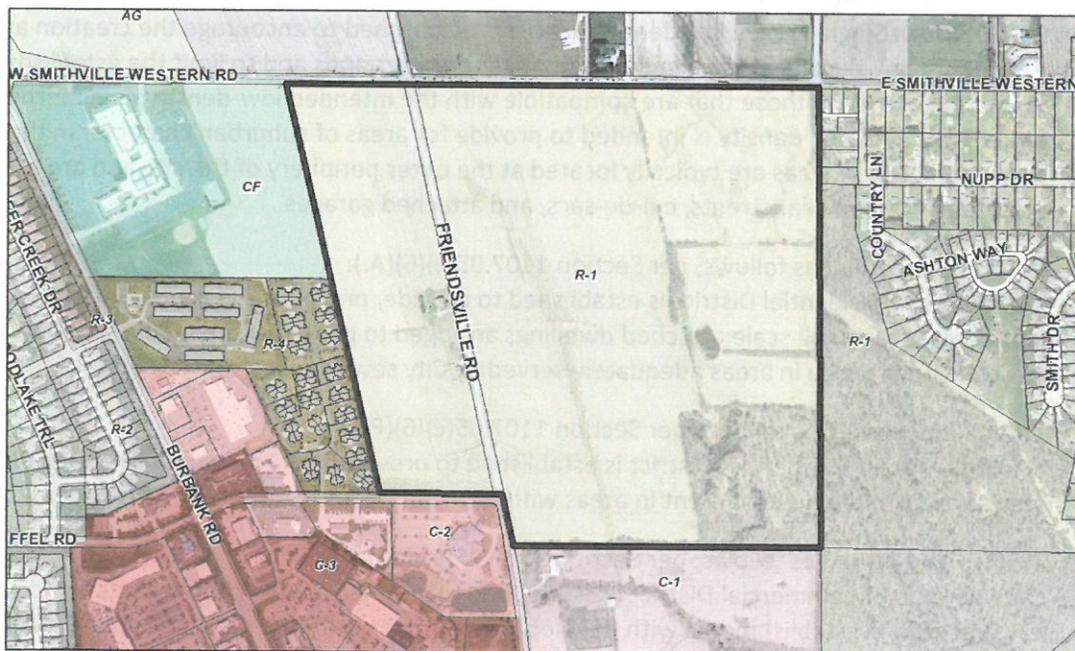
Application PC-18-19 Friendsville Rd./Smithville Western Rd. Zoning Map Amendment

- Property Owners: Dale Richard, James Richard, Suzanne Short, and Salley Schrek
- Applicant: Alex Quay of Brouse McDowell
- Location: South side of East Smithville Western Road and east and west sides of Friendsville Road (Parcel Number 53-00456.000)
- Current Zoning: R-1 (Suburban Single-Family Residential)
- Proposed Zoning: R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial)
- Request: An approval recommendation from the Planning Commission to City Council for a zoning map amendment to change the zoning from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial)

LOCATION AND SURROUNDING USES

The site consists of 162.2193 acres on the south side of East Smithville Western Road and east and west sides of Friendsville Road. Adjacent properties include the following uses and zoning:

- North – Agriculture and Single-Family Residential (Unincorporated)
- South – Agriculture (C1, Office/Institutional) & Vacant Conference Center and Office (C-2)
- East – Single-Family Residential and Vacant (R-1)
- West – Church (CF, Community Facilities) and Multi-Family Residential (R-4, Multi-Family Residential)





PROPOSED APPLICATION/BACKGROUND

The property recently proceeded through the process of annexation into the City of Wooster. At the time of annexation, no application was made to apply a zoning classification to the property. Per Section 1107.04(c): "If City Council does not simultaneously accept an annexation and designate a zoning district, the territory annexed shall become an R-1 Suburban Single-Family Residential District until otherwise classified". Therefore, the property has been zoned R-1.

The applicant is requesting a Zoning Map Amendment to change the zoning of the property from the current R-1 zoning to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial). Zoning is proposed as follows on the submitted map:

- West Side of the Site - 34.5 acres of the property located on the west side of Friendsville Road is proposed as C-2.
- Central Portion of the Site - 72.5 acres of the property located on the east side of Friendsville Road is proposed as C-3.
- East Side of the Site - The northern 22.6 acres is proposed as R-3 and the southern 25.7 acres is proposed as R-4.

Zoning Map Amendment requests are reviewed against the Zoning Map Amendment Review Criteria and should consider all development possibilities resulting from the zoning change. Zoning Map Amendment requests do not require an indication of a specific use or the submission of a site plan. At this time, the applicant has not included any information with the application regarding the intended use or development of the site. Any future development of the property will be subject to a separate Development Plan application, which will include a review of the proposal against City standards by the Planning Commission.

ZONING DISTRICT INTENT

The R-1 District is established as follows, per Section 1107.05(b)(9)(A.):

The R-1 Suburban Single-Family Residential District is established to encourage the creation and preservation of low-density single-family residential neighborhoods and to limit the establishment of nonresidential uses to those that are compatible with the intended low-density neighborhood character. The stipulated density is intended to provide for areas of suburban character in the community. Suburban areas are typically located at the outer periphery of the city and are characterized by curvilinear streets, cul-de-sacs, and attached garages..

The R-3 District is established as follows, per Section 1107.05(c)(6)(A.):

The R-3 Attached Residential District is established to provide, preserve and protect medium density residential areas for small-scale attached dwellings arranged to provide good building site design and effective open space in areas adequately served by City sewer, water and streets.

The R-4 District is established as follows, per Section 1107.05(c)(6)(B.):

The R-4 Multi-Family Residential District is established to provide, preserve and protect locations for high density apartment development in areas with appropriate levels of service.

The C-2 District is established as follows, per Section 1107.05(e)(4)(B.):

The C-2 Community Commercial District is established to create a district that permits a wide variety of retail and service establishments with development standards that ensure that development is compatible with adjacent land uses that create a more pedestrian-oriented environment



The C-3 District is established as follows, per Section 1107.05(e)(4)(C.):

The C-3 General Commercial District is established to accommodate a broad range of commercial services and activities in locations adequately served by major streets and other facilities and to provide a wide range of goods and services to a large consumer population from the larger regional area.

PERMITTED USES AND STANDARDS

Table 1109-1 includes a list of all Permitted (P), Permitted with Standards (PS), Conditional (C) and Prohibited (X or not included in the table) principal uses in the subject zoning districts:

R-1, R-3, R-4, C-3, & C-3 PERMITTED PRINCIPAL USES					
Use Type	R-1	R-3	R-4	C-3	C-3
Agricultural Uses					
Agriculture (Raising of Crops)	P	P	P	P	P
Agriculture (Livestock)	X	X	X	X	X
Community Gardens	P S	P S	P S	P S	P S
Greenhouses and Nurseries	X	X	X	X	X
Residential Uses					
Cluster Residential Development	P S	X	X	X	X
Convent, Monastery, or Other Housing for Places of Worship	X	X	X	X	X
Dormitories	X	X	X	X	X
Dwellings, Multi-Family	X	X	P	C	C
Dwellings, Single-Family Attached	X	P	P	X	X
Dwellings, Single-Family Detached	P	X	X	X	X
Dwellings, Two-Family	X	P	P	X	X
Dwellings, Two-Family Conversion from a Single-Family Dwelling	X	P S	P S	X	X
Fraternities and Sororities	X	X	X	X	X
Group Homes or Residential Facilities	See Section 1109.03(c)(6)				
Manufactured Home	X	X	X	X	X
Mobile Home	X	X	X	X	X
Skilled Nursing or Personal Care Facilities	X	C	C	C	P S
Transitional Housing	X	C	C	X	C
Commercial and Offices Uses					
Adult Uses	X	X	X	X	X
Agriculture/Farm Supplies and Sales	X	X	X	X	X
Animal Day Care/Animal Grooming	X	X	X	P	P
Assembly Halls, Membership Clubs, and Conference Centers	X	X	X	P S	P S
Automated Teller Machine (Stand-Alone)	X	X	X	C	C
Automotive Fuel Sales	X	X	X	C	P
Automotive Repair (Heavy)	X	X	X	X	C
Automotive Sales and Leasing	X	X	X	X	C
Automotive Service Station and Parts Sales	X	X	X	C	P S
Bars and Taverns	X	X	X	P	P

R-1, R-3, R-4, C-3, & C-3 PERMITTED PRINCIPAL USES					
Use Type	R-1	R-3	R-4	C-3	C-3
Bed and Breakfast Establishments	X	X	X	C	X
Business and Professional Offices	X	X	X	P	P
Business Service Establishments	X	X	X	P	P
Campgrounds	X	X	X	X	X
Financial Institutions	X	X	X	P	P
Funeral Homes and Mortuaries	X	X	X	P	P
Hotels or Motels	X	X	X	P	P
Kennels/Animal Boarding	X	X	X	X	P S
Live/Work Units	X	X	X	P S	P S
Medical or Dental Clinics/Offices and 24-Hour Urgent Care	X	X	X	P	P
Medical Marijuana Dispensaries	X	X	X	X	C
Microbrewery, Microdistillery, or Microwinery	X	X	X	X	P
Mixed Use Building (with Residential Uses)	X	X	X	P	P
Mobile Home, Commercial Truck, and Recreational Vehicle Sales, Leasing, Service, or Storage	X	X	X	X	X
Parking Garages	X	X	X	X	X
Parking Lots (Principal Use)	X	X	X	C	X
Personal Service Establishments	X	X	X	P	P
Recreation Facilities	X	X	X	X	C
Restaurants	X	X	X	P	P
Retail Commercial Uses	X	X	X	P S	P
Service Commercial Uses	X	X	X	P	P
Theaters	X	X	X	X	P S
Vehicle Washing Establishment	X	X	X	X	P S
Veterinarian Offices/Animal Hospital	X	X	X	X	P
Industrial Uses					
Bulk Storage of Liquids or Grain	X	X	X	X	X
Contractor Offices	X	X	X	X	X
Crematorium	X	X	X	X	X
Data Center	X	X	X	X	X



R-1, R-3, R-4, C-3, & C-3 PERMITTED PRINCIPAL USES					
Use Type	R-1	R-3	R-4	C-2	C-3
Machinery and Heavy Equipment Sales, Leasing, and Storage	X	X	X	X	X
Manufacturing and Production (Heavy or Outdoors)	X	X	X	X	X
Manufacturing and Production (Indoors)	X	X	X	X	X
Medical Marijuana Testing and Processing	X	X	X	X	X
Outdoor Storage and Bulk Sales	X	X	X	X	X
Printing and Publishing	X	X	X	X	X
Radio and Television Stations	X	X	X	X	X
Recycling Collection/Processing Facilities	X	X	X	X	X
Research and Development Facilities	X	X	X	X	X
Self-Storage Facilities	X	X	X	X	X
Soil and Mineral Extraction Activities	X	X	X	X	X
Warehouses	X	X	X	X	X
Wholesale Sales and Distribution Centers (Indoors)	X	X	X	X	X
Wholesale Sales and Distribution Centers (Outdoors)	X	X	X	X	X

R-1, R-3, R-4, C-3, & C-3 PERMITTED PRINCIPAL USES					
Use Type	R-1	R-3	R-4	C-2	C-3
Public and Institutional Uses					
Active Recreational Uses	C	P	P	P	P
Cemeteries	C	X	X	X	X
Colleges and Higher Educational Institutions	X	X	X	C	C
Community Recreation Facility	C	C	C	X	X
Cultural Facilities and Structures	C	C	C	P S	P S
Educational Institutions (K-12)	C	C	C	P	P
Essential Services	Exempt per Section 1101.05(b)				
Government Facilities	C	C	C	C	P
Government Offices	C	C	C	P	P
Hospitals	X	X	X	C	C
Nursery Schools or Day Care Centers (Children or Adults)	C	C	C	P	P
Passive Parks, Open Space, and Natural Areas	P	P	P	P	P
Places of Worship	C	C	C	P S	P S
Utility Facilities and Buildings	C	C	C	C	P
Wireless Telecommunication Facilities	See Section 1109.03(f)(10)				

Tables 1115-1, 1115-2 and 1115-3 include development standards for subject zoning districts:

COMPILATION OF TABLES 1115-1, 1115-2 AND 1115-3					
	R-1	R-3	R-4	C-2	C-3
Minimum Lot Area (Square Feet)	8,700	43,560	87,120	10,000	20,000
Minimum Lot Width at the Building Line (Feet)	70	100	125	60	100
Minimum Lot Frontage for Cul-de-Sac Lots (Feet)	50	-	-	-	-
Maximum Residential Density (Units per Acre)	-	8	15	-	-
Minimum Front Yard Building Setback (Feet)	25	25	40	20	30
Maximum Front Yard Setback (Feet)	-	-	-	40	-
Side Yard Building Setback (Feet) – Minimum Each Side	5	-	-	-	-
Minimum Side Yard Building Setback (Feet) – Both Sides	15	-	-	-	-
Minimum Rear Yard Building Setback (Feet)	20	-	-	-	-
Minimum Side & Rear Yard Building Setbacks from an R-1, R-2, or R-T District (Feet)	-	40	50	-	-
Minimum Side & Rear Yard Building Setbacks from all Other Districts (Feet)	-	20	20	-	-
Minimum Side and Rear Yard Building Setbacks from any Nonresidential Zoning District (Feet)	-	-	-	8	10
Minimum Side Yard Building Setback from any Residential Zoning District (Feet)	-	-	-	25	50
Minimum Rear Yard Building Setback from any Residential Zoning District (Feet)	-	-	-	35	50
Maximum Lot Coverage by Buildings (Greater of)	30% or 2,300 sq. ft.	25%	40%	40%	30%
Total Maximum Lot Coverage	40%	45%	60%	-	-
Maximum Building Height (Feet)	35	35	60	45	45

* To simplify the table, notes have been removed. See Tables 1115-1, 1115-2 and 1115-3 for all notes.



COMPREHENSIVE PLAN (2014)

Chapter 3 - Land Use, Demographics and Housing

Section 3.1 includes a general land use analysis examining existing zoning within the city and projected demand. As the analysis was a portion of a larger plan, it did not include a detailed study. Detailed land use analysis studies are typically a separate project and are not conducted within a comprehensive plan. The general land use analysis concluded that the city was comprised of enough land to accommodate residential and non-residential development for the next ten years.

However, since 2014, there has been interest in both commercial and multi-family development in the Burbank Road area. Numerous commercial developments have been proposed such as the Shoppes at Burbank (TJ Maxx, Five Guys, etc.), Aldi on Burbank Road, a Riffel Road hotel, and Meijer on West Milltown Road. In addition, there has been continued interest for multi-family developments throughout the city. At this time, there is limited undeveloped land zoned for such development in the Burbank Road area.

Section 3.2 of the plan, Public Input, indicates that “There is a desire to attract and promote high quality vibrant developments that will attract and serve a variety of age groups”. The proposed multi-family and commercial zoning classifications have the potential to promote such developments and serve various age groups. Section 3.3 of the plan, Current Trends, indicates that “Mixed-use development continues to be a growing trend”. Though the proposed zoning classifications are not specifically targeted for mixed uses, proposed adjacent multi-family and commercial zoning districts have the ability to integrate into one cohesive development.

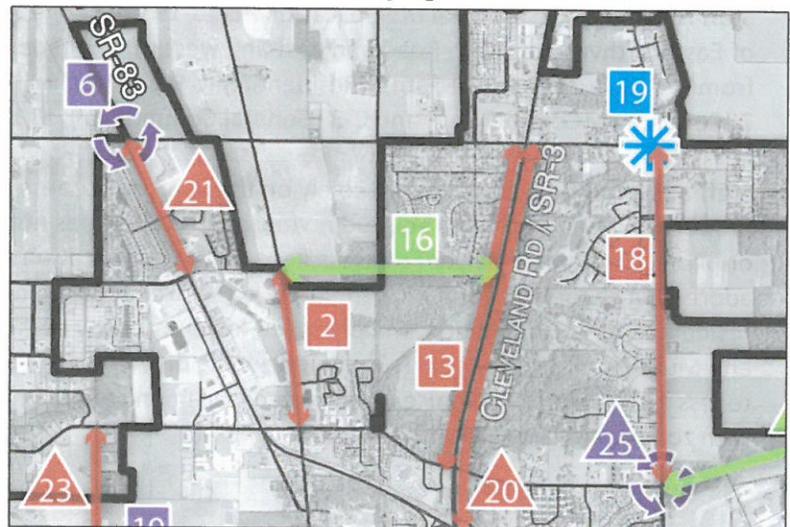
The Future Land Use map, Figure 3.11, of the Comprehensive Plan categorizes future land use for properties within the City of Wooster Corporation limits. Therefore, the recently annexed subject property was not included in the map.

Chapter 4 - Transportation

Table 4.1 and Figure 4.9 illustrate possible future motorized transportation projects. A new road connection between Riffle Road from Friendsville Road to Cleveland Road is included in the table and figure, as Project #16. Though not proposed with the subject application, development of the site could potentially provide a portion of the connection.

The Comprehensive Plan encompasses many topics at a higher level and targeted specific *redevelopment* areas within the city. As the proposed property would be new development and is located outside of the city, no further detail is provided in the Plan for the subject property

Portion of Figure 4.9





REVIEW CRITERIA

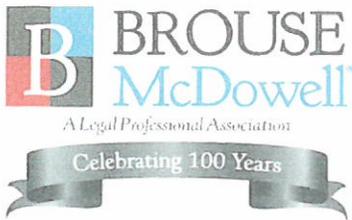
Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- A. The proposed amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;
- B. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- C. The proposed amendment will promote the public health, safety, and general welfare;
- D. The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
- E. The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
- F. Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
- G. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- H. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
- I. The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- J. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

STAFF RECOMMENDATION

Staff recommends approval of application PC-18-19 to change the zoning of 162.2193 acres on the south side of East Smithville Western Road and east and west sides of Friendsville Road (Parcel Number 53-00456.000) from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial), as submitted.

Staff's recommendation is based solely on the appropriateness of the proposed zoning classifications for the property in relation to the required review criteria and does not include the consideration of any specific use or plan for the site. It is staff's assessment that the application would provide zoning classifications addressing changing economic conditions in the area fulfilling demand for commercial and multi-family residential uses. In addition, the proposed lower intensity commercial C-2 zoning west of Friendsville Road and Multi-Family Residential R-3 and R-4 zoning district on the east side of the property provide a transition to less intensive area land uses. The noted transition results in compatibility of the proposed application with zoning and land uses in the vicinity.



J. Alex Quay
Attorney at Law
Direct Dial: 330.434.4730
AQuay@brouse.com

August 15, 2018

VIA EMAIL

City of Wooster
Attn: Planning Commission
538 N. Market Street.
Wooster, OH 44691
adutton@woosteroh.com

Re: Richard Annexation – Application for Zoning Map Amendment (PC-18-19)

Planning Commission Members:

Please allow this letter to serve as a follow-up to the Application for Zoning Map Amendment (the “Application”) for Wayne County Parcel No. 53-00456.000, which comprises approximately 162.2193 acres (the “Property”), which was filed electronically via the Planning Commission’s viewpoint portal on August 1, 2018.

As you may be aware, the Property is currently proposed for annexation to the City of Wooster, and has been approved by a Resolution of the Wayne County Board of Commissioners. The annexation process will be completed upon the recording of the Plat and Resolution in the County Recorder’s Office. A copy of the Petition for Annexation, and the County’s Resolution are attached for reference.

Based upon our prior discussions with City officials, it is our understanding that the Planning Commission will review the Application at the next meeting scheduled for August 22, 2018 at 5:30 p.m. As stated in the Application, the Property is currently zoned as “R-1” and the petitioners seek to have the Property re-zoned for mixed residential and commercial use, including designated areas specified for “R-1” (Suburban Single Family Residential), “R-3” (Attached Residential), “R-4” (Multi-Family Residential), “C-2” (Community Commercial), and “C-3” (General Commercial), formulated as a result of several conversations and feedback from City officials prior to and during the annexation process. Although there are currently no firm development plans or contracts in place, we believe that a re-zoning at this time will help facilitate future development of the Property in a manner beneficial to all parties involved and in a manner consistent with the City’s Comprehensive Plan.

Akron | Cleveland | Naples | Toledo | Youngstown | www.brouse.com

388 South Main St., Suite 500, Akron, Ohio 44311 | Phone: 330.535.5711

I plan to attend the August 22nd meeting to address any questions or concerns the Planning Commission might have with regard to the owners' Application. A copy of the proposed zoning map submitted with the Application is also enclosed for reference.

In the meantime, if you have any questions or concerns, I can be reached by phone at (330) 434-4730, or by email at aquay@brouse.com.

Very truly yours,



J. Alex Quay, Esq.

Enclosures

cc: James Richard, Esq.
Andrew Dutton
A. Joel Montgomery
Jonathan Millea



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

August 8, 2018

Dear Property Owner,

You are receiving this notice because you are an owner of property within 200 ft. of an application that has been submitted to the City of Wooster Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding the subject application, as described below. The meeting will take place at City Hall, 1st floor Council Chambers, 538 North Market Street and will begin at 5:30 pm on Wednesday, August 22nd, 2018.

PC-18-19. Alex Quay of Brouse McDowell requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map amendment to change the zoning of 162.2193 acres on the south side of East Smithville Western Road and east and west sides of Friendsville Road (Parcel Number 53-00456.000) from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial).

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting.

For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact:

Andrew Dutton
Planning and Zoning Manager
538 North Market Street, Wooster, Ohio
adutton@woosteroh.com
(330)-263-5238

Summary of Memorandum of Understanding – 1 year WEA contract extension

The City Administration and the WEA have tentatively agreed to a one (1) year extension of the current contract. The contract that expires on December 31, 2019 would be extended until December 31, 2020. It was agreed that all other aspects of the terms of the contract remain the same as the January 1, 2017 through December 31, 2019 collective bargaining agreement.

The terms of the one (1) year contract extension are as follows:

The contract extension will run from January 1, 2020 through December 31, 2020.

Hourly Wage Rates:

1/1/2019 – 2.5% wage increase based upon a satisfactory performance evaluation

1/1/2020 - 2.5% wage increase based upon a satisfactory performance evaluation

These wage increases match those of the other two CBA's (Police and Fire).

Retirement Incentive:

When a member of the bargaining unit has completed 27 years of service with the City of Wooster, he/she will be eligible for a stipend of two thousand dollars (\$2,000.00) per year, not to exceed six thousand dollars (\$6,000.00) during the term of employment, but in no event shall any payment be made after the 36 year anniversary.

This language was removed in a previous contract, but similar language was retained in the Police and Fire contracts, as required by the fact finder.

Vacation:

Employees with at least one year of service may "cash in" accrued vacation once during any calendar year. Employees may cash-in up to ½ of their annual accrual, and must maintain a minimum balance of 10 days. The cash-in rate was increased from 90 % to 100% of their base daily/hourly rate, to match the Police, Fire and management provisions.

Severance Pay:

Upon retirement from City service, an employee with ten (10) or more years of service shall receive payment for his/her accumulated sick leave based upon the employee's rate of pay at retirement. Maximum payment shall be thirty three percent (33%) of his/her accumulated sick leave, not to exceed a total of six hundred (600) hours. Such payment shall be made only once to any employee.

This was the original language from previous contracts, and now conforms to the language in the Police and Fire contracts, which was ruled on by the fact finder.

Medical Insurance and Pharmacy Benefits:

Insurance premium rates and pharmacy benefits will remain the same for 2019 and 2020. This provision conforms insurance benefits for all City employees and the other CBA's.

WEA employees will also be eligible for a voluntary, employee funded Flexible Medical Spending Account (FSA) and Dependent Care Reimbursement Account (DCRA) option, as is available to management.

ORDINANCE NO. 2018-019

AN ORDINANCE AMENDING CHAPTER 162,
MANAGEMENT BENEFITS, OF THE CODIFIED
ORDINANCES OF THE CITY OF WOOSTER, OHIO AND
DECLARING AN EMERGENCY

WHEREAS, the Director of Administration has recommended that Section 162.03 LEAVES and Section 162.07, RETIREMENT BENEFITS be amended so that sick leave payouts and retirement stipends will be commensurate with the City's Collective Bargaining Agreements.

WHEREAS, the City of Wooster desires to offer the same employment benefits to all of its employees; and

WHEREAS, similarly situated employees pursuant to their collective bargaining agreements currently or will soon receive benefits superior to those granted in Chapter 162 of the codified ordinances.

WHEREAS, standardization of benefits aids the retention of management employees and bolsters recruitment efforts.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Chapter 162 of the Codified Ordinances, entitled Management Benefits, be amended at Section 162.03, LEAVES and Section 162.07, RETIREMENT BENEFITS, to read as follows:

162.03 LEAVES.

Management level employees shall be paid their full salary while on sick and vacation leaves. They shall continue to earn sick leave and vacation credit while on sick leave, injury leave, vacation leave and military leave.

(a) Sick Leave. Management employees shall earn 1.25 sick leave days for each month of service. Such sick leave credit shall be recorded in the first pay period of each month. The amount of sick leave which may be accumulated is unlimited. Employees may only use sick leave which has been previously accumulated.

(1) The previously accumulated sick leave of employees who have been separated from the public service other than through retirement may be placed to their credit upon their re-employment in public service, if re-employed within ten years. Employees who transfer from one public agency to another shall be credited with the unused balance of their accumulated sick leave upon furnishing a satisfactorily written statement signed by an appropriate official of such other public agencies stating the employees' accumulated balance from such other public agencies.

(2) A. **Upon retirement from City service,** ~~With respect to employees who retire on or before December 31, 2018, when~~ management employees with at least ten years of service with the City retire, they shall be paid thirty-three percent (33%) of their accumulated sick leave, not to exceed seventy-five (75) days. When management employees with less than ten

years of service with the City, but with ten or more years' service with the State, any political subdivision, or a combination thereof retire from active service with the City, the rate shall be reduced to twenty-five percent (25%), not to exceed seventy-five (75) days. Such payment shall be based on the employee's rate of pay at the time of retirement and eliminates all sick leave credit accrued but unused by the employee at the time of the payment. As used in this section, "retirement" is limited to the point at which an employee is then eligible to receive disability or service retirement payments under any State or municipal retirement system in this State.

~~B. With respect to employees who retire on or after January 1, 2019, when management employees with at least ten years of service with the City retire, they shall be paid twenty-five percent (25%) of their accrued but unused sick leave, not to exceed three hundred sixty (360) hours. Management employees with less than ten years of service with the City, but with ten or more years' service with the State, any political subdivision, or a combination thereof retire from active service with the City, shall be paid twenty-five percent (25%) of their accrued but unused sick leave, not to exceed three hundred sixty (360) hours. Such payment shall be based on the employee's rate of pay at the time of retirement and eliminates all sick leave credit accrued but unused by the employee at the time of the payment. As used in this section, "retirement" is limited to the point at which an employee is then eligible to receive disability or service retirement payments under any State or municipal retirement system in this State.~~

B.C. In the case of the death of an employee, the estate of an employee with ten or more years of service to the City shall receive payment for his/her accumulated sick leave based upon the employee's rate of pay at time of death. Maximum payment shall be as prescribed in the preceding subsection, provided that an employee who died before becoming eligible for retirement will be limited to a maximum payment calculated by multiplying the figure from subsection (a)(2) A. hereof by the fraction of the employee's total years of service divided by 30.

(3) Management employees may use sick leave for absences due to personal illness, and/or examination by an appropriate health care practitioner. Sick leave may also be used for illness of or injury to a member of the employee's family (spouse, children or employee's parents). For use of sick leave for parents of an employee, employees are limited to no more than three days per calendar year.

(4) Sick leave incentive. Management level employees who have a minimum of forty days of accumulated sick leave on the first day of the last pay period ending in the preceding year, and who increase that balance by an additional eleven days from the first day of the last pay period ending in December of the current year, shall qualify for sick leave incentive.

A. Management employees who meet the criteria shall receive an additional two and one-half day's pay on their last paycheck in December.

B. When sick leave incentive payment is made, the Mayor or his/her designee is authorized to deduct two and one-half days of sick leave credit from the employee's balance on the last day of the first pay period ending in December.

C. Sick leave used when attending funerals shall not be counted as used when calculating sick leave incentive.

(b) Injury Leave. If management employees are injured while performing their assigned duties or contract illness under such conditions and, as a result of such injury or illness are certified unable to work by a licensed physician, employees shall be compensated according to the following plan: The first one hundred twenty (120) scheduled working hours of

disability shall be drawn from accumulated sick leave. The next four hundred eighty (480) consecutive working hours of certified disability caused by the original injury or illness shall be compensated as follows: the employees will be compensated through Wage Continuation, whereby the employer will pay the employee's regular earnings in lieu of Ohio Bureau of Worker's Compensation reimbursement. In the event the employee continues to be certified as disabled and unable to return to work after having exhausted the initial four hundred eighty (480) hours of earnings paid through Wage Continuation, the employer shall pay to the employee the difference between the payment received from the Ohio Bureau of Worker's Compensation and his/her regular earnings for an additional four hundred forty (440) scheduled working hours.

(c) Family Medical Leave Act (FMLA). The City of Wooster is and will remain in compliance with respect to the FMLA regulations and requirements.

(d) Bereavement Leave. In the event of the death of an immediate family member, employees will be permitted to take up to five (5) days with full pay for purposes of dealing with matters related to death and grieving. Such leave will not be granted to employees attending a funeral during periods when, for other reasons, they are not at work, such as during vacation, holidays or illness.

(e) Personal Leave. A management level employee may request an unpaid or personal leave of absence for a period not to exceed thirty-one (31) calendar days. Request for renewal may be made only once. Award or denial of a personal leave shall be made by the Mayor and/or Director of Administration. All decisions shall be final. During any such period of personal leave employees will continue to be covered by the City's existing health care plan.

(f) Non-FMLA Medical Leave. Management employees who have exhausted both their FMLA eligibility and their accrued sick leave balance and require additional time off because of illness, may request a medical leave of absence.

(1) A medical leave is taken without pay.

(2) The employee does not earn vacation or sick leave credit while on an unpaid medical leave. The Mayor and/or Director of Administration shall continue health insurance coverage for such employee.

(3) The maximum length of time an employee may request for a non-FMLA medical leave is ninety (90) calendar days. A renewal may be awarded only once.

(g) Vacation Leave.

(1) Effective June 1, 2018 and forward, the Mayor or designee shall permit prior service with any other governmental agencies for any new management employee who is hired from such agency for purposes of computing the amount of the employee's vacation leave. A written statement signed by an appropriate official of such other governmental agency stating the employee's service time shall be provided.

(2) Management employees hired or promoted prior to June 1, 2004 shall receive vacation based on the following schedule:

<u>Years of Service</u>		<u>Vacation Days Accrued</u>
<u>At Least</u>	<u>But Less Than</u>	<u>Per Month of Service</u>
0	3	0.834 (annually, 10 days)

3	6	1.250 (annually, 15 days)
6	10	1.670 (annually, 20 days)
10		2.084 (annually, 25 days)

Upon the adoption of this section, current management employees shall convert from the previous method of annual vacation accrual to the monthly accrual thereof effective upon the first day of the month following their anniversary date. (Ord. 2004-14. Passed 6-14-04.)

(4) Management employees hired or promoted on or after June 1, 2004, shall accrue vacation based on the following schedule:

<u>Years of Service</u>		<u>Vacation Days Accrued</u>
<u>At Least</u>	<u>But Less Than</u>	<u>Per Month of Service</u>
0	8	1.250 (annually, 15 days)
8	15	1.670 (annually, 20 days)
15		2.084 (annually, 25 days)

Notwithstanding the provisions of the vacation accrual schedule in this subsection, hourly employees who are employees of the City as of the date of adoption of this section, and who are promoted on or after June 1, 2004 to a management position, and whose annual vacation accrual as a management employee would be less than the accrual to which they were entitled prior to promotion, and irrespective of whether calculated at the time of promotion or over the course of service, shall accrue vacation at the rate in subsection (g)(2) above.

(4) Management employees may not accrue vacation leave in excess of the accrual from three years of employment, as calculated in accordance with Section 162.03(g)(2) or (3), above. Any accumulated vacation exceeding that amount shall be forfeited unless the Mayor, in his/her sole discretion, has granted a waiver to the employee, in which case the employee, solely for the purpose of using such excess vacation leave, may exceed the maximum accrual for the period of the waiver, which shall not exceed six months.

(5) Time spent in military service is to be counted as service with the City when determining vacation leave, provided the employee in question was a City employee for at least 120 calendar days before entering military service.

(6) Upon separation from municipal service, employees are entitled to compensation for any unused vacation leave to their credit upon date of separation, but not in excess of the accrual from his/her last three years of employment preceding separation from employment. This payment shall be in addition to any severance pay which may be due.

(7) In case of the death of an employee, the unused accumulated vacation leave shall be paid to the deceased employee's estate.

(8) Vacation Cash-Out Option. Subject to the approval of the Director of Administration, employees will be permitted to "cash out" unused vacation time of up to one-half of their annual accrual once during any calendar year (January through December), provided that the employee must maintain a minimum balance of ten (10) vacation days. The "cash out" rate will be one-hundred percent (100%) of the employee's daily base rate.

(h) Court Leave. Employees subpoenaed to represent the City to appear before any court or called for jury duty shall be paid their regular wage. Any compensation received from the

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Administration	Meeting Date Requested 10-15-18
Project Name Chapter 162 – Management Benefits	Estimated Total Funds/Costs \$0
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED N/A	
If No, How is the Purchase to be Funded?	
Description This is a request to modify the management benefits ordinance to conform individual benefits to those offered to all other City employees as defined in their respective collective bargaining agreements (CBAs). Chapter 162 currently limits retirement and severance packages upon retirement. Current sick leave payouts are 25% of accumulated sick leave, not to exceed 360 hours, for employees retiring after 1/1/2019 with at least 10 years of service. All other employees of the City with 10 years of service upon retirement receive 33% of accumulated sick leave, not to exceed 600 hours. All other employees with at least 18 years of service are also eligible for a retirement/service stipend of \$1000 per year, with a max of \$6000. This benefit is scheduled to sunset on 1/1/2019 based on current language. These provisions were taken to arbitration with the Fire union and the arbitrator determined they should stay as written. Police and WEA have been conformed to the same benefit.	
Justification / Benefits These changes will standardize benefits for all the City employees and conform management employee benefits to those defined by the CBAs, as well as help with recruiting efforts for individuals with required skills for management positions.	
Will this Project affect the City's Operating Costs These changes should have little effect on operating costs as we already budget for potential payouts, and have relatively few retirements in any given year.	
What Alternatives Exist and what are the Implications of the Alternatives Leave the ordinance the same, which will not conform benefits for all employees.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Immediate passage is not needed, but approving now would allow these provisions to be incorporated into HR processes prior to the current 1-1-2019 date in the current ordinance, and allow any employees contemplating retirement adequate time to plan ahead.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Joel Montgomery	Date: 10/08/18
Approved for Agenda <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

#3
2018-061-Res

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested October 15, 2018
Project Name East Liberty Resurfacing Project	Estimated Total Funds/Costs \$4,666.43 (Capital Fund)
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request This is a request to authorize the payment to the Norfolk Southern Railway Company for their involvement in our 2015 E. Liberty Street Paving Project. Railway involvement was necessary since we were paving within their right of way. Coordination is a requirement when using funds received from the Ohio Department of Transportation.	
Justification / Benefits The agreement signed on July 25, 2014 states that the City shall reimburse the railroad for applicable construction and engineering costs.	
Will this Project affect the City's Operating Costs This will have no effect on the City's operating costs.	
What Alternatives Exist and what are the Implications of the Alternatives There are no alternatives to not paying the invoice.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to pay the invoice dated September 12, 2018 and received on September 24, 2018.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: October 5, 2018
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

RESOLUTION NO. 2018-062

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF A NEW SANITARY SEWER SERVING WEST LIBERTY STREET NEAR OAK HILL ROAD

WHEREAS, it is necessary to construct a new sanitary sewer serving the western edge of West Liberty Street near the intersection of Oak Hill Road and the cost of such project is included in the capital plan for 2018;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Director of Administration is authorized to advertise according to law and enter into a contract with the lowest and best bidder for the construction of a new sanitary sewer serving the West Liberty Street area as described above, in accordance with specifications now on file in his office.

SECTION 2. The cost of such contract will not exceed the amount budgeted.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Introduced: _____ Passed: _____ Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2018

Mayor

Introduced by: David Silvestri

4
2018-06-2
KLO

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested October 15, 2018
Project Name West Liberty Sanitary Sewer Project	Estimated Total Funds/Costs \$250,000 (Sanitary Sewer Fund)
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request This is a request to advertise for bids and to enter into a contract with the lowest and best bidder for the placement of a sanitary sewer to serve the western edge of West Liberty Street near the intersection of Oak Hill Road. The project consists of placing approximately 1,360 linear feet of 8" PVC sanitary sewer and 5 manholes. All engineering design, construction administration and inspection will be performed by the engineering staff.	
Justification / Benefits The project will place a sanitary sewer to service 7 homes which currently have septic systems as well as eliminating one private lift station. Several of the septic systems are failing, this project will address the environmental concerns.	
Will this Project affect the City's Operating Costs This project will have no effect on the City's operating costs.	
What Alternatives Exist and what are the Implications of the Alternatives There are no alternatives, this project has been planned for many years.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to bid this project as early as possible in order to obtain the best possible bids.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: October 5, 2018
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

Request for Agenda Item

5
2018-063, Res

Authorization for Bid



Purchase Capital Item



Non-Capital



Division: Engineering	Meeting Date Requested October 15, 2018
Project Name Bever, Cleveland, Beall, Wayne Resurfacing Project PID 106726	Estimated Total Funds/Costs \$850,000.00 (ODOT Large City Funds \$428,000)(Local Funds \$422,000)
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? Funding for this project will be included in the 2019 Appropriation Budget	
Description of Request This is a request to authorize advertisement and award of a contract with the lowest and best bidder for resurfacing and repairing pavement on Bever Street from Bowman Street to Cleveland Road, Wayne Avenue from Bever Street to Beall Avenue, Beall Avenue from Bloomington Road to Cleveland Road and Cleveland Road from Highland Avenue to the Dix. The project will mill the existing surface, adjust manholes and water valve boxes to grade, and place new asphalt and pavement markings. All of the engineering design, construction administration and inspection will be performed in-house by the engineering staff.	
Council has already passed the cooperative agreement with ODOT for this project (Resolution 2017-43)	
Justification / Benefits These roads have been scheduled for resurfacing in 2019. This legislation will allow the City to remain on ODOT's schedule.	
Will this Project affect the City's Operating Costs This project should reduce maintenance costs by repairing deteriorating roads.	
What Alternatives Exist and what are the Implications of the Alternatives Do nothing and continue to patch holes as best as possible.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to advertise and bid this project as early as possible in order to obtain the best possible bids.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: October 5, 2018
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Administration	Meeting Date Requested October 15, 2018
Project Name Filling Natatorium with City Water	Estimated Total Funds/Costs \$ 10,000.00
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? 	
Description of Request The City of Wooster will agree to fill the Ellen Shapiro Natatorium with water for the calendar year 2018, not to exceed \$10,000. Per the agreement referenced in Resolution 2017-53 passed on December 4, 2017.	
Justification / Benefits The City of Wooster will be assisting with the Ellen Shapiro Natatorium community fund raising event. As a result of the donation of monies and water, the City will receive \$2,000 per year in court rentals for the years 2018-2022.	
Will this Project affect the City's Operating Costs Yes	
What Alternatives Exist and what are the Implications of the Alternatives N/A	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: Non-Bid	
Is there a need for Suspension of the Rules or a Time Frame when this must <u>be passed</u>? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Andrei Dordea Date: October 11, 2018	