

**CITY COUNCIL AGENDA  
SPECIAL MEETING  
January 9, 2014  
5:30 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**

**II. EXECUTIVE SESSION**

**III. OLD BUSINESS**

1. Second Reading – ORDINANCE NO. 2014-01 AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL ESTATE, AND DECLARING AN EMERGENCY (Sanders)

**IV. ADJOURNMENT**





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



**Joel Montgomery, PE**  
Director of Administration  
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## 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*