

CITY COUNCIL AGENDA

June 17, 2019

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 Hearing – Annual Tax Budget (2020)

Public Hearing – Health Care Facilities Revenue Bonds

VI. UNFINISHED BUSINESS

1. Second Reading – ORDINANCE NO. 2019-10

AN ORDINANCE ESTABLISHING THE SALARY OF CITY COUNCIL MEMBERS AND PRESIDENT FOR THE TERMS BEGINNING ON OR AFTER JANUARY 1, 2020 (Sanders)

2. Second Reading – ORDINANCE NO. 2019-11

AN ORDINANCE ESTABLISHING THE SALARY OF THE OFFICE OF MAYOR FOR THE TERM BEGINNING ON OR AFTER JANUARY 1, 2020 (Sanders)

3. Second Reading – RESOLUTION NO. 2019-34

A RESOLUTION PROVIDING FOR THE ANNUAL TAX BUDGET FOR FISCAL YEAR BEGINNING JANUARY 1, 2020 (Ansel)

4. Second Reading - ORDINANCE NO. 2019-13 **AMENDED**

AN ORDINANCE DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF HEALTH CARE FACILITIES REVENUE BONDS, SERIES 2019 (WEST VIEW HEALTHY LIVING PROJECT) OF THE CITY OF WOOSTER, OHIO, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND LEASE IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT TO SECURE SUCH SERIES 2019 BONDS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2019 BONDS; AND DECLARING AN EMERGENCY (Ansel)

VII. NEW BUSINESS

1. First Reading – RESOLUTION NO. 2019-36

A RESOLUTION DECLARING THE INTENT OF THE MUNICIPAL GOVERNMENT TO APPROPRIATE CERTAIN PROPERTY INTERESTS FROM PROPERTY OWNERS ADJACENT TO PORTAGE ROAD FOR PURPOSES OF PROCEEDING WITH THE WOOSTER LOOP BIKE TRAIL PHASE TWO (Bostancic)

2. First Reading – ORDINANCE NO. 2019-14
AN ORDINANCE ACCEPTING THE ANNEXATION OF TERRITORY LOCATED ON THE NORTH SIDE OF OLD MANSFIELD ROAD (TR 46), EAST OF ITS INTERSECTION WITH MCAFEE ROAD, AND CONTIGUOUS TO THE CORPORATION LIMITS. (William Anfang III, Esq., Agent for Petitioner GramCord, LLC) (Sanders)
3. First Reading – ORDINANCE NO. 2019-15
AN ORDINANCE TO ZONE ANNEXED LAND AS I-2 (GENERAL INDUSTRIAL), FOR TERRITORY LOCATED ON THE NORTH SIDE OF OLD MANSFIELD ROAD (TR 46), EAST OF ITS INTERSECTION WITH MCAFEE ROAD, AND CONTIGUOUS TO THE CORPORATION LIMITS PURSUANT TO SECTION 1107.04 OF THE WOOSTER CODIFIED ORDINANCES (Sanders)
4. First Reading – RESOLUTION NO. 2019-35 **AMENDED**
A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A CRITICAL INFRASTRUCTURE APPLICATION TO THE STATE OF OHIO DEVELOPMENT SERVICES AGENCY FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT; TO ACCEPT SUCH MONIES, IF AWARDED; TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY (Silvestri)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

ORDINANCE NO. 2019-11

AN ORDINANCE ESTABLISHING THE SALARY OF THE OFFICE OF MAYOR FOR THE TERM BEGINNING ON OR AFTER JANUARY 1, 2020

WHEREAS, Section 2.03 of the Charter of the City of Wooster requires salaries of elected officials to be set by Ordinance of City Council at least five days prior to the last day for filing for candidacy; and in connection therewith, that a Compensation Commission will be convened every four years to review the compensation of elected officials and make recommendations as to the amounts to be paid thereto; and

WHEREAS, in accordance with Section 2.03 of the Charter a Compensation Commission was impaneled by approval of Wooster City Council on May 6, 2019; and the commission convened soon thereafter to organize and conduct deliberations, as provided in the Charter; and

WHEREAS, such salaries were last established in 2016; and the Compensation Commission has completed its study and submitted its report to this Council (a copy of which is attached hereto and incorporated herein), and hereby recommends that the salary paid to the Mayor of Wooster be increased in order to bring that office in line with the peer cities identified by the commission.

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

SECTION 1. That the salary of the Mayor of the City of Wooster shall be increased as follows:

Beginning on January 1, 2020, the salary of the Mayor of the City of Wooster shall be increased by five thousand dollars (\$5,000.00). Beginning on January 1, 2022, the salary of the Mayor of the City of Wooster shall be increased by an additional five thousand dollars (\$5,000.00). Additionally, on January 1st of each calendar year, the salary of the Mayor of the City of Wooster shall be increased by an additional two and a half percent (2.5%) or the average of the increase received the previous year by all three unions, whichever is lower. The percentage increase shall begin on January 1, 2020.

SECTION 2. That the salary of the Mayor of the City of Wooster shall be payable bi-weekly.

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 6-3-19 2nd reading _____ 3rd reading _____

Passed: _____, 2019 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2019
Mayor

Introduced by: Craig Sanders

MEMO

TO: City of Wooster City Council

FROM: 2019 Compensation Commission

RE: Compensation Commission Recommendations

The 2019 Compensation Commission began its work on May 9, 2019. The 9-member Commission was charged with making recommendations for the compensation of the Mayor, the President of City Council, and the members of City Council for a 4-year period beginning for some elected officials in 2020 and for others in 2022.

Commission members reviewed data provided by city administration and worked to develop a recommendation for compensation for the Mayor's position. The following data formed the basis for the recommendation:

- compensation data for mayors from similar cities in Ohio,
- compensation data for mayors of selected United States (U.S.) cities,
- de-identified historic salary and compensation data for selected Wooster officials and staff from 2008 to 2018,
- cost of living in representative cities in Ohio and the U.S.,
- wage rankings of metropolitan areas in the U.S. compared to Northeast Ohio,
- consideration of the duties of the mayor of Wooster related to Wooster Community Hospital as outlined in the City Charter, and
- a review of rankings of the top 10 micropolitan in the U.S.

The members unanimously agreed that their recommendation(s) would be based on objective information and should not be seen as a performance review of the person currently in the position. The members felt that it was important to keep up with the cost of living and smooth out increases from year to year. Comparison of data showed that the current compensation for mayor was low. The Commission's recommendations aimed to arrive at a more equitable and competitive salary at the end of the 4-year period and eliminate the need for a large bump in the mayor's compensation every 4 years. It would also assure some flexibility in case there was a downturn in economic conditions.

Our working model took out the lows and highs of wages in the data for similar Ohio cities and then took the average of the remaining wage information as a starting point. This formed the basis for the ordinance presented to the Council. The final motion containing the Commission's recommendation passed unanimously. The motion provided an increase in the Mayor's compensation in two, five thousand dollar increments, one in 2020 and another in 2022. In addition, the Mayor would also receive a yearly cost of living increase based on the average cost of living increase of the three unions, or 2.5%, whichever is lower.

Commission members utilized the same rationale to develop a recommendation for compensation for City Council President and City Council members. The commission felt that their compensation was also low. However, the members felt that the compensation for these positions should be increased once in a 4-year period. Again, the resulting motion in the ordinance before the Council passed unanimously. The motion provided an increase in compensation for the City Council President to ninety-five hundred dollars per year and an increase in compensation to City Council Members to eighty-five hundred dollars per year.

Exhibit A - Resolution 2019 - 34

City of Wooster
Wayne County, Ohio
June 03, 2019

This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

To Auditor of said County:

The following Budget year beginning January 1, 2020, has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Signed: _____
Andrei A. Dordea
Title: Director of Finance

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

FUND (Include only those funds which are requesting general property tax revenue)	For Municipal Use		For Budget Commission Use		For County Auditor Use	
	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied		
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year	
	Column 1	Column 2	Column 3	Column 4	Column 5	
GOVERNMENT FUNDS						
GENERAL FUND - 001	\$ 1,959,052					
PROPRIETARY FUNDS						
POLICE PENSION - 111	164,969					
FIRE PENSION - 112	164,987					
FIDUCIARY FUNDS						
TOTAL ALL FUNDS	\$ 2,289,008					

This Exhibit is to be used for the General Fund Only

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
REVENUES				
Local Taxes				
General Property Tax - Real Estate	\$ 1,893,676	\$ 1,975,042	\$ 1,930,100	\$ 1,959,052
Tangible Personal Property Tax	-	47	-	-
Municipal Income Tax	18,091,833	18,117,905	18,822,300	19,023,800
Other Local Taxes	144,690	142,143	160,000	170,000
Total Local Taxes	20,130,199	20,235,137	20,912,400	21,152,852
Intergovernmental Revenues				
State Shared Taxes And Permits				
Local Government	624,070	640,876	596,143	625,000
Local Government State	8,311	-	-	-
Estate Tax	48,641	53,600	52,314	-
Cigarette Tax	1,077	1,121	1,100	1,100
Liquor and Beer Permits	42,005	41,940	40,000	10,000
Total State Shared Taxes & Perm	724,104	737,537	689,556	636,100
Federal Grants or Aid	11,240	631	-	-
State Grants or Aid	4,425	9,049	420	-
Other Grants or Aid	-	-	-	-
Total Intergovernmental Revenues	739,769	747,217	689,977	636,100
Special Assessments	-	-	-	-
Charges for Services	1,439,865	1,501,634	1,632,578	1,500,000
Fines, Licenses, and Permits	814,359	760,742	608,146	700,000
Miscellaneous	386,955	602,240	594,011	400,000
Other Financing Sources:				
Proceeds from Sale of Debt	-	-	-	-
Transfers	-	-	-	-
Advances	-	-	-	-
Other Sources	1,704,978	1,772,000	1,700,000	1,705,000
TOTAL REVENUE	\$ 25,216,125	\$ 25,618,969	\$ 26,137,112	\$ 26,093,952

This Exhibit is to be used for the General Fund Only

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
EXPENDITURES				
Security of Persons and Property				
Personal Services	\$ 10,182,329	\$ 10,740,441	\$ 11,116,356	\$ 11,449,847
Operations and Maintenance	1,954,827	1,882,183	1,929,238	1,977,469
Capital Outlay	-	-	-	-
Total Security of Persons and Property	12,137,156	12,622,624	13,045,594	13,427,316
Public Health Services				
Operations and Maintenance	128,756	127,747	133,000	136,325
Total Public Health Services	128,756	127,747	133,000	136,325
Leisure Time Activities				
Personal Services	793,808	797,752	821,685	846,335
Operations and Maintenance	1,037,637	1,135,266	1,163,647	1,192,739
Capital Outlay	-	-	-	-
Total Leisure Time Activities	1,831,445	1,933,018	1,985,332	2,039,074
Community Environment				
Personal Services	775,559	777,381	800,702	824,723
Operations and Maintenance	252,167	185,031	189,657	194,398
Capital Outlay	-	-	-	-
Total Community Environment	1,027,726	962,412	990,359	1,019,122
Basic Utility Services				
Personal Services	-	-	-	-
Operations and Maintenance	-	-	-	-
Capital Outlay	-	-	-	-
Total Basic Utility Services	-	-	-	-
Transportation				
Personal Services	705,533	692,606	713,384	734,786
Operations and Maintenance	156,081	505,516	518,154	531,108
Capital Outlay	-	-	-	-
Total Transportations	861,614	1,198,123	1,231,539	1,265,894
General Government				
Personal Services	2,360,598	2,531,671	2,607,621	2,685,850
Operations and Maintenance	1,333,509	1,579,303	1,618,785	1,659,255
Capital Outlay	-	-	-	-
Total General Government	3,694,107	4,110,974	4,226,407	4,345,105
Debt Service				
Redemption Principal	430,000	435,000	305,000	305,000
Interest	183,498	174,223	164,510	158,410
Other Debt Service	-	-	-	-
Total Debt Service	613,498	609,223	469,510	463,410
Other Uses of Funds				
Transfers	4,092,000	4,162,798	4,000,000	4,000,000
Other Uses of Funds	-	-	-	-
Total Other Use Funds	4,092,000	4,162,798	4,000,000	4,000,000
TOTAL EXPENDITURES	\$ 24,386,302	\$ 25,726,919	\$ 26,081,741	\$ 26,696,246
Revenues over/(under) Expenditures	\$ 829,823	\$ (107,950)	\$ 55,371	\$ (602,294)
Beginning Unencumbered Balance	14,629,024	15,458,847	15,350,897	15,406,267
Ending Cash Fund Balance	15,458,847	15,350,897	15,406,267	14,803,974
Estimated Encumbrances (outstanding at year end)	2,773,658	2,167,992	2,243,872	2,322,408
Estimated Ending Unencumbered Fund Balance	\$ 12,685,189	\$ 13,182,905	\$ 13,162,395	\$ 12,481,566

FUND NAME: POLICE PENSION FUND - 111

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

To be used for any fund receiving property tax revenue except the General Fund.

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
REVENUE				
Local Taxes				
General Property - Real Estate	\$ 158,042	\$ 164,892	\$ 162,531	\$ 164,969
Tangible Personal Property	-	4	-	-
Miscellaneous	529	1,392	1,000	750
TOTAL REVENUE	158,571	166,288	163,531	165,719
EXPENDITURES				
(PROGRAM) (OBJECT)				
Security of Persons and Property				
Personal Services	159,600	160,000	167,000	170,000
Contractual Services	2,397	2,579	3,000	3,000
TOTAL EXPENDITURES	\$ 161,997	\$ 162,579	\$ 170,000	\$ 173,000
Revenue Over (Under) Expenditures	\$ (3,426)	\$ 3,709	\$ (6,469)	\$ (7,281)
Beginning Unencumbered Fund Balance	24,903	21,477	25,186	18,717
Ending Cash Fund Balance	21,477	25,186	18,717	11,436
Estimated Encumbrances (outstanding at end of year)	-	-	-	-
Estimated Ending Unencumbered Fund Balance	\$ 21,477	\$ 25,186	\$ 18,717	\$ 11,436

FUND NAME: FIRE PENSION FUND - 112

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

To be used for any fund receiving property tax revenue except the General Fund.

DESCRIPTION (1)	For 2017 Actual (2)	For 2018 Actual (3)	Current Year Budget For 2019 (4)	Budget Year Estimate for 2020 (5)
REVENUE				
Local Taxes				
General Property - Real Estate	\$ 158,042	\$ 164,892	\$ 162,549	\$ 164,987
Tangible Personal Property	-	4	-	-
Miscellaneous	491	1,347	1,000	750
TOTAL REVENUE	158,533	166,243	163,549	165,737
EXPENDITURES				
(PROGRAM) (OBJECT)				
Security of Persons and Property				
Personal Services	159,600	160,000	167,000	170,000
Contractual Services	2,397	2,579	3,000	3,000
TOTAL EXPENDITURES	\$ 161,997	\$ 162,579	\$ 170,000	\$ 173,000
Revenue Over (Under) Expenditures	\$ (3,464)	\$ 3,664	\$ (6,451)	\$ (7,263)
Beginning Unencumbered Fund Balance	26,427	22,963	26,627	20,176
Ending Cash Fund Balance	22,963	26,627	20,176	12,913
Estimated Encumbrances (outstanding at end of year)	-	-	-	-
Estimated Ending Unencumbered Fund Balance	\$ 22,963	\$ 26,627	\$ 20,176	\$ 12,913

FUND	Estimated Unencumbered Fund Balance 1/1/2020	Budget Year Estimated Receipt	Total Available For Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Balance 12/31/2020
				Personal Services	Other	Total	
GOVERNMENTAL:							
SPECIAL REVENUE							
Street Const. Maint. & Repair - 101	\$ 317,187	\$ 1,534,000	\$ 1,851,187	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 351,187
State Highway - 102	203,175	123,113	326,288	-	200,000	200,000	126,288
Permissive Tax - 103	57,940	263,000	320,940	-	225,000	225,000	95,940
Enforcement & Education - 104	73,572	3,000	76,572	-	65,000	65,000	11,572
Mandatory Drug Fines - 105	36,681	9,500	46,181	-	35,000	35,000	11,181
Community Development Block Grant - 107	-	480,000	480,000	-	480,000	480,000	-
Economic Development - 108	71,964	192,000	263,964	-	262,000	262,000	1,964
Law Enforcement Trust - 110	20,673	1,300	21,973	-	20,000	20,000	1,973
Federal Equitable Sharing Fund - 113	77,426	390	77,816	-	65,000	65,000	12,816
CDBG Chip Home RLF Fund - 115	70,407	2,400	72,807	-	70,000	70,000	2,807
CDBG Econ. Dev. Loan - 118	2,558	150	2,708	-	2,700	2,700	8
Law Enforcement Training Fund - 120	4,067	87	4,154	-	4,100	4,100	54
Recreation Supplement - 122	7,601	158	7,759	-	7,500	7,500	259
Park Reforestation - 123	32,746	625	33,371	-	32,500	32,500	871
TOTAL SPECIAL REVENUE FUNDS	975,998	2,609,723	3,585,721	-	2,968,800	2,968,800	616,921
DEBT SERVICE FUNDS							
Debt Service - 401	1,220,510	131,000	1,351,510	-	354,100	354,100	997,410
TOTAL DEBT SERVICE FUNDS	1,220,510	131,000	1,351,510	-	354,100	354,100	997,410
CAPITAL PROJECTS FUNDS							
Capital Improvements - 301	469,210	4,450,000	4,919,210	-	4,103,000	4,103,000	816,210
Economic Development Cap. Improv. - 302	19,187	-	19,187	-	19,187	19,187	-
TOTAL CAPITAL PROJECTS	488,397	4,450,000	4,938,397	-	4,122,187	4,122,187	816,210
PROPRIETARY:							
ENTERPRISE FUNDS							
Water - 501	2,552,304	6,215,150	8,767,454	1,902,833	4,046,708	5,949,541	2,817,913
Water Pollution Control - 502	3,442,770	7,984,675	11,427,445	1,456,468	6,139,267	7,595,735	3,831,710
Hospital - 503	14,564,845	151,980,000	166,544,845	73,336,000	75,000,000	148,336,000	18,208,845
Hospital Plant - 504	67,059,713	10,500,000	77,559,713	-	10,127,000	10,127,000	67,432,713
Hospital Beaverson EMS - 505	243,173	75,000	318,173	-	300,000	300,000	18,173
Hospital Endowment - 506	755,596	100,000	855,596	-	800,000	800,000	55,596
Storm Drainage - 507	1,149,185	1,587,000	2,736,185	454,425	1,098,543	1,552,968	1,183,217
Hospital Bevington - 510	-	-	-	-	-	-	-
Water Capital Fund - 511	7,465	178,560	186,025	-	180,000	180,000	6,025
Sewer Capital Fund - 512	19,220	201,600	220,820	-	220,000	220,000	820
Refuse Collection - 514	775,901	1,219,232	1,995,133	-	1,520,075	1,520,075	475,058
TOTAL ENTERPRISE FUNDS	90,570,172	180,041,217	270,611,389	77,149,726	99,431,593	176,581,319	94,030,070

FUND	Estimated Unencumbered Fund Balance 1/1/2020	Budget Year Estimated Receipt	Total Available For Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Balance 12/31/2020
				Personal Services	Other	Total	
INTERNAL SERVICE FUNDS							
Garage - 601	-	820,000	820,000	464,972	279,336	744,308	75,692
Employee Benefits - 602	1,992,235	4,245,000	6,237,235	4,338,400	-	4,338,400	1,898,835
Investment - 720	-	90,000	90,000	-	90,000	90,000	-
TOTAL INTERNAL SERVICE FUNDS	1,992,235	5,155,000	7,147,235	4,803,372	369,336	5,172,708	1,974,527
FIDUCIARY:							
AGENCY FUNDS							
Guarantee Deposit - 702	155,274	50,000	205,274	-	150,000	150,000	55,274
Clearing - 705	202,512	35,000	237,512	-	35,000	35,000	202,512
Wooster Growth Corporation - 719	350,706	290,000	650,706	-	260,000	260,000	390,706
Wooster Ashland Regional COG - 725	152,204	1,371,000	1,523,204	1,221,112	149,748	1,370,861	152,343
TOTAL TRUST AND AGENCY FUNDS	870,697	1,746,000	2,616,697	1,221,112	594,748	1,815,861	800,836
TOTAL FOR MEMORANDUM ONLY	\$ 96,118,008	\$ 194,132,940	\$ 290,250,948	\$ 83,174,210	\$ 107,840,764	\$ 191,014,974	\$ 99,235,974

STATEMENT OF PERMANENT IMPROVEMENTS
 (Do Not Include Expense to be Paid from Bond Issues)
 (Section 7505.29 Revised Code)

DESCRIPTION	Estimated Cost of Permanent Improvement	Amount to be Budgeted During Current Year	Name of Paying Fund
Water Line Replacement Projects	\$ 825,000	\$ 825,000	Water - 501
Storm Sewer Projects	910,000	910,000	Storm Sewer Fund - 507
Sewer Line Replacements Projects	2,200,000	2,200,000	Water Pollution Control - 502
Police Vehicles	200,000	200,000	Capital Improvements Fund - 301
Fire Ambulance	260,000	260,000	Capital Improvements Fund - 301
East Liberty Streetscape	1,050,000	1,050,000	Capital Improvements Fund - 301
Road Resurfacing	2,233,000	2,233,000	Capital Improvements Fund - 301
PPM - 2 Leaf Machines	80,000	80,000	Capital Improvements Fund - 301
PPM - Front End Wheel Loader	200,000	200,000	Capital Improvements Fund - 301
Fire - Jaws of Life	50,000	50,000	Capital Improvements Fund - 301
Community Center Roof	30,000	30,000	Capital Improvements Fund - 301
TOTAL	\$ 8,038,000	\$ 8,038,000	

City of Wooster, Ohio
Debt Schedule Excluding Compensated Absences
For the Budget Year Ending December 31, 2020

EXHIBIT VI

PURPOSE OF BONDS AND NOTES	Rate of Interest	BUDGET YEAR	
		Amounts Outstanding at Beginning of Budgeted Year January 1, 2020	Amount Required for Principal and Interest 1/1/2020 - 12/31/2020
General Fund			
Various Purpose G.O. Bonds - Safety Center (2015)	2.00% - 4.00%	5,805,000	463,410
Street Const. Maint. & Repair			
Various Purpose G.O. Bonds - Beall (2010)	2.00% - 3.75%	656,866	72,570
State Highway			
OPWC Note - Rt. 585/Akron Rd. (1998)	0.00%	-	-
Permissive Tax			
Various Purpose G.O. Bonds - Milltown (2007)	2.00% - 2.75%	129,056	47,486
OPWC Note - East Milltown Road (2007)	0.00%	30,337	12,135
Special Assessment			
Madisonburg (1995)	5.40% - 5.75%	48,300	51,077
Buena Vista (1998)	6.00%	-	-
Milltown (2007)	2.00% - 4.20%	83,944	30,887
Beall (2010)	2.00% - 3.75%	427,641	47,245
Water Fund			
Water G.O. Bonds (1995)	5.40% - 5.75%	51,700	54,673
Water Bond Refunding G.O. (2010)	0.75% - 4.05%	1,550,000	171,656
OPWC Note - Intermediate Water Tank (2007)	0.00%	284,514	13,879
OWDA Intermed Water Tank (2007)	3.36%	874,742	108,319
OWDA Booster Station - Mindy/Buckeye (2007)	3.36%	520,941	67,556
OWDA Waterlines (2009)	4.14%	231,114	28,460
OPWC Cleveland/Portage Waterlines (2008)	0.00%	31,879	6,376
OWDA Secondary Transmission Line (2009)	3.70%	145,964	17,596
Beall Waterline G.O. Bonds (2010)	2.00% - 3.75%	437,500	48,334
OPWC Burbank W/L Replacement (2011)	0.00%	325,000	25,000
Water System GO Bonds (2014)	3.21%	2,360,000	218,763
Sanitary Sewer Fund			
WPCLF Equipment (2004)	3.25%	1,229,453	513,237
WPCLF Construction (2005)	2.67%	5,193,110	768,651
OPWC Note - Larwill Sewer Separation (2009)	0.00%	44,673	2,179
OPWC Spink St (2014)	0.00%	104,167	4,167
OWDA BioTower (2010)	1% (5) - 3% (11)	1,781,319	303,681
Beall San. Sewer G.O. (2010)	2.00% - 3.75%	227,993	25,188
OPWC Wet Stream Improvements (2015)	0.00%	654,364	23,795
Various Purpose GO Bonds Wet Stream Imp. (2015)	2.99%	3,555,000	240,900
Sanitary Sewage System Improvements (2018)	2.85%	4,385,000	326,831
Storm Drainage Fund			
OPWC Spink St (2014)	0.00%	312,500	12,500
OPWC Note - Mulberry (2003)	0.00%	9,578	2,394
OPWC Note - Grant/Clark (2007)	0.00%	66,400	8,300
OPWC Note - Larwill Sewer Separation (2009)	0.00%	99,433	4,850
OPWC Note - Market/Spruce Sewer Sep. (2011)	0.00%	135,536	9,681
G.O. Notes			
N/A			
TOTAL		\$ 31,793,024	\$ 3,731,776

AMENDED
ORDINANCE NO. 2019-13

AN ORDINANCE DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF HEALTH CARE FACILITIES REVENUE BONDS, SERIES 2019 (WEST VIEW HEALTHY LIVING PROJECT) OF THE CITY OF WOOSTER, OHIO, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND LEASE IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT TO SECURE SUCH SERIES 2019 BONDS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2019 BONDS; AND DECLARING AN EMERGENCY

WHEREAS, the City of Wooster, Ohio (the “City”), a municipal corporation and political subdivision in and of the State of Ohio (the “State”), is authorized and empowered by virtue of the laws of the State, including without limitation, Chapter 140 of the Ohio Revised Code (the “Act”), and its Charter, to, among other things: (i) acquire, construct, improve and equip “hospital facilities”, as defined in the Act, which include the facilities comprising the Project (as herein defined), and to acquire by lease real estate within the boundaries of the City and interests therein, including without limitation, improvements situated thereon comprising such hospital facilities; (ii) enter into a lease agreement to provide for the lease of “hospital facilities” to a “nonprofit hospital agency”, both as defined in the Act; (iii) issue its revenue bonds for the purpose of financing the “costs of hospital facilities”, as defined in the Act, and to secure those revenue bonds by the pledge and assignment of the rent paid under the lease agreement and the funds created under the trust indenture or similar agreement; (iv) enact this Ordinance; and (v) enter into the Base Lease, the Lease and the Bond Purchase Agreement, all as hereinafter defined, and to execute and deliver certain other documents and instruments upon the terms and conditions provided herein and therein; and

WHEREAS, the City has previously issued its \$6,985,000 Adjustable Rate Demand Health Care Facilities Revenue Bonds, Series 2003 (West View Manor Project) (the “Series 2003 Bonds”) for the benefit of West View Manor, Inc. d/b/a West View Healthy Living (the “Corporation”) an Ohio nonprofit corporation, for the purpose of financing and refinancing the acquisition, construction, renovation, installation and equipping of “hospital facilities,” as that term is defined in Section 140.01 of the Ohio Revised Code (“2003 Project”); and

WHEREAS, the County of Wayne, Ohio has previously issued its \$4,940,000 Adjustable Rate Demand Health Care Facilities Revenue Bonds, Series 1996 (West View Manor Project) (the “Series 1996 Bonds” and, together with the Series 2003 Bonds, the “Prior Bonds”) for the benefit of the Corporation, for the purpose of financing and

refinancing the acquisition, construction, renovation, installation and equipping of “hospital facilities,” as that term is defined in Section 140.01 of the Ohio Revised Code (“1996 Project” and, together with the 2003 Project, the “Prior Project”); and

WHEREAS, the Corporation has requested this Council (the “Council”) to authorize the issuance of Health Care Facilities Revenue Bonds, Series 2019 (West View Healthy Living Project) of the City of Wooster, Ohio (the “Series 2019 Bonds”), for the purpose of, together with other available moneys of the Corporation, (1) current refunding the Prior Bonds, (2) financing the acquisition, construction and equipping of certain hospital facilities, as that term is defined in Section 140.01, Ohio Revised Code, and as described in the Lease, including the construction of a two-story, approximately 30,000 square feet building addition (consisting of approximately 20 private long term skilled nursing facility rooms, and approximately 15 independent living units) and an approximately 22,000 square feet wellness center, all at the Corporation's existing campus (the “2019 Project” and, together with the Prior Project, the “Project”), including the reimbursement of the Corporation for costs previously incurred with respect to such 2019 Project and (3) paying certain costs and expenses of the City and the Corporation incurred in connection with the issuance of the Series 2019 Bonds and the refunding of the Prior Bonds; and

WHEREAS, the Corporation ~~agrees~~ **has represented to the City** that the ~~definition~~ of “long term skilled nursing facility rooms” ~~means only those rooms that will to be funded with the proceeds of the Bonds will be rooms designed and intended to house patients for a period of thirty (30) or more days, and that this definition will be included in all subsequent documents executed as contemplated by this Ordinance;~~ and

WHEREAS, this Council has determined that the acquisition, construction, installation and equipping of the 2019 Project and the refunding of the Prior Bonds will be in the best interests of the City and will provide hospital facilities at the lowest possible cost of service to the residents of the City and other uses of the hospital facilities, which hospital facilities will be available for the service of the general public without discrimination by reason of race, creed, color or national origin; and

WHEREAS, this Council has determined to authorize the sale of the Series 2019 Bonds to First Midwest Bank or one or more affiliates thereof (the “Purchaser”); and

WHEREAS, the City will acquire a leasehold interest in the Project Facilities, as defined in the Base Lease authorized below, and will sublease the Project, as defined in the Lease authorized below, to the Corporation pursuant to the Lease;

WHEREAS, based solely upon representations from the Corporation, no part of the net earnings of the Corporation inures or may lawfully inure to the benefit of any private shareholder or individual and the Corporation has the authority to operate Project; and

WHEREAS, it is necessary in connection with the issuance of such Series 2019 Bonds, and the financing of the 2019 Project and the refunding of the Prior Bonds, to

provide for the authorization of the Base Lease, the Lease and the Bond Purchase Agreement; and

WHEREAS, on this date a public hearing was held by this Council prior to consideration of this ordinance with respect to the issuance of the Series 2019 Bonds after notice of the public hearing thereof was published in the Daily Record, a newspaper of general circulation, at least seven (7) days prior to the date hereof;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Wooster, State of Ohio:

SECTION 1. That for the public purpose of better providing for the health and welfare of the people of the State of Ohio by enhancing the availability, efficiency and economy of nursing care and assisted living facilities constituting hospital facilities and services rendered thereby and facilitating the financing of hospital facilities to be available to or for the service of the general public without discrimination by reason of race, creed, color or national origin, this Council, acting on behalf of the City, hereby determines that it is necessary to and the City shall issue revenue bonds pursuant to Section 140.06, Ohio Revised Code, in one or more series, in the aggregate principal amount of not to exceed \$20,000,000, for the purposes set forth in the preambles hereto. Such bonds shall be designated City of Wooster, Ohio, Health Care Facilities Revenue Bonds, Series 2019 (West View Healthy Living Project). Each series shall be designated by the year of issuance and labeled alphabetically to distinguish one series from another. The Series 2019 Bonds shall be issued in the form and denomination and shall be executed, dated, be subject to redemption prior to maturity and subject to mandatory tender on the dates and at the prices, bear interest at a fixed or variable interest calculated in accordance with the Bond Purchase Agreement, subject to the maximum rate set forth in such Bond Purchase Agreement, and be payable on the dates, all as exactly provided in the Bond Purchase Agreement hereinafter authorized. The Series 2019 Bonds shall be retired either at stated maturity or by mandatory sinking fund redemption over a period not to exceed 30 years as set forth in the Bond Purchase Agreement hereinafter authorized.

SECTION 2. Anything in this Ordinance, the Series 2019 Bonds and the Bond Purchase Agreement to the contrary, the Series 2019 Bonds do not and shall not constitute general obligations, debt or bonded indebtedness or a pledge of the faith and credit of the City or the State or any political subdivision thereof, and the holders or owners of the Series 2019 Bonds are not given the right, and have no right, to have excises, ad valorem taxes or other taxes levied by the City or the State or any political subdivision thereof, for the payment of the bond service charges on such Series 2019 Bonds. The Series 2019 Bonds shall contain a statement to that effect and that the right to such payment is limited to the revenues and special funds pledged for such purpose under the Bond Purchase Agreement herein authorized.

SECTION 3. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute on behalf of the City, a Bond Purchase Agreement with the Corporation and the Purchaser, in substantially the form presented to this

Council and on file with the Clerk, providing for the sale of the Series 2019 Bonds substantially in the form heretofore presented to this Board, so long as the terms of purchase contained therein are within the guidelines established in Section 1 of this resolution, and the security for the Series 2019 Bonds established therein shall be pledged and the other agreements, covenants and promises therein made on behalf of the City shall be conclusively binding upon the City and in full force and effect from and after delivery of the aforesaid Series 2019 Bonds to the Purchaser pursuant to the terms of said Bond Purchase Agreement. Said Bond Purchase Agreement shall be subject to such changes, insertions and omissions which are consistent with this Ordinance and are not substantially adverse to the City and as are permitted by the Act and as may be approved by this Council, which approval shall be conclusively evidenced by the execution of said Bond Purchase Agreement as aforesaid.

SECTION 4. That the Mayor and the Director of Finance be and they are hereby authorized and directed to do all the acts and things required of them by the provisions of the Series 2019 Bonds and the Bond Purchase Agreement to the end that full and complete performance of all of the terms, covenants and agreements of the Series 2019 Bonds and Bond Purchase Agreement shall be effected.

SECTION 5. Based solely upon representations and information from the Corporation, this Council hereby determines that the leasing of the Project Facilities from the Corporation and the subleasing of the Project (being the 2019 Project, the hospital facilities financed and/or refinanced by the Prior Bonds and the site thereof) to the Corporation, is in the best interest of the City and will provide health care to the general public without discrimination by reason of race, creed, color or national origin, and is undertaken for and will serve the public purpose of better providing for the health and welfare of the people of the State of Ohio by enhancing the availability, efficiency and economy of hospital facilities and the services rendered thereby.

SECTION 6. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute and enter into, on behalf of the City a Base Lease (the "Base Lease") with the Corporation, whereby the City will acquire a leasehold interest in the Project Facilities. The Base Lease shall be substantially in the form presented to this Council and on file with the Clerk, subject to such changes, insertions and omissions which are consistent with this Ordinance and are not substantially adverse to the City and as are permitted by the Act and as may be approved by this Council, which approval shall be conclusively evidenced by the execution of said Base Lease as aforesaid. It is hereby determined that such Base Lease will promote the public purpose stated in Section 140.02, Ohio Revised Code, and the City will be duly benefited thereby.

SECTION 7. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute and deliver on behalf of the City a Lease (the "Lease") with the Corporation. The Lease shall be substantially in the form presented to this Council and on file with the Clerk, subject to such changes, insertions and omissions which are consistent with this Ordinance and are not substantially adverse to the City and as are permitted by the Act and as may be approved by this Council, which approval shall be conclusively evidenced by the execution of said Lease as aforesaid. It is hereby

determined that such Lease will promote the public purpose stated in Section 140.02, Ohio Revised Code, and the City will be duly benefited thereby.

SECTION 8. That the Mayor and the Director of Finance be and they are hereby authorized and directed to execute and deliver on behalf of the City a Tax Regulatory and Agreement (the "Tax Agreement") in substantially the form presented to this Council and on file with the Clerk, subject to such changes, insertions and omissions consistent with this resolution and not substantially adverse to the City as may be approved by this Council, which approval shall be conclusively evidenced by the execution thereof as aforesaid.

SECTION 9. That this Council, for and on behalf of the City, hereby covenants that it will restrict the use of the proceeds of the Series 2019 Bonds hereby authorized in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute "arbitrage bonds" under Sections 103(b)(2) and 148 of the Internal Revenue Code and the regulations prescribed thereunder. The Director of Finance or any other officer of the City having responsibility with respect to the issuance of said Series 2019 Bonds is authorized and directed to give an appropriate certificate on behalf of the City, on the date of delivery of said Series 2019 Bonds for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of said Section 148 and regulations thereunder.

SECTION 10. That the appropriate officers of the City be and they hereby are authorized to execute and deliver on behalf of the City such other certificates, documents and instruments in connection with the issuance and sale of the Series 2019 Bonds, the refunding of the Prior Bonds and the acquisition, construction and equipping of the 2019 Project as may be required, necessary or appropriate, including, without limitation, any documents which are necessary or appropriate in order to ensure compliance of the Series 2019 Bonds with the Internal Revenue Code and including conveyances of title to real and personal property, terminations of financing statements and other releases of security interests in property and cancellations of leases. Such documents including the ones specifically authorized hereby, shall be subject to such changes, insertions and omissions as may be approved by this Council, which approval shall be conclusively evidenced by the execution thereof by the proper officers of the City.

SECTION 11. That this Council, as an "applicable elected representative" of the City for purposes of Section 147(f) of the Code, hereby approves the issuance of the Series 2019 Bonds in one or more series in the maximum principal amount of \$20,000,000 for the purposes of refunding the Prior Bonds, financing the 2019 Project and paying costs of issuing the Series 2019 Bonds and refunding the Prior Bonds.

SECTION 12. That all ordinances or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

RESOLUTION NO. 2019-36

A RESOLUTION DECLARING THE INTENT OF THE MUNICIPAL GOVERNMENT TO APPROPRIATE CERTAIN PROPERTY INTERESTS FROM PROPERTY OWNERS ADJACENT TO PORTAGE ROAD FOR PURPOSES OF PROCEEDING WITH THE WOOSTER LOOP BIKE TRAIL PHASE TWO

WHEREAS, this Council hereby declares it necessary to construct a bike trail along the south side of Portage Road, for the safety and benefit of bicycle traffic in that area; and

WHEREAS, time is of the essence in completing the process of right-of-way acquisition in order to facilitate this project, and the city administration, despite all reasonable efforts, has been unable to conclude an agreement for obtaining certain property interests with four of the property owners in the aforementioned area, GGLLR 2018 LLC, which owns the property located at 1799 Portage Road (PPN 67-01601.002), Jascar Enterprises, which owns the property located at 1931 Portage Road (PPN 67-01665.000), Jason T. Carrick, who owns the property located at 1981 Portage Road (PPN 67-02314.000), and RBTS LLC, which owns the property located at 2019 Portage Road (PPN 67-01276.000).

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

SECTION 1. That this City Council considers it necessary and declares its intention to appropriate certain property interests in and to the premises as more particularly described in the attached Exhibits for the public purpose of constructing a bike trail along the south side of Portage Road, together with the necessary appurtenances thereto.

SECTION 2. The Mayor is authorized and directed to cause written notice of the passage of this Resolution to be given to the owners and persons in possession of or having an interest of record in each premise. The notice shall be served and returned according to law.

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: _____, 2019

Mayor

Introduced by: Bill Bostancic

Request for Agenda Item

Authorization for Bid

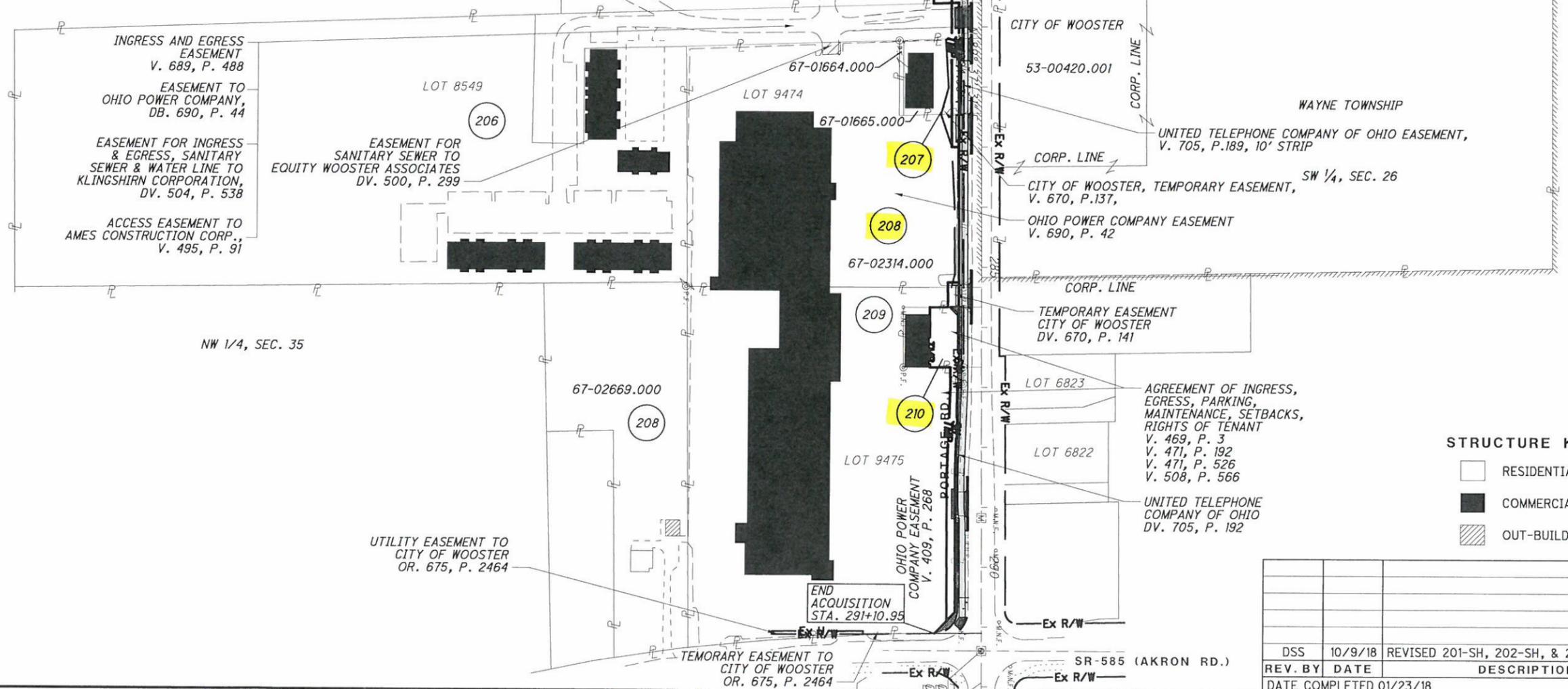
Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested June 17, 2019
Project Name Wooster Loop 2 Project; Ordinance of Appropriation	Estimated Total Funds/Costs \$7,100 to \$39,600 (value of parcels which may need to be filed for acquisition, depending on comparable sales)
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 acquisition of certain properties on Portage Road between Melrose Drive and SR 585. This request is to begin the filing procedures for 4 unsigned properties (24 have been acquired), with the intent of reaching an agreement with all before filing, but needed to continue the process in order to meet statutory notice requirements if agreements cannot be reached and funding commitments are jeopardized. All property owners have been notified and negotiations performed per federal regulations.	
Justification / Benefits The design for this project is complete; ODOT has committed funds for construction (\$755,368), all other properties (24 each) have been acquired. In order to meet our funding schedule deadline, the right of way certification to ODOT must be completed by the end of August. In order to bid the project and begin construction, all property interests must be obtained. The appropriation process and subsequent ODOT certification could take months.	
Will this Project affect the City's Operating Costs This project should have little or no effect on the City's operating costs. This is for a highway easement acquisition needed to construct the Wooster Loop 2 bike trail.	
What Alternatives Exist and what are the Implications of the Alternatives We could do nothing and forfeit the grant money(\$755,368).	
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 The ODOT funding schedule must be followed. In order to begin construction, all property interests must be obtained. The public notice and filing requirements, along with the ODOT project schedule, require this legislation to be passed as soon as possible in order to allow for filing and funding schedule compliance.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: June 12, 2019
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

PARCEL	OWNER	AUDITOR'S ID NUMBER	LOT NO.	SUB-DIVISION & SURVEYS
125-200	NOT USED			
201	TIM HALL AND CAROL HALL	67-02933.000		
202	ANN L KINNEY	53-00574.000 53-00420.000 53-00420.001		
203	RICHARD D & ANN L KINNEY	53-00642.000		U-470, P-18
204	RONALD C LEATHERMAN & MARGARET N LEATHERMAN CO TRUSTEES	67-02935.000		S-167
205	1799 PORTAGE ROAD LLC, A NEW YORK LIMITED LIABILITY COMPANY	67-01601.002	7365	PLATTING OF LOT VOL. 20, PG. 102 KK-497
206	PORTAGE POINT MANAGEMENT	67-01975.000	8549	HOFFMAN PLAT BK. 27, PG. 75 QQ-107
207	JASCAR ENTERPRISES LLC	67-01664.000 67-01665.000		Z-242, TT-552
208	JASON T CARRICK	67-02669.000 67-02314.000	9474	TT-552 HAWKINS MARKET ALLOTMENT #1 BK 28, PG. 282
209	WOOSTER FIT HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY	67-02314.001	9475	TT-552
210	RBTS LLC	67-01276.000		TT-552

RECORDS SURVEYS USED ARE SHOWN AS WAYNE COUNTY ASSIGNED ALPHA-NUMERIC NUMBERS



WAY-WOOSTER LOOP PHASE 2
CITY OF WOOSTER & WAYNE TOWNSHIP,
WAYNE COUNTY, OHIO
SW 1/4 SEC. 26, T-16-N, R-13-W
NW 1/4 SEC. 35, T-16-N, R-13-W



PID NO. **104120**

R/W DESIGNER: JJ
R/W REVIEWER: KCC

PROPERTY MAP

WAY-WOOSTER LOOP PHASE 2

8 / 44

90 / 126

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

DSS	10/9/18	REVISED 201-SH, 202-SH, & 202-T
REV. BY	DATE	DESCRIPTION
DATE COMPLETED 01/23/18		

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**WAY-WOOSTER
LOOP PHASE 2**

CITY OF WOOSTER, WAYNE COUNTY, OHIO
SW 1/4 SEC. 26, T-16-N, R-13-W
NW 1/4 SEC. 35, T-16-N, R-13-W



PID NO.
104120

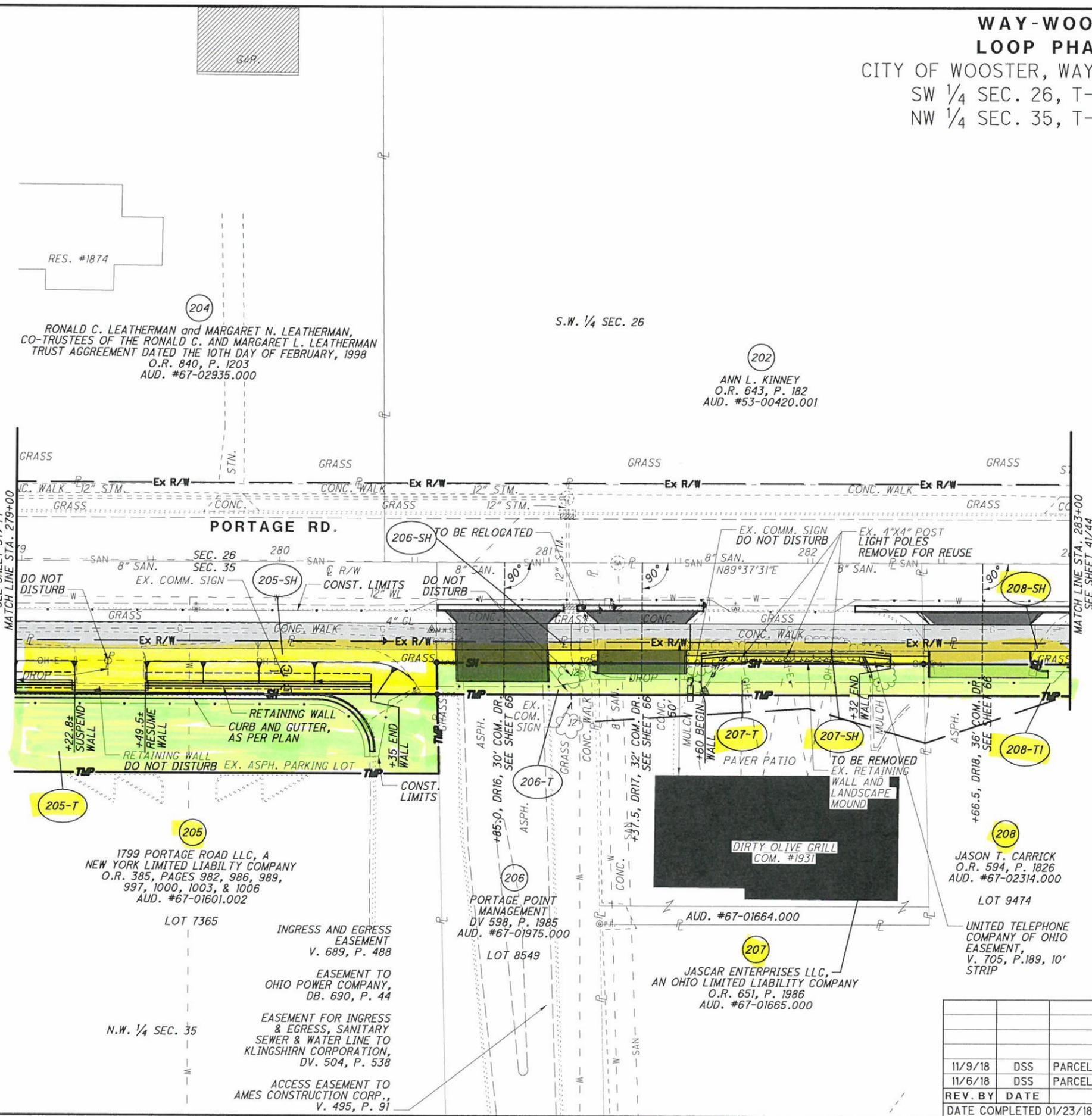
R/W DESIGNER
JU
R/W REVIEWER
KCC

RIGHT OF WAY TOPO SHEET
STA. 279+00 TO STA. 283+00

WAY-WOOSTER
LOOP PHASE 2

39 / 44

121
126



RES. #1874
204
RONALD C. LEATHERMAN and MARGARET N. LEATHERMAN,
CO-TRUSTEES OF THE RONALD C. AND MARGARET L. LEATHERMAN
TRUST AGREEMENT DATED THE 10TH DAY OF FEBRUARY, 1998
O.R. 840, P. 1203
AUD. #67-02935.000

S.W. 1/4 SEC. 26
202
ANN L. KINNEY
O.R. 643, P. 182
AUD. #53-00420.001

205
1799 PORTAGE ROAD LLC, A
NEW YORK LIMITED LIABILITY COMPANY
O.R. 385, PAGES 982, 986, 989,
997, 1000, 1003, & 1006
AUD. #67-01601.002

206
PORTAGE POINT
MANAGEMENT
DV 598, P. 1985
AUD. #67-01975.000

207
JASCAR ENTERPRISES LLC,
AN OHIO LIMITED LIABILITY COMPANY
O.R. 651, P. 1986
AUD. #67-01665.000

208
JASON T. CARRICK
O.R. 594, P. 1826
AUD. #67-02314.000

INGRESS AND EGRESS
EASEMENT
V. 689, P. 488
EASEMENT TO
OHIO POWER COMPANY,
DB. 690, P. 44
EASEMENT FOR INGRESS
& EGRESS, SANITARY
SEWER & WATER LINE TO
KLINGSHIRN CORPORATION,
DV. 504, P. 538
ACCESS EASEMENT TO
AMES CONSTRUCTION CORP.,
V. 495, P. 91

REV. BY	DATE	DESCRIPTION
11/9/18	DSS	PARCEL 207 LIGHT POLES REUSE
11/6/18	DSS	PARCEL 207 RETAINING WALL
DATE COMPLETED 01/23/18		

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Resolution

No. 2019-122

Board of Wayne County Commissioners

Ron Amstutz Rebecca S. Foster Sue A. Smail

Adopted: March 6, 2019

Subject: **Granting Annexation of Approximately 21.769 acres of land from Wooster Township to the City of Wooster (Annexation 2018-A4, ORC Section 709.02 – Regular Annexation, GramCord, LLC, Petitioner, William Anfang, III, Agent)**

It was moved by Commissioner Smail and seconded by Commissioner Foster that the following resolution be adopted:

WHEREAS, on December 10, 2018, William Anfang, III, as Agent for the Petitioner, filed a Petition for Annexation on behalf of GramCord, LLC, with the Board of County Commissioners of Wayne County, Ohio; and

WHEREAS, the Petition was filed pursuant to ORC Section 709.02 (Regular Annexation); and

WHEREAS, on December 10, 2018, a Hearing on the Petition was set for February 13, 2019, at 9:00 AM in the Commissioners' Meeting Room, 428 W. Liberty St., Wooster, Ohio 44691; and

WHEREAS, at the Regular Session of the Board held on December 12, 2018, the Petition was entered upon the Journal of Board, via Resolution No. 2018-586; and

WHEREAS, on December 12, 2018, the legal description of the perimeter and the plat of the territory proposed to be annexed contained in the Petition were referred to the Wayne County Engineer for a report upon the accuracy of said documents; and

WHEREAS, on February 6, 2019, the County Engineer filed a written report with the Board indicating that the legal description and plat were accurate and correct; and

WHEREAS, the Board commenced the Hearing on the Petition on February 13, 2019 and concluded said Hearing on February 20, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Wayne County, Ohio, that:

Section 1. The Board finds it has jurisdiction to render a decision on the following Petition for Annexation:

Title/Description:	Petition for Annexation of Approximately 21.769 acres of land from Wooster Township, Wayne County, Ohio, to the City of Wooster, Wayne County, Ohio (Annexation 2018-A4)
Annexation Type:	Regular [ORC Section 709.02]
Petitioner(s):	GramCord, LLC
Agent for Petitioner(s):	William Anfang, III
Date Filed:	December 10, 2018

Date of Hearing: February 13, 2019 & February 20, 2019

Section 2. The Board finds the Petition for Annexation was validly filed and before the Board at the Hearing, based upon all relevant factors, including:

- A. The Petition for Annexation was signed by Gary Graham, Managing Member, on behalf of GramCord, LLC.
- B. Though not conclusive upon the Board, the Wayne County Engineer filed a written report with the Board indicating that the legal description of the perimeter and the plat of the territory proposed to be annexed contained in the Petition for Annexation were accurate and correct.
- C. The Agent for the Petitioner substantially complied with all procedural requirements related to the notices and filings mandated by ORC Section 709.03. [ORC Section 709.015]. The Agent for the Petitioner also complied with all other requirements related to the notices and filings mandated by ORC Section 709.03.

Section 3. The Board finds that the Petition for Annexation and all related documents substantially comply with all applicable procedural requirements set forth in ORC Sections 709.02 to 709.21. The Board also finds that all actions taken concerning the Petition for Annexation and said related documents substantially complied with all applicable procedural requirements set forth in ORC Sections 709.02 to 709.21. [ORC Section 709.015].

Section 4. In accordance with ORC Section 709.015, the Board shall cure all procedural defects. The Clerk of the Board is instructed to correct all procedural defects in the Petition for Annexation, including:

- A. Strike any and all references to the Petition for Annexation being "Amended" (or any like references).
- B. Strike any and all references to the City of Wooster holding one or more parcels of real estate located in the territory proposed to be annexed.
- C. Insert "December 10, 2018", as the date of the Petitioner's signature.
- D. On the second page of Exhibit A, correct the acreage for Parcel No. 57-00038.000 from "24.049 acres" to "20.409 acres".

Section 5. In accordance with ORC Section 709.033, the Board finds, based upon a preponderance of the substantial, reliable, and probative evidence on the whole record, that each of the following six (6) conditions have been met. The Board supports its findings with the specific findings of fact included below each condition.

- A. Condition 1: The Petition for Annexation meets all the requirements set forth in, and was filed in the manner provided in, ORC Section 709.02.
 - i. The real estate located in the territory proposed to be annexed is contiguous to the City of Wooster, Ohio and said territory lies within Wayne County, Ohio.

- ii. The Petition for Annexation contains the name and signature of Gary Graham, Managing Member, on behalf of GramCord, LLC. After the correction called for in Section 4(C) above, the Petition for Annexation also contains the date (December 10, 2018) the aforementioned signature was obtained.
 - iii. The Petition for Annexation contains a legal description of the perimeter and a plat of the territory proposed to be annexed.
 - iv. The Petition for Annexation names William Anfang, III, as the Agent for the Petitioner.
 - v. Though not considered part of the Petition for Annexation, and though any error on the list shall not affect the validity of the Petition for Annexation, the Agent for the Petitioner filed the list called for in Division (D) of ORC Section 709.02 at the time of filing the Petition for Annexation.
- B. Condition 2: The person who signed the Petition for Annexation is an owner of real estate located in the territory proposed to be annexed in the Petition for Annexation, and, as of the time the Petition for Annexation was filed with the Board, the number of valid signatures on the Petition for Annexation constituted a majority of owners of real estate in that territory.
- i. The Petition for Annexation was signed by Gary Graham, Managing Member, on behalf of GramCord, LLC. GramCord, LLC, is the sole owner of real estate located in the territory proposed to be annexed in the Petition for Annexation. The aforementioned signature was not obtained more than 180 days before the date the Petition for Annexation was filed, and said signature constitutes a majority (100%) of the owners of the territory proposed to be annexed.
- C. Condition 3: The City of Wooster, Ohio, has complied with Division (D) of ORC Section 709.03.
- i. Wooster City Council adopted Resolution No. 2019-17 on February 19, 2019. Said resolution meets all requirements found in Division (D) of ORC Section 709.03 and was filed with the Board on February 20, 2019. The City of Wooster, Ohio, has also substantially complied with all procedural requirements in Division (D) of ORC Section 709.03. [ORC Section 709.015].
- D. Condition 4: The territory proposed to be annexed is not unreasonably large.
- i. The legal description of the perimeter and the plat of the territory proposed to be annexed contained in the Petition for Annexation, as well as all other relevant documents and facts included in the record, demonstrate that this condition has been met.
- E. Condition 5: On balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area, if the Petition for Annexation is granted.

- i. The legal description of the perimeter and the plat of the territory proposed to be annexed contained in the Petition for Annexation, the statement of services provided by the City of Wooster, Ohio, via Resolution No. 2019-17, and all other relevant documents and facts included in the record demonstrate that this condition has been met.
- F. Condition 6: No street or highway will be divided or segmented by the boundary line between a township and the City of Wooster, Ohio, as to create a road maintenance problem.
- i. The legal description of the perimeter and the plat of the territory proposed to be annexed contained in the Petition for Annexation, as well as all other relevant documents and facts included in the record, demonstrate that this condition has been met. In addition, representatives from the City of Wooster, Ohio, have provided an initial indication to the Board that the City is willing to accept responsibility for and/or ownership of two parcels of real estate located in the territory proposed to be annexed that Wayne County currently owns in fee for right-of-way purposes.

Section 6. The Petition for Annexation is hereby **GRANTED**.

The vote is as follows: Ron Amstutz absent Rebecca S. Foster yea Sue A. Smail yea

Absent

Ron Amstutz

Lee S Foster

Rebecca S. Foster

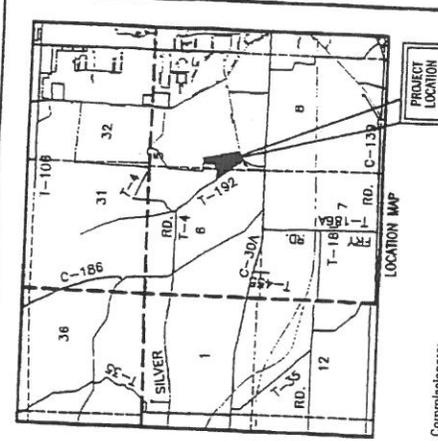
Sue A. Smail

Sue A. Smail

CERTIFICATE

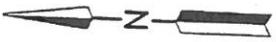
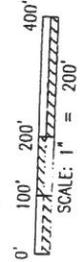
I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.

Diane L. Austen
Diane L. Austen, Clerk



REFERENCE SURVEY:
"W"-406

BASIS OF BEARING:
The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM



ANNEXATION PLAT
S.W. QTR. SEC. 5 &
S.E. QTR. SEC. 6
T-15N ; R-13W
WOOSTER TOWNSHIP
WAYNE COUNTY, OHIO



Monuments shown hereon are expressed in feet and decimal parts thereof, bearings are used to express lines only, iron pins or monuments were found or located as indicated hereon. All of which I believe to be correct to the best of my knowledge.

Mark E. Purdy, P.S. #7307
Date 11-29-18

Certified by Wayne County Commissioners:
this ___ day of ___, 20__

Resolution No. _____

SURE SWAIL _____
Approved: ANN M. ODBRECHT _____
this ___ day of ___, 20__

Ordinance No. _____
Approved for Recording: _____
this ___ day of ___, 20__

Transferred: _____
this ___ day of ___, 20__

(Sign) _____
Wayne County Auditor's Office
Filed for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER

DATE _____ AT _____

INSTRUMENT # _____ PAGE _____

PLAT VOL _____ FEE \$ _____

AUDITOR: _____

RECORDED: _____

TOTAL: _____

SHARRPR, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL: (330) 345-6377 FAX: (330) 345-6725 EMAIL: sjl@sjl-inc.com

DRAWN BY: _____
CHECKED BY: _____

DATE 11/28/18

DWG NO: SW-5644B JOB NO: SW-5644B SHEET 1 OF 1

EXHIBIT

6



WAYNE COUNTY ENGINEER'S OFFICE
SCOTT A. MILLER, P.E., P.S.
WAYNE COUNTY ENGINEER

February 06, 2019

Wayne County Commissioners
428 West Liberty Street
Wooster, Ohio

Re: Annexation P.P.N. 57-00038.00 Wooster Township

Honorable Commissioners:

This office has reviewed the annexation plat and legal description of the 21.769 acre parcel currently under consideration for annexation to the City of Wooster. It is accurate and correct pursuant to O. R. C. 709.031.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,
Scott Miller, P.E., P.S.
Wayne County Engineer

A handwritten signature in black ink, appearing to read 'John M. Zaranec', written over the typed name and title.

John M. Zaranec, P.S.
Deputy Surveyor

cc: File

DA, clerk

AMENDED PETITION FOR ANNEXATION ON APPLICATION OF

OWNERS OF REAL ESTATE

Regular

O.R.C. Sec. 709.02

WAYNE CO COMMISSIONERS
2018 DEC 10 AM 9:33

TO: Board of County Commissioners of Wayne County, Ohio

The undersigned, being the owner of real estate residing on the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Wooster, Ohio:

Real Estate Situated in the
State of Ohio
County of Wayne
Township of Wooster

**I hereby certify this is a true and correct
copy of the original on file**

Diane L. Auster

Wayne County Commissioners

Diane L. Auster

Described as follows:

See "Exhibit A" attached for complete legal description.

The intent of this annexation is to annex the land described above in the Southeast Quarter of Section 6 and the Northwest Quarter of Section 5 of Wooster Township that is now owned by GramCord, LLC.

The above described territory is adjacent to and contiguous to the said City of Wooster.

Petitioners have attached hereto as "Exhibit B" and made a part of this petition, a map showing the accurate boundaries of the territory sought to be annexed.

Petitioners state that there is one (1) owner, who is GramCord, LLC, of real estate in the territory sought to be annexed. The ~~City of Wooster and the~~ board of County Commissioners hold certain parcels of real estate within the territory that comprise of road rights of way, they are not considered owners under Ohio Revised Code Section 709.02(E).

William Anfang, III is hereby appointed agent for the undersigned petitioners as required by O.R.C. Sec. 709.02, with full power and authority hereby granted to said agent to amend, alter,

change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion, or other things or action for the granting of this petition shall be made in the petition, description, and/or plat by said agent without further expressed consent of the petitioners.

Pursuant to O.R.C. 709.02(D) and attached as "Exhibit C" and made a part hereof is a list of the owner names, addresses and Auditor's parcel numbers for:

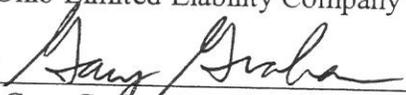
- A. The territory proposed for annexation;
- B. The tracts, lots or parcels adjacent to or across the road from the territory to be annexed.

Name:

Address:

GramCord, LLC
an Ohio Limited Liability Company

6927 NonPariel Road
Wooster, OH 44691

By: 
Gary Graham
Its: Managing Member

December 10, 2018



Exhibit A

Situated in the Township of Wooster, T-15N, R-13W, Southwest Quarter of Section 5 and Southeast Quarter of Section, County of Wayne and State of Ohio:

Known as being a 20.409 acre parcel conveyed to Gramcord, LLC, et al. in O.R. 816, Page 2667 of the Wayne County Official Records, a 0.354 and a 1.006 acre parcel conveyed to the Board of Wayne County Commissioners in Volume 669, Page 544 of the Wayne County Deed Records and further bounded and described as follows:

COMMENCING at the northwest corner of the Southeast Quarter of Section 5, also being on the Wooster City corporation line;

Thence Easterly 337.45 feet along the quarter section line and said corporation line to a point and the PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

Thence with the following 11 courses:

1. Continuing Easterly, 183.89 feet along the quarter section line and said corporation line to a point;
2. Southeasterly, 1471.56 feet along said corporation line to a point;
3. Southeasterly, 34.60 feet along said corporation line to a point in Old Mansfield Road (T.R. 46);
4. Westerly, 134.90 feet along said corporation line and in Old Mansfield Road (T.R. 46) to a point;
5. Southwesterly, 319.76 feet along said corporation line and in Old Mansfield Road (T.R. 46) to a point in McAfee Road (T.R. 192);
6. Northwesterly, 715.86 feet in McAfee Road (T.R. 192) to a point on the section line;
7. Northwesterly, 533.3 feet to a point at the southwest corner of lands conveyed to Richard D. Graham, et al. And Gramcord, LLC in O.R. 355, Page 521 and O.R. 627, Page 274 of the Wayne County Official Records;
8. Northeasterly, 167.77 feet along a southwest line of said Graham and Gramcord lands to a point;
9. Easterly, 260.97 feet along a south line of said Graham and Gramcord lands to a point;
10. Northeasterly, 287.74 feet along a southwest line of said Graham and Gramcord lands to a point at the southeast corner thereof;

11. Northerly, 447.14 feet along an east line of said Graham and Gramcord lands to the PRINCIPAL PLACE OF BEGINNING and containng within said bounds 21.769 acres of land per tax map records.

FOR ANNEXATION ONLY, compiled from record documents.

20.409

Parcel Nos. 57-00038.000 (~~24.049~~ acres)
57-00038.002 (1.006 acres)
57-00038.003 (0.354 acre)

June 17th
agenda

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Planning and Zoning	Meeting Date Requested 6/17/19
Project Name 1699 Old Mansfield Road Zoning Designation	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 William Anfang requesting approval of a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road (PN 57-0038.000) upon annexation into the City of Wooster The Planning Commission held a public hearing on the application on 5/22/19 and voted unanimously (5-0) to recommend approval of the rezoning application to City Council. The application will also require a public hearing before City Council.	
Justification / Benefits As found by both Planning and Zoning Division Staff and the Planning Commission, the proposed zoning classification is compatible with the area and direct impacts of future development will be sufficiently addressed by the Development Plan process. In addition, the proposed zoning is consistent with the Comprehensive Plan and provides an opportunity for targeted economic development.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives If the property is annexed without an approved zoning classification the property will be zoned R-1 (Suburban Single-Family Residential) by default	
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: 5/23/19
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	



**PLANNING COMMISSION
APPLICATION INFORMATION SHEET**

Application Number

PC-19-11

Scheduled Meeting Date

05-22-2019

Application Type

Zoning Amendment - Map

Property Location

1699 OLD MANSFIELD RD

Property Information

Acreage: 20.41

Zoning: Currently Unincorporated, Proposed I-2

Property Owner

GRAMCORD LLC

Applicant

WILLIAM ANFANG

Applicant's Project Description

GRAMCORD LLC REQUESTS A ZONING DESIGNATION FOR A PARCEL OF LAND WHICH WAS RECENTLY APPROVED BY THE WAYNE COUNTY COMMISSIONERS FOR ANNEXATION TO THE CITY OF WOOSTER.

GRAMCORD WISHES TO HAVE THE PARCEL ZONED I-2 WHICH MIRRORS THE DESIGNATION OF ALL NEIGHBORING PARCELS IN THE CITY. SUCH A DESIGNATION WOULD NOT ALTER THE CURRENT COMPREHENSIVE PLAN. GRAMCORD LLC WOULD LIKE TO ATTRACT A PURCHASER THAT WOULD ESTABLISH A BUSINESS PERMITTED IN AN I-2 ZONE.

Agenda Text

William Anfang requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster



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

May 23, 2019

Dear WILLIAM ANFANG,

At the 05-22-2019 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-19-11, William Anfang requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster, 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

PC-19-11
Old Mansfield Road Zoning Designation

Property Owner: Gramcord LLC
Applicant: William Anfang
Location: 1699 Old Mansfield Road
Existing Zoning: None (Unincorporated)
Proposed Zoning: I-2 (General Industrial)
Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) upon annexation into the City of Wooster

LOCATION AND SURROUNDING USES

The subject site consists of 21.77 acres located at the northeast corner of Old Mansfield Road and McAfee Road. Adjacent properties include the following uses and zoning:

- North – Agriculture (Unincorporated) and Undeveloped (I-2)
- South – Undeveloped (I-2)
- East – Industrial (I-2)
- West – Agriculture (Unincorporated)



PROPOSED APPLICATION/BACKGROUND

The site is currently progressing through the annexation process into the City of Wooster. The applicant's request is to zone the property I-2 (General Industrial) upon annexation into the City of Wooster.

The subject property currently contains a single family home and agricultural land. No plans have been submitted at this time for development of the site.

ZONING DISTRICT INTENT

The I-2 District is established as follows, per Section 1107.05(f)(6)(B.):

The purpose of the I-2 General Industrial District is to provide for industrial and other uses that by virtue of their external effects, noise, glare, fumes, smoke, dust, odors, truck and/or rail traffic, should be isolated from residential and commercial uses. These uses perform essential functions for the City, including employment, and should be provided for in areas that are best suited for industrial development by reason of location, utilities and transportation systems.

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 district:

I-2 PRINCIPALLY PERMITTED USES	
Use Type	I-2
Agricultural Uses	
Agriculture (Raising of Crops)	P
Agriculture (Livestock)	X
Community Gardens	PS
Greenhouses and Nurseries	X
Residential Uses	
Cluster Residential Development	X
Convent, Monastery, or Other Housing for Places of Worship	X
Dormitories	X
Dwellings, Multi-Family	X
Dwellings, Single-Family Attached	X
Dwellings, Single-Family Detached	X
Dwellings, Two-Family	X
Dwellings, Two-Family Conversion from a Single-Family Dwelling	X
Fraternities and Sororities	X
Group Homes or Residential Facilities	X
Manufactured Home	X
Mobile Home	X
Skilled Nursing or Personal Care Facilities	X
Transitional Housing	X
Commercial and Offices Uses	
Adult Uses	X
Agriculture/Farm Supplies & Sales	X
Animal Day Care/Animal Grooming	X
Assembly Halls, Membership Clubs, and Conference Centers	X
Automated Teller Machine (Stand-Alone)	X
Automotive Fuel Sales	P
Automotive Repair (Heavy)	PS
Automotive Sales and Leasing	C
Automotive Service Station & Parts Sales	PS
Bars and Taverns	X
Bed and Breakfast Establishments	X
Business and Professional Offices	X
Business Service Establishments	P

I-2 PRINCIPALLY PERMITTED USES	
Use Type	I-2
Campgrounds	C
Financial Institutions	X
Funeral Homes and Mortuaries	X
Hotels or Motels	X
Kennels/Animal Boarding	C
Live/Work Units	X
Medical or Dental Clinics/Offices & 24-Hour Urgent Care	X
Medical Marijuana Dispensaries	X
Microbrewery, Microdistillery, or Microwinery	X
Mixed Use Building (with Residential Uses)	X
Mobile Home, Commercial Truck, & Recreational Vehicle Sales, Leasing, Service, or Storage	C
Parking Garages	X
Parking Lots (Principal Use)	C
Personal Service Establishments	X
Recreation Facilities	C
Restaurants	X
Retail Commercial Uses	X
Service Commercial Uses	X
Theaters	X
Vehicle Washing Establishment	X
Veterinarian Offices/Animal Hospital	P
Industrial Uses	
Bulk Storage of Liquids or Grain	P
Contractor Offices	P
Crematorium	PS
Data Center	P
Machinery & Heavy Equipment Sales, Leasing, and Storage	C
Manufacturing and Production (Heavy or Outdoors)	C
Manufacturing and Production (Indoors)	P
Medical Marijuana Testing & Processing	P
Outdoor Storage and Bulk Sales	C

I-2 PRINCIPALLY PERMITTED USES	
Use Type	I-2
Printing and Publishing	P
Radio and Television Stations	P
Recycling Collection/Processing Fac.	C
Research and Development Facilities	P
Self-Storage Facilities	C
Soil and Mineral Extraction Activities	C
Warehouses	P
Wholesale Sales & Distribution Centers (Indoors)	P
Wholesale Sales & Distribution Centers (Outdoors)	P
Public and Institutional Uses	
Active Recreational Uses	P
Cemeteries	X
Colleges and Higher Educational Institutions	X

I-2 PRINCIPALLY PERMITTED USES	
Use Type	I-2
Community Recreation Facility	X
Cultural Facilities and Structures	X
Educational Institutions (K-12)	X
Essential Services	Exempt per Section 1101.05(b)
Government Facilities	P
Government Offices	P
Hospitals	X
Nursery Schools or Day Care Centers (Children or Adults)	X
Passive Parks, Open Space, & Natural Areas	P
Places of Worship	X
Utility Facilities & Buildings	P
Wireless Telecommunication Facilities	See Section 1109.03(f)(10)

Table 1115-4 includes development standards for the subject zoning district:

TABLE 1115-4: SITE DEVELOPMENT STANDARDS FOR INDUSTRIAL AND SPECIAL ZONING DISTRICTS	
	I-2
Minimum Lot Area	2 acres
Minimum Lot Width at the Building Line	200 ft.
Minimum Front Yard Building Setback	40 ft.
Minimum Side/Rear Yard Building Setback - Nonresidential District	30 ft.
Minimum Side/Rear Yard Building Setback - Residential District	75 ft.
Maximum Lot Coverage by Buildings	50%
Maximum Building Height	60 ft.
[1] Additional setback requirements may also be required to accommodate landscaping and buffers as may be required by Chapter 1123: Landscaping and Buffering.	

COMPREHENSIVE PLAN (2014)

Chapter 3 - Land Use, Demographics and Housing

Action LU.7.1

Extend the City boundary only when the expansion will result in new targeted economic growth, or serve to accomplish other goals and objectives of the Comprehensive Plan or other City policies.

The proposed annexation will provide a site suitable for development capable of providing an economic development opportunity to expand the city's industrial base. The site is located on the edge of an existing industrial area, is adjacent to the city on three sides and has reasonable access to utilities.

Action LU.7.3

Ensure new annexations can be served by city utilities.

City water is located within the public right-of-way on Old Mansfield Road. City sanitary sewer is available to the east of the site on the adjacent property and will need to be extended to service the site.

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.

PLANNING AND ZONING DIVISION STAFF RECOMMENDATION

Staff recommends approval of application PC-19-11 to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster, as submitted.

Staff's recommendation is based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and does not include the consideration of any specific use or plan for the site. It is staff's assessment that:

- The proposed zoning is consistent with the Comprehensive Plan and provides an opportunity for targeted economic development.
- The proposed zoning is compatible with the area and would not result in adverse effects.
- Impacts of development in the proposed zoning district would be sufficiently addressed by the Development Plan process.



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

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

May 9, 2019

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, May 22nd, 2019.

PC-19-11. William Anfang requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster.

All interested parties are welcome to attend and will be given the opportunity to address the Board 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

Owner Name	Address	City
ASPEN GROVE INVESTMENTS LLC	1000 VENTURE BLVD	WOOSTER OH 44691
BAKER PROPERTIES MOUNT VERNON LTD	1130 RIFFEL RD	WOOSTER OH 44691
WAYNE COUNTY COMMISSIONERS	428 W LIBERTY ST	WOOSTER OH 44691
FRITO LAY INC	PO BOX 565048	DALLAS TX 75356
GRAHAM RICHARD D	1889 SILVER RD	WOOSTER OH 44691
R J CORMAN EQUIPMENT COMPANY LLC	PO BOX 788	NICHOLASVILLE KY 40340
REDEVELOPMENT PROPERTIES	3571 OLD AIRPORT RD	WOOSTER OH 44691

PC-19-11 Property Owners List 5-9-19



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691
Phone: 330-263-5235 Fax: 330-263-5274

May 8, 2019

DAILY RECORD

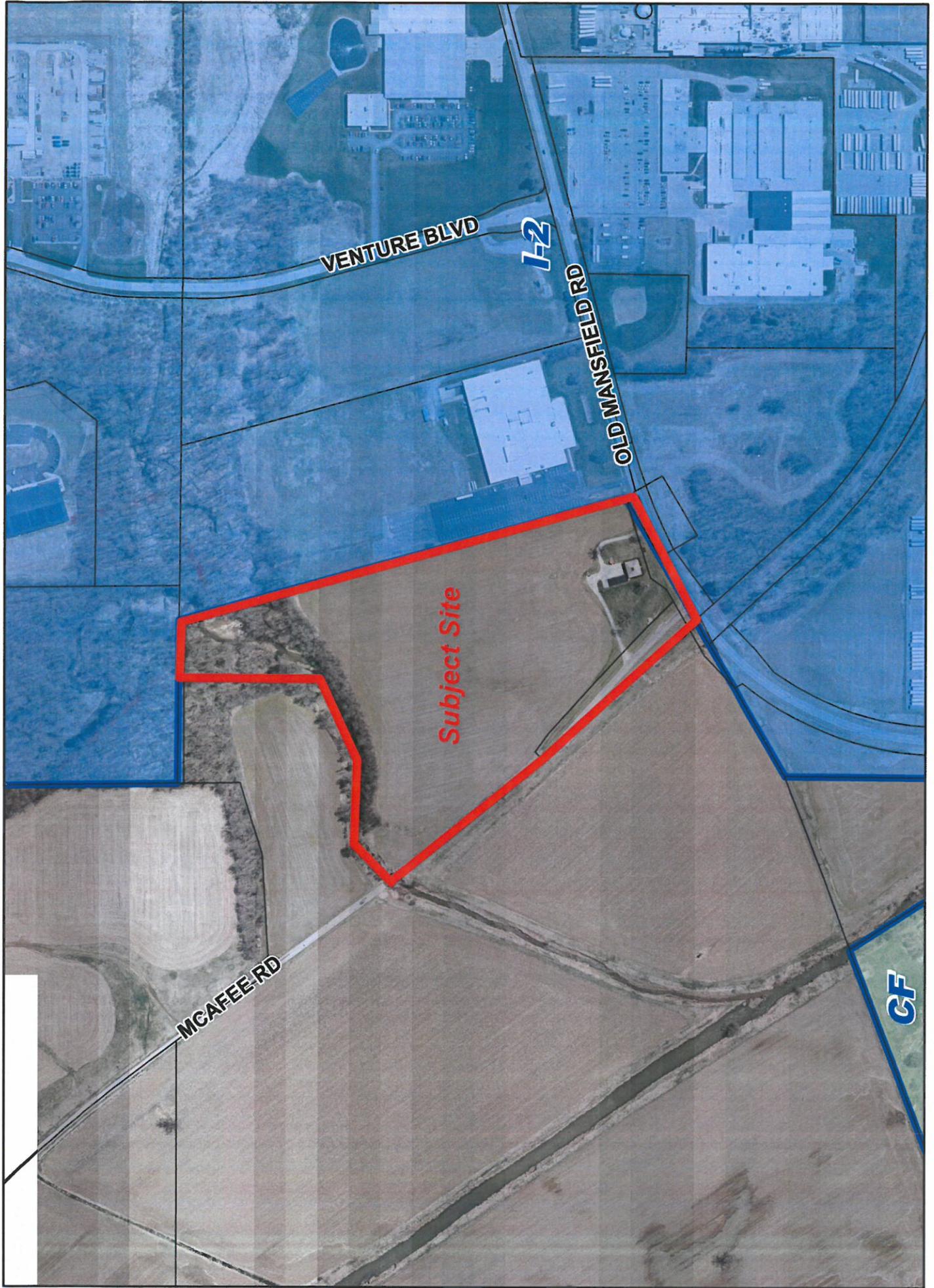
PLEASE PUBLISH May 12, 2019

The City of Wooster Planning Commission will hold their Regular Meeting at 5:30 pm on Wednesday, May 22nd, 2019. The meeting will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio. At the meeting, the Commission will hold a public hearing for the following application:

PC-19-09. Carmen Alwine requesting Conditional Use approval for a salon use at 290 East Milltown Road in a C-1 (Office/Institutional) District.

PC-19-11. William Anfang requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster.

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 applications. 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, at adutton@woosteroh.com, (330) 263-5238 or 538 North Market Street, Wooster, Ohio.



VENTURE BLVD

H2

OLD MANSFIELD RD

Subject Site

MCAFEE RD

CF



Owner Name	Address	City
ASPEN GROVE INVESTMENTS LLC	1000 VENTURE BLVD	WOOSTER OH 44691
BAKER PROPERTIES MOUNT VERNON LTD	1130 RIFFEL RD	WOOSTER OH 44691
WAYNE COUNTY COMMISSIONERS	428 W LIBERTY ST	WOOSTER OH 44691
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PC-19-11 Property Owners List 5-9-19



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

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

May 9, 2019

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, May 22nd, 2019.

PC-19-11. William Anfang requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster.

All interested parties are welcome to attend and will be given the opportunity to address the Board 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



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691
Phone: 330-263-5235 Fax: 330-263-5274

May 9, 2019

DAILY RECORD

PLEASE PUBLISH May 12, 2019

The City of Wooster Planning Commission will hold their Regular Meeting at 5:30 pm on Wednesday, May 22nd, 2019. The meeting will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio. At the meeting, the Commission will hold a public hearing for the following application:

PC-19-09. Carmen Alwine requesting Conditional Use approval for a salon use at 290 East Milltown Road in a C-1 (Office/Institutional) District.

PC-19-11. William Anfang requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign a zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster.

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Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Development	Meeting Date Requested June 17, 2019
Project Name Lincoln St. Waterline Replacement	Estimated Total Funds/Costs \$630,000
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? <div style="text-align: center; padding: 5px;">Water Enterprise Fund</div>	
Description of Request Requested is an amendment to Resolution 2019-35 to correspond to an updated project scope. Resolution 2019-35 granted approval allowing the City of Wooster to make an application to the Ohio Development Services Agency's Office of Community Development for \$300,000 in CDBG Critical Infrastructure funds to assist in financing the replacement of a cast-iron waterline on Lincoln Street. The original legislation incorrectly specified that a 5,256-ft waterline was to be replaced with a six-inch pipe. The actual length, as correctly depicted in the map previously provided, will be approximate 2,565 feet, while the size of the line will vary from six to primarily eight-inches as needed to optimize water flow. The most recent total cost estimate is \$630,000, including contingency. All other aspects of the legislation remain the same. Following outreach efforts and a public hearing, the City has received no comments from the public.	
Justification / Benefits This project addresses a health and safety concern for a low-to-moderate income neighborhood while also providing up to a \$300,000 cost savings to the City, allowing it to tackle this project immediately. Additionally, the replacement will provide a savings to operations with reduced workload as fewer emergency repairs will be needed.	
Will this Project affect the City's Operating Costs This project will save the City's water enterprise fund approximately \$300,000 in costs.	
What Alternatives Exist and what are the Implications of the Alternatives Alternatively, the City may decide to forgo the grant. The project will be delayed due to lack of funds, however, other grants could be pursued for a future project, if available.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances: <div style="padding: 5px;">N/A</div>	
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: Jonathan Millea	Date: June 12, 2019

Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No

Lincoln Waterline Replacement Critical Infrastructure Project:

LMI Benefit project (LMI households, by qualified area): The Lincoln Street waterline project would replace a 2,565-foot cast-iron waterline along a residential street in an LMI-qualified neighborhood with a new 6-inch waterline, impacting 62 residential properties. A total of 11 waterline breaks have occurred on this line requiring boil alerts, with a break ratio of 0.46 breaks per mile per year, double the industry average of 0.21 to 0.27 (based on research by The Water Research Foundation). The existing waterline is cast iron (which has a tendency to break/leak) and was installed prior to 1969 (exceeding the useful life of 50 years). Approximately 720 feet of the line between Nold and Bowman Streets, or 28% of the total project, will replace under-sized 4-inch lines, Nold and Bowman is only a 4" waterline, which is not sufficient for providing fire protection per Ohio EPA.

Funding: The City of Wooster is able to fund a \$200,000 portion of the estimated \$500,000 project without levying assessments to property-owners. The City does not intend to levy assessments on residents, and is seeking assistance through the CDBG Critical Infrastructure program to move forward on addressing the problem immediately without financial impacts to residents, rather than delaying the effort and enduring health and safety risks.

