

**CITY COUNCIL AGENDA**

**January 6, 2014**

**7:30 p.m.**

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

**I. ROLL CALL & ORDERING OF AGENDA**

**II. APPROVAL OF MINUTES**

**III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Mr. Dordea will address council regarding the Linked Deposit Program activity for 2013.

**IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**

Council members have received a request from the Wayne Metropolitan Housing Authority to consider a proposed housing construction project.

**V. COMMITTEE REPORTS; PUBLIC HEARINGS**

**VI. OLD BUSINESS**

1. Second Reading – RESOLUTION NO. 2013-98 A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE WOOSTER TAX INCENTIVE REVIEW COUNCIL WITH RESPECT TO EXISTING ENTERPRISE ZONE AND COMMUNITY REINVESTMENT ACT AGREEMENTS (Ansel)

**VII. NEW BUSINESS**

1. First Reading – ORDINANCE NO. 2014-01 AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL ESTATE, AND DECLARING AN EMERGENCY (Sanders)
2. First Reading – RESOLUTION NO. 2014-01 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A PROFESSIONAL OR TECHNICAL SERVICES CONTRACT WITH THE WOOSTER SOCCER ASSOCIATION FOR SOCCER-RELATED ACTIVITIES SERVICES
3. First Reading – RESOLUTION NO. 2014-02 A RESOLUTION AUTHORIZING THE DIRECTOR OF LAW TO INSTITUTE LEGAL PROCEEDINGS ON BEHALF OF THE CITY OF WOOSTER TO PURSUE POTENTIAL CLAIMS FOR DAMAGES REGARDING UPGRADES THAT WERE PERFORMED AT THE WASTEWATER TREATMENT PLANT DURING 2007, AND DECLARING AN EMERGENCY (Sanders)
4. First Reading – RESOLUTION NO. 2014-03 A RESOLUTION DECLARING IT NECESSARY TO IMPROVE AKRON ROAD BETWEEN CERTAIN TERMINI BY GRADING, DRAINING, WIDENING, PAVING, RESURFACING, CONSTRUCTING CURBS, GUTTERS, SIDEWALKS AND DRIVEWAY APPROACHES, CONSTRUCTING A TURNING LANE, INSTALLING STORM SEWERS, CATCH BASINS, MANHOLES, WATER MAINS, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS AND DEVICES, AND ACQUIRING ANY REAL ESTATE AND INTERESTS THEREIN REQUIRED THEREBY, ALL TOGETHER WITH THE NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY (Ulbright)

**VIII. EXECUTIVE SESSION**

**IX. MISCELLANEOUS**

**X. ADJOURNMENT**

**Robert F. Breneman**  
Mayor



**Andrei A. Dordea, CPA**  
Director of Finance  
Phone (330) 263-5225  
Fax: (330) 263-5262  
Email: adordea@woosteroh.com

**CITY OF WOOSTER**  
538 N. Market Street, P.O. Box 1128  
Wooster, Ohio 44691-7082

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INTEROFFICE MEMORANDUM

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**TO:** MAYOR BRENEMAN & CITY COUNCIL  
**FROM:** ANDREI DORDEA   
**SUBJECT:** LINKED DEPOSIT PROGRAM ACTIVITY 2013  
**DATE:** 02 JANUARY 2014  
**CC:** JOEL MONTGOMERY - DIRECTOR OF ADMINISTRATION, DICK BENSON - LAW  
DIRECTOR, AMY HAMILTON - CLERK OF COUNCIL

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Pursuant to Section 159.06 (b) of the Codified Ordinances of the City of Wooster, I am required to report to the Mayor and Council on the Linked Deposit Program for the preceding calendar year. In accordance with this section, I hereby report that there was no activity relating to the City's Linked Deposit Program during the year ended December 31, 2013.

Please do not hesitate to call me should you have any questions (Work: 330.263.5225, Home: 330.263.5440, or Cell: 330.845.0130).



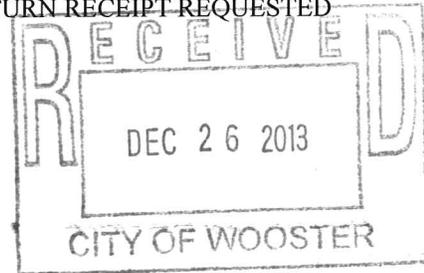
# WAYNE METROPOLITAN HOUSING AUTHORITY

## Remington Manor L.P.

December 23, 2013

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Wooster City Council  
Ms. Amy Hamilton, Clerk of Council  
538 N. Market Street  
Wooster, Ohio 44691



RE: Remington Manor – Wooster, Ohio

Dear Ms. Hamilton and Members of Council:

The purpose of this letter is to apprise your office that Wayne Metropolitan Housing Authority plans to be the managing member of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and has submitted an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Please see attached Project Narrative which describes in detail the proposed 44 unit new construction Remington Manor project.

The proposed development will be financed with a conventional first mortgage, Housing Credit proceeds, HDAP funds and local funding sources.

Development Team:

Mr. Stan Popp

Executive Director, Wayne Metropolitan Housing Authority

345 N. Market Street Wooster, Ohio 44691

(330) 264-2727

[spopp@waynemha.org](mailto:spopp@waynemha.org)

General Partners – Remington Manor Corp. (WMHA) and JIC Remington Manor LLC (JIC)

Developer – Wayne MHA and Jonesboro Investments Corp.

Contractor – To Be Selected By Bid Process

Property Manager – Wayne Metropolitan Housing Authority

Project Address: 2024 Akron Road, Wooster Ohio 44691 (Wayne County)

Number of Units: Forty-Four (44)

Program(s) Utilized  
in the Project:

OHFA Housing Credit Program, Housing Development Assistance  
Program and/or Housing Development Loan Program.

Right to Submit  
Comments:

You have the right to submit comments to the agency regarding the  
proposed project's impact on the community and that objection to  
the project must be submitted in writing and signed by a majority  
of the voting members of the legislative body. Comments must be  
submitted within 30 days of this notice and received by the agency  
with 45 days of this notice.

The person to be notified at OHFA and their address is:

Mr. Douglas A. Garver, Executive Director  
Ohio Housing Finance Agency  
57 E. Main Street  
Columbus, OH 43215

OHFA will provide a written response to any objections submitted  
under the terms outlined above.

Sincerely,



Stan W. Popp  
Executive Director  
Wayne Metropolitan Housing Authority

# REMINGTON MANOR

## PROJECT NARRATIVE

Remington Manor is an affordable family housing development to be constructed at 2024 Akron Road in Wooster Ohio. Forty-four (44) new affordable, accessible family apartments will be constructed under the Affordable Housing Tax Credit Program.

Based on initial market research and cost estimates, the new construction two (2) bedroom family apartments will be 1,015 gross square feet and the new construction three (3) bedroom family apartments will be 1,208 gross square feet. Remington Manor will enhance the existing retail/commercial corridor of Akron and Portage Road in adding an affordable family apartment component to the existing retail/commercial district. Twenty-two (22) new affordable family apartments will include two (2) bedrooms and one and one-half (1.5) baths. Twenty-two (22) of the new affordable family apartments will include three (3) bedrooms and two baths (2.0) baths.

Financing for the family apartments will include proceeds from: (i) the sale of Housing Tax Credits; (ii) an OHFA HDAP loan; and (iii) a conventional permanent loan. The target market for tax credit tenants will primarily be a moderate-income family household making between 30% and 60% of the Wayne County Area Median Income. The target rents are anticipated to be approximately \$348.00 for a 1,015 square foot 2 bedroom apartment at 30% AMI, \$595.00 at 50% AMI and \$615.00 at 60% AMI. The target rents are anticipated to be approximately \$397.00 for a 1,208 square foot 3 bedroom family apartment at 30% AMI, \$630.00 at 50% AMI and \$630.00 at 60% AMI. There will be four (4) barrier free units.

The Remington Manor development is located in census tract 8, just south of the Akron/Portage Road retail corridor, proximate to downtown Wooster, the Cleveland Clinic Hospital, banking, grocery shopping and numerous area commercial shopping outlets in the area including a Kmart, Aldi's and CVS.

The Project anticipates commencement of construction on Remington Manor in February 2015 and completing all forty-four (44) apartments by February 2016.

## Description and Role of Development Team Members

<i>General Partners:</i>	Remington Manor Corp. (“MHA”) JIC Remington Manor LLC (“JIC”)
<i>Sponsor:</i>	Wayne Metropolitan Housing Authority
<i>Limited Partner:</i>	Ohio Capital Corporation for Housing
<i>Developer:</i>	Jonesboro Investments Corp.
<i>Property Manager:</i>	Wayne Metropolitan Housing Authority
<i>Architect:</i>	RDL Architects, Inc.
<i>Civil Engineer:</i>	SJL & Associates
<i>Project Attorney:</i>	Peck Shaffer
<i>General Contractor:</i>	TBD

## **Project Sponsor's Role**

- 1) The Project Sponsor is responsible for assisting in development activities including, but not limited to, site selection, application preparation for tax credit funding, development team selection, facilitating City and community support, developing project budget, and hiring of the General Contractor.
- 2) The Partnership will act as the Construction Manager to oversee the General Contractor and determine that the quality and pace of construction is consistent with the schedule of the project partnership.
- 3) The Project Sponsor will be the Property Manager for this project. The day-to-day responsibility of leasing, maintenance and repair will be performed by the Wayne Metropolitan Housing Authority.
- 4) The Project Sponsor will be the overall project asset manager. Management of the project, including the financial reporting and physical maintenance, will be performed by the Wayne Metropolitan Housing Authority. The asset management team will have an Advisory Panel, which will meet quarterly to review the financial statements, review the property manager's report and decide on all major capital expenditures.

## **Financing**

Financing for Remington Manor will include proceeds from: (i) sale of housing tax credits; (ii) OHFA HDAP loan; and (iii) a conventional permanent loan. The tax credit tenants will primarily be a moderate-income family household making between 30% and 60% of the Wayne County Area Median Income. The target rents are anticipated to be approximately \$348.00 for a 1,015 square foot 2 bedroom apartment at 30% AMI, \$595.00 at 50% AMI and \$611.00 at 60% AMI. The target rents are anticipated to be approximately \$397.00 for a 1,208 square foot 3 bedroom family apartment at 30% AMI, \$630.00 at 50% AMI and \$630.00 at 60% AMI.

## Project Timeline

<i>February, 2014</i>	Land Acquired via Option and Real Estate Purchase Agreement Phase 1 Environmental Review Construction Financing Committed Permanent Financing Committed Equity Commitment Letter Formation of Limited Partnership Zoning and Preliminary Site Plan Approval from City of Wooster
<i>May, 2014</i>	Award of Housing Tax Credits by OHFA
<i>January, 2015</i>	Closing of Project Financing (Equity/Debt) Building Permit Obtained from City of Wooster
<i>February, 2015</i>	Site Preparation Commencement of Construction
<i>August, 2015</i>	50% Completion
<i>February, 2016</i>	Construction Completion Occupancy Approval
<i>February, 2016</i>	Placed in Service



Robert F. Breneman, Mayor

CITY OF WOOSTER  
538 N. Market Street  
P.O. Box 1128  
Wooster, Ohio 44691-7082

Jonathan S. Millea  
Development Coordinator  
Phone (330) 263-5250  
Fax: (330) 263-5247  
Email: jmillea@woosteroh.com

**2012 Tax Incentive Review Council Recommendations**

12 December 2013

Dear Wooster City Council,

The Wooster Tax Incentive Review Council's met December 11<sup>th</sup> at 3:00pm at Wooster City Hall to review the compliance of each recipient of a tax exemption under the City's Enterprise Zone and Community Reinvestment area for the year ended. Recommendations were made as followed:

**Enterprise Zone Agreements**

- 389-04-01 - TECHNIGRAPHICS INC. ET. AL. – Recommended 7-0 to **CONTINUE**
- 389-05-01 - United Titanium Inc. – Recommended 7-0 to **CONTINUE**
- 389-06-01 - Eldorado Stone LLC & Chesterland Estates – Recommended 7-0 to **CONTINUE**
- 389-06-03 - Westerman, Inc. – Recommended 7-0 to **CONTINUE**
- 389-06-04 - COMPAK Inc. – Recommended 7-0 to **CONTINUE**
- 389-07-01 - Bosch Rexroth Corporation & Chesterland Estates – Recommended 7-0 to **CONTINUE**
- 389-08-01 - TECHNIGRAPHICS INC. ET. AL. – Recommended 7-0 to **CONTINUE**
- 389-12-01 - Seaman Corporation – Recommended 7-0 to **CONTINUE**
- 389-12-02 - ABS Materials – Recommended 6-0 to **CONTINUE**

**Community Reinvestment Area Agreements**

- 05-001 - Wooster Republican Printing Company – Recommended 7-0 to **CONTINUE**
- 06-001 - Michael R. Rose – Recommended 7-0 to **CONTINUE**
- 06-002 - Liberty Market Properties LLC – Recommended 7-0 to **CONTINUE**
- 06-003 - HAYNN Construction Inc. – Recommended 7-0 to **CONTINUE**
- 06-004 - Coyote Group LLC – Recommended 7-0 to **CONTINUE**
- 06-005 - Gold Star Holdings, LLC – Recommended 7-0 to **CONTINUE**
- 07-001 - 544 LLC – Recommended 6-0 to **CONTINUE**
- 07-002 - CCM Real Estate LLC – Recommended 7-0 to **CONTINUE**
- 07-003 - Coyote Group LLC – Recommended 7-0 to **CONTINUE**
- 07-004 - Liberty Market Properties – Recommended 7-0 to **CONTINUE**
- 07-005 - S Properties LLC – Recommended 6-0 to **CONTINUE**
- 07-006 - MRR Properties – Recommended 7-0 to **CONTINUE**
- 10-001 - Coyote Group LLC – Recommended 7-0 to **CONTINUE**
- 10-002 - Merchants Block LLC – Recommended 7-0 to **CONTINUE**
- 11-001 - CM Properties-Wooster LLC – Recommended 7-0 to **CONTINUE**
- 12-001 - Brasfond USA Corp. – Recommended 7-0 to **CONTINUE**
- 12-002 - Just Basic Sports, Inc. and Retail Rentals LLC – Recommended 7-0 to **CONTINUE**
- 12-003 - S & D Realty, LLC – Recommended 7-0 to **CONTINUE**
- 12-004 - G&G Properties of Ohio – Recommended 7-0 to **CONTINUE**

The **2013 Tax Incentive Review Council Meeting** was tentatively Scheduled for 3:00pm April 30, 2014

Ohio Revised Code 5709.85 requires that City Council, within sixty-days (60) after receipt of the aforementioned recommendations, hold a meeting to accept, reject, or modify all of any portion of the recommendations. Please feel free to contact us anytime with any questions or if we can provide further detail. (My office phone is 330.263.5250, and you may also call me anytime via cell at 330.439.3339.) Thank you.

Sincerely,

Jonathan S. Millea

cc: 2012 TIRC Committee Members





538 N. Market Street \* P.O. Box 1128  
Wooster, Ohio 44691-3406



**Joel Montgomery, PE**  
Director of Administration  
Phone (330) 263-5244  
Fax: (330) 263-5247  
Email: jmontgomery@woosteroh.com

## MEMO

**To:** City Council  
**From:** Joel Montgomery, Director of Administration; Jonathan Millea, Dev. Coordinator  
**CC:** Mayor, Law Director, Finance Director  
**Date:** 12/30/2013  
**Re:** Prospective North High Water Tower Site

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Councilpersons,

Following extended discussions, the City of Wooster has verbally negotiated a purchase of 8.48 acres of vacant land to accommodate the proposed North High Water Tower for \$207,000. The site is part of an 18.5 acre parcel known as 67-01307.000, and is owned by Five L Farm Inc. The project will add 1.5 million gallons of water storage to the North High Zone, bringing the City back into compliance with EPA requirements and improving fire safety. Additionally, the project will provide the water service required to support growing industrial demand, which is projected to increase by at least one million gallons per day by 2015.

The City of Wooster received an official building permit denial from the Ohio Department of Transportation's Office of Aviation for the North High Water Tower at its original site near the intersection of Schellin Road and Cleveland Road. The reason for the denial was based on the Federal Aviation Administration's Office of Obstruction Evaluation / Airport Airspace Analysis Team, which concluded that the tower would create a hazard to air navigation. Specifically, the tower would impact certain approach and circling minimums at the Wayne County Airport.

The original one-acre parcel had been purchased in 2007 after substantial media coverage. After the purchase, the Wayne County Airport underwent a master plan. A new instrument approach was installed for Runway 10, which allows for properly equipped aircraft to navigate to the airport during adverse weather. In 2010, the Federal Aviation Administration changed its policy on how it assesses airspace impacts, emphasizing the protection of the efficient use of the airspace. The Wayne County Airport is also undergoing a runway expansion in the direction of the proposed Schellin Road Site, which will increase its accessibility. Furthermore, the 2012 State System plan identified Wayne County Airport as being Ohio's fourth-busiest airport for general aviation (not scheduled passenger liners). These events have made the Schellin Road site less viable for the North High Water Tower Project and likely contributed to the building permit denial from the Ohio Department of Transportation. Please see the attached timeline for additional details.

Staff executed due diligence by requesting further study from the FAA after receiving a "presumed hazard to air navigation" notice in May. At the same time, alternative sites within the North High Zone were explored, one being the Melrose Road property currently under negotiation. The City has obtained "No Hazard to Air Navigation" notices for the property along with six other locations. Additionally, a building permit from the Office of Aviation has been secured.

The \$207,000 for 8.48 acres represents approximately \$24,410 per acre. The property owner had suggested that the City purchase a minimum of 8.48 acres, which is the amount of land required to meet zoning regulations. An independent appraisal from R&R Appraisal Service Inc. valued the property at \$21,470 per acre, citing a wide range of comparable sales. The proposed purchase price is within the range described. In addition to Council's approval, the property is contingent upon conditional use approval by Planning Commission.

Sincerely,

*Joel Montgomery, P.E.*

Director of Administration

*Jonathan Millea*

Development Coordinator

**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 City of Wooster has verbally negotiated a purchase of 8.48 acres of land for \$207,000 along Melrose Drive to support the construction of the North High Water Tower. Please find the attached memo, along with supporting documentation.

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

An important contingency of the purchase agreement is approval from Council. Suspension of the rules would be helpful in moving forward and solidifying the contract, however this is not a requirement.

**Manager Requesting**

**Date**

**Approved for Agenda**

*Ord #1*



**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 Wooster Recreation Dept. wishes to contract with the Wooster Soccer Association, who provides Referees, Coaches, Supervisors and Administration of soccer programs at the Soccer Complex. We will spend approximately \$60,000 with WSA.

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

**Manager Requesting**

**Date**

**Approved for Agenda**

*Res #1*



RESOLUTION NO. 2014-03

A RESOLUTION DECLARING IT NECESSARY TO IMPROVE AKRON ROAD BETWEEN CERTAIN TERMINI BY GRADING, DRAINING, WIDENING, PAVING, RESURFACING, CONSTRUCTING CURBS, GUTTERS, SIDEWALKS AND DRIVEWAY APPROACHES, CONSTRUCTING A TURNING LANE, INSTALLING STORM SEWERS, CATCH BASINS, MANHOLES, WATER MAINS, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS AND DEVICES, AND ACQUIRING ANY REAL ESTATE AND INTERESTS THEREIN REQUIRED THEREBY, ALL TOGETHER WITH THE NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

WHEREAS, this Council has previously authorized and requested the City Engineer to have plans, profiles, specifications and an estimate of cost prepared for the improvement described in Section 1.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO, three-fourths of all members elected or appointed thereto concurring, that:

SECTION 1. It is declared necessary to improve Akron Road, from Long Road to Gateway Drive, by grading, draining, widening, paving, resurfacing, constructing curbs, gutters, sidewalks and driveway approaches, constructing a turning lane, installing storm sewers, catch basins, manholes, water mains, fire hydrants, and traffic control signs and devices, and acquiring any real estate and interests therein required thereby, all together with the necessary appurtenances thereto.

SECTION 2. The plans, specifications, profiles and estimate of cost of the improvement, which the City Engineer has caused to be prepared and filed in the office of the Clerk of Council, are approved. The improvement shall be made in accordance with, and the grade of the improvement and of any street shall be the grade as shown on, the plans, specifications and profiles for the improvement.

SECTION 3. This Council finds and determines that (i) the improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof, and (ii) the lots and lands to be assessed as described in Section 4 hereof are specially benefited by the improvement.

SECTION 4. The City expects that a portion of the costs of the improvement will be paid from grants and contributions received by the City. With respect to the remaining costs of the improvement, the City shall assume and pay as its portion of those remaining costs of the improvement all of those remaining costs in excess of \$52.46 per foot front of those lots and lands to be assessed for the improvement as described below (which City portion exceeds the costs of intersections plus 2% of the costs of the improvement plus 50% of the cost of appropriating any required real estate and interests therein), and the balance of those remaining costs of the improvement shall be assessed by the foot front of the property bounding and abutting upon the

improvement upon the following described lots and lands: those lots and lands bounding and abutting upon the improvement on Akron Road, from Long Road to Gateway Drive, and provided further, however, that each of those assessments shall not exceed **\$52.46** per foot front.

SECTION 5. The cost of the improvement shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of any damages resulting from the improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating, and otherwise acquiring therefore any required real estate or interests therein required for the improvement, expenses of legal services including obtaining legal opinions, cost of labor and material, and interest on securities issued in anticipation of the levy and collection of the special assessments, or, if securities in anticipation of the levy of the special assessments are not issued, interest at a rate not to exceed 5% per year on moneys advanced by this City for the cost of the improvement in anticipation of the levy of the special assessments, together with all other necessary expenditures.

SECTION 6. The City Engineer is authorized and directed to prepare and file in the office of the Clerk of Council the estimated special assessments of the cost of the improvement described in this resolution. Those estimated special assessments shall be based upon the estimate of cost of the improvement now on file in the office of the Clerk of Council and shall be prepared pursuant to the provisions of this resolution. When the estimated special assessments have been so filed, the Clerk of Council shall cause notice of the adoption of this resolution and the filing of the estimated assessments to be served in the manner provided by law on the owners of all lots and lands to be assessed.

SECTION 7. The special assessments to be levied shall be paid according to the following payment schedule: in **fifteen** annual installments, with interest on the unpaid principal amount of each special assessment at the same rate or rates of interest as shall be borne by any securities to be issued in anticipation of the collection of the total of the unpaid special assessments, or, if such securities are not issued, at the rate or rates of interest determined by Council when it passes the assessing ordinance levying those assessments; provided, that the owner of any property assessed may pay the special assessment in cash within 30 days after passage of the assessing ordinance.

SECTION 8. The City presently intends to issue securities in anticipation of the levy of the special assessments, and the City presently intends to issue securities in anticipation of the collection of the special assessments in annual installments and in an amount equal to the total of the unpaid special assessments. The remainder of that portion of the cost of the improvement, after application of the special assessments, shall be paid by the issuance of securities in the manner provided by law or from other funds available for that purpose.

SECTION 9. Resolution 2013-99 is hereby repealed and held for naught.

SECTION 10. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this Resolution were taken in an



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

<b>Division</b> Engineering	<b>Meeting Date Requested</b> January 6, 2014
<b>Project Name</b> Akron Road Improvements - Phase 2; Revise Resolution of Necessity for Improvements	<b>Approved for Agenda</b>
<b>Estimated Total Cost</b> \$3,775,000 (ODOT is providing \$2,320,000 in grant funding for construction costs).	
<b>Is Full Amount Budgeted</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>If No, How Is The Purchase To Be Funded?</b>	
<p><b>Description Of Purchase</b> This is a request to revise the resolution of necessity for improving Akron Road, from Long Road to Gateway Drive. After reviewing the calculated values for front footage for each property, it was determined there was a discrepancy between the county auditors value and that calculated from the right of way plans. Phase 1 of the improvements to SR 585 used the values from the right of way plans, and to be consistent the values presented will need to be updated per the right of way plans.</p> <p>The majority of the adjustments were minor, with the most significant adjustments actually resulting in reductions.</p>	
<p><b>Justification / Benefits</b> The design for this project is complete and has been awarded funds through the Ohio Dept. of Development for construction. This project must be bid and awarded by March 28, 2014 in order to meet our funding schedule deadline. Design drawings, specifications and project cost estimate are on file with the clerk of council.</p>	
<p><b>Will This Project Effect the City's Operating Costs</b> This project should have little or no effect on the City's operating costs. The existing road would need to be maintained, ditches cleaned periodically, and utilities replaced if not improved.</p>	
<p><b>What Alternatives Exist and What Are The Implications of The Alternatives</b> We can do nothing and forfeit the grant money, continue maintenance on the existing road, and not address the safety issues resulting from the narrow lanes and future traffic volume increase from potential development.</p>	
<b>Is This A Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>If Yes, Explain The Circumstances</b>	
<b>Are You Requesting Suspension Of The Rules</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>If Yes, Note Reasons</b> The ODOT funding schedule must be followed. In order to begin construction, assessments must be calculated, notices sent, the equalization process made available, and an ordinance to proceed approved. The public notice and filing requirements, along with the Council meeting schedule, require this legislation to be passed on January 6th in order to allow for approval of final assessments by March 1st, and a March 28th bid opening.</p>	
<b>Division Manager</b> Roger Kobilarcsik	<b>Date</b> December 31, 2013

*Res 43*