

CITY COUNCIL AGENDA

November 4, 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

Liquor Control –Permit Request D5L
Salsarita LLC
150 W. Liberty Street
Wooster OH 44691

V. COMMITTEE REPORTS; PUBLIC HEARINGS

VI. UNFINISHED BUSINESS

1. Second Reading – RESOLUTION NO. 2019-54
A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO DONATE FUNDS TO THE GENERAL DAVID WOOSTER MEMORIAL STATUE PROJECT AND APPROPRIATING THE NECESSARY FUNDS (Ansel)

VII. NEW BUSINESS

1. First Reading – RESOLUTION NO. 2019-55
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT WITH THE WOOSTER YMCA FOR PROFESSIONAL ADMINISTRATIVE SERVICES RELATED TO THE MANAGEMENT AND OPERATION OF THE CITY OF WOOSTER'S SWIMMING FACILITIES (Myers)
2. First Reading – ORDINANCE NO. 2019-19
AN ORDINANCE AMENDING ORDINANCE NO. 2007-28 BY AUTHORIZING THE MAYOR TO TRANSFER THE COMMUNITY REINVESTMENT AREA AGREEMENT FROM LIBERTY MARKET PROPERTIES LLC TO GOLD STAR HOLDINGS LLC. (Sanders)
3. First Reading - RESOLUTION NO. 2019-56
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR RESURFACING AND REPAIRING PORTIONS OF NORTH STREET, FROM LIBERTY STREET TO SPINK STREET, QUINBY AVENUE, HIGHLAND AVENUE FROM TATUM STREET TO CLEVELAND ROAD, MILLTOWN ROAD FROM CLEVELAND ROAD TO MELROSE DRIVE, AND MELROSE DRIVE, 900 FEET NORTH AND 400 FEET SOUTH OF MILLTOWN ROAD, AND DECLARING AN EMERGENCY (Bostancic)
4. First Reading – ORDINANCE NO. 2019- 20
AN ORDINANCE VACATING AN UNNAMED ALLEY RUNNING IN AN EAST TO WEST DIRECTION IN THE CITY OF WOOSTER (ON PRIVATE PROPERTY BETWEEN LOTS 1778, 1777, 1661, AND A NEW LOT NUMBER YET TO BE DETERMINED) (Bostancic)

5. First Reading – RESOLUTION NO. 2019-57
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT(S) WITH THE LOWEST AND BEST BIDDER FOR LIME AND BIOSOLIDS RESIDUAL MANAGEMENT (Silvestri)
6. First Reading – RESOLUTION NO. 2019-58
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT(S) WITH THE LOWEST AND BEST BIDDER FOR THE PURCHASE OF PEBBLE LIME FOR THE WATER TREATMENT PLANT (Silvestri)
7. First Reading – RESOLUTION NO. 2019-59
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR PROVIDING RESIDENTIAL COLLECTION, TRANSPORTATION AND DISPOSAL OF SOLID WASTE AND RECYCLABLES (Myers)
8. First Reading – ORDINANCE NO. 2019-21
AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 945, COLLECTION AND DISPOSAL OF WASTE MATERIALS AND RECYCLABLES, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, WITH RESPECT TO THE COLLECTION OF RESIDENTIAL SOLID WASTE AND RECYCLABLES (Sanders)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

7701619		NEW		SALSARITA LLC 150 W LIBERTY WOOSTER OH 44691	
PERMIT NUMBER		TYPE			
ISSUE DATE					
10 21 2019					
FILING DATE					
D5L					
PERMIT CLASSES					
85	165	B	C53976		
TAX DISTRICT		RECEIPT NO.			

FROM 10/23/2019

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



MAILED 10/23/2019

RESPONSES MUST BE POSTMARKED NO LATER THAN. 11/25/2019

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **B NEW 7701619**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING. ☐

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

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

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

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

RESOLUTION NO. 2019-54

A RESOLUTION AUTHORIZING THE DIRECTOR OF
FINANCE TO DONATE FUNDS TO THE GENERAL DAVID
WOOSTER MEMORIAL STATUE PROJECT AND
APPROPRIATING THE NECESSARY FUNDS.

WHEREAS, it is desirous that the namesake of the City of Wooster be memorialized; and

WHEREAS, a donation of \$12,000.00 will significantly improve the progress of the project; and

WHEREAS, the plans presented to City Council are a fitting tribute to the historical figure for whom the City is named.

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

SECTION 1. The amount of \$12,000.00 in the unappropriated general fund (001) be and is hereby appropriated.

SECTION 2. The Director of Finance is hereby authorized to pay \$12,000.00 to the General David Wooster Memorial Statue Project.

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.

1st reading: 10-21-19 2nd reading: _____ 3rd reading: _____

Passed: _____, 2019 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2019
Mayor

Introduced by: Jon Ansel

RESOLUTION NO. 2019-55

A RESOLUTION AUTHORIZING THE DIRECTOR OF
ADMINISTRATION TO ENTER INTO A CONTRACT WITH THE
WOOSTER YMCA FOR PROFESSIONAL ADMINISTRATIVE
SERVICES RELATED TO THE MANAGEMENT AND OPERATION
OF THE CITY OF WOOSTER'S SWIMMING FACILITIES

WHEREAS, it is necessary to provide for the operation of the City of Wooster's outdoor swimming pools and spray ground during the summer months, and the Director has determined that these facilities can be operated more efficiently by contracting with an administrative services company; and

WHEREAS, the Wooster YMCA possesses the professional expertise to provide the administrative services necessary for the management and operation of the city's swimming facilities; and

WHEREAS, this City Council has determined that prompt action is necessary to begin the process of implementing this program and the cost thereof will be included in the 2020 Appropriations Budget.

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

SECTION 1. The Director of Administration is authorized to enter into a professional administrative services contract with the Wooster YMCA for services related to the management and operation of the city of Wooster's swimming facilities, in accordance with specifications on file in the office of the Director of Administration.

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

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this resolution occurred in an open meeting of this Council, 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.

1st Reading: _____ 2nd Reading: _____ 3rd Reading: _____

Passed: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2019
Mayor

Introduced by: Scott Myers

2019-55

#1 for Nov meeting

Request for Agenda Item

Authorization for Bid

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Purchase Capital Item

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Non-Capital

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Division Recreation	Meeting Date Requested N/A
Project Name 2020 YMCA Pool Management Contract	Estimated Total Funds/Costs \$ 162,799.00
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request The City of Wooster will contract with the Wooster YMCA to provide Lifeguard services in 2020 at Freedlander Pool, Christmas Run Pool and Knights Field Spraypark. Additionally, the YMCA will provide guards for City sponsored special events.	
Justification / Benefits By contracting with the YMCA, the City will save time(HR processing employees) and money(PERS). All City pass holders will be able to use their passes at the Natatorium May 24 through December 31, 2020.	
Will this Project affect the City's Operating Costs This will reduce the City's operating cost.	
What Alternatives Exist and what are the Implications of the Alternatives No local alternative options. The City could elect to operate the pools, but at a higher financial amount.	
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 <u>be passed</u>? <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: Jeff Battig	
Date: November 4, 2019	

2018 SWIMMING POOL STATISTICS

FREEDLANDER POOL	MAY	JUNE	JULY	AUGUST	TOTALS
Season Passes	367	1907	2352	706	5332
Adult Admissions	234	456	671	180	1541
Sr. Admissions	4	23	31	27	85
Child Admissions	391	712	789	237	2129
Under 3 Years	44	76	125	32	277
Swim Meet	0	6500	8500	0	15000
Rentals/Other/ Noon Lap	14	247	440	164	865
Masters	20	140	140	50	350
Sr. Aquaerobics	0	36	39	110	185
Morning Aquaerobics	0	132	327	166	625
Kids and Giggles	0	0	0	89	89
Boys & Girls Club	0	522	1232	213	1967
YMCA Membership	373	654	1003	353	2383
Swim Team	218	2289	1744	0	4251
YMCA Camp	162	268	399	443	1272
TOTAL unique entries					36351
Total Camp Entireties					1272
Total YMCA Membership Entries					2383

CHRISTMAS RUN POOL	MAY	JUNE	JULY	AUGUST	
Season Passes	0	1808	1519	376	3703
Adult Admissions	0	444	475	118	1037
Sr. Admissions	0	20	42	3	65
Child Admissions	0	573	502	119	1194
Under 3 Years	0	73	106	28	207
Rentals/Other	0	148	319	69	1186
Sr. Aquaerobics	0	312	312	26	650
Preschool Swim	0	0	0	0	0
Kids and Giggles	0	288	408	64	760
YMCA Membership	0	687	1062	222	1971
YMCA Camp	0	1702	1465	147	3314
TOTAL unique entries					14087
Total Camp Entries					3314
Total YMCA Memberships Entries					1971

KNIGHT'S FIELD SPRAYGROUND	MAY	JUNE	JULY	AUGUST	TOTALS
Season Passes	20	203	180	139	542
Adult Admissions	36	162	185	113	496
Sr. Admissions	1	7	15	12	35
Child Admissions	54	171	223	162	610
Under 3 Years	21	66	119	90	296
Rentals/Other	0	30	0	50	80
YMCA Camp	0	32	41	102	175
YMCA Membership	49	97	131	120	397
TOTAL unique entries					2631
TOTAL camp entires					175
Total YMCA Memberships Entries					397

2018 SWIMMING POOL STATISTICS

TOTALS BY CLASSIFICATION	MAY	JUNE	JULY	AUGUST	TOTALS
Season Passes	387	3918	4051	1221	9577
Adult Admissions	270	1062	1331	411	3074
Sr. Admissions	5	50	88	42	185
Child Admissions	445	1456	1514	518	3933
Under 3 Years	65	215	350	150	780
Rentals/Other	14	425	759	283	1481
Masters	20	140	140	50	350
Swim Team	218	2289	1744	0	4251
Sr. Aquaerobics	0	348	312	136	796
Morning Aquaerobics	0	132	327	166	625
Preschool Swim	0	0	0	0	0
Kids and Giggles	0	288	408	153	849
Boys & Girls Club	0	522	1232	213	1967
YMCA Membership	422	1438	2196	695	4751
YMCA Camp	211	2002	1905	692	4810

Total pool attendance Summer 2018	53069
Total Camp Attendance Summer 2018	7626
YMCA Pool Closed for Renovations	0
Totam YMCA Membership use at City Pools	4751

2019 SWIMMING POOL STATISTICS

FREEDLANDER POOL	MAY	JUNE	JULY	AUGUST	TOTALS
Season Passes	185	1180	1955	453	3773
Adult Admissions	109	432	1123	155	1819
Sr. Admissions	5	18	79	16	118
Child Admissions	159	596	1074	207	2036
Under 3 Years	7	57	129	25	218
Swim Meet	0	6100	3800	0	9900
Rentals/Other/ Noon Lap	0	546	1032	257	1835
Masters	30	111	149	40	330
Sr. Aquaerobics	0	0	0	52	52
Alice Noble	0	204	121	67	392
Kids and Giggles	0	0	0	101	101
Boys & Girls Club	0	647	990	626	2263
YMCA Membership	196	618	1242	289	2345
Swim Team	432	2304	2304	0	5040
YMCA Camp	50	909	946	384	2289
TOTAL unique entries					32511
Total Camp Entireties					2289
Total YMCA Membership Entries					2345

CHRISTMAS RUN POOL	MAY	JUNE	JULY	AUGUST	
Season Passes	0	1371	1439	610	3420
Adult Admissions	0	540	657	153	1350
Sr. Admissions	0	15	29	18	62
Child Admissions	0	697	733	172	1602
Under 3 Years	0	55	102	36	193
Rentals/Other	0	194	367	143	1163
Sr. Aquaerobics	0	204	238	17	459
Preschool Swim	0	1	4	0	5
Kids and Giggles	0	276	396	147	819
YMCA Membership	0	868	982	459	2309
YMCA Camp	0	1370	1431	471	3272
TOTAL unique entries					14654
Total Camp Entries					3272
Total YMCA Memberships Entries					2309

KNIGHT'S FIELD SPRAYGROUND	MAY	JUNE	JULY	AUGUST	TOTALS
Season Passes	7	142	134	47	330
Adult Admissions	8	160	215	63	446
Sr. Admissions	0	12	31	7	50
Child Admissions	7	144	160	88	399
Under 3 Years	9	146	134	83	372
Rentals/Other	0	0	0	50	50
YMCA Camp	0	0	6	6	12
YMCA Membership	0	105	119	81	305
TOTAL unique entries					1964
TOTAL Camp Entireties					12
Total YMCA Memberships Entries					305

2019 SWIMMING POOL STATISTICS

TOTALS BY CLASSIFICATION	MAY	JUNE	JULY	AUGUST	TOTALS
Season Passes	192	2693	3528	1110	7523
Adult Admissions	117	1132	1995	371	3615
Sr. Admissions	5	45	139	41	230
Child Admissions	166	1437	1967	467	4037
Under 3 Years	16	258	365	144	783
Rentals/Other	0	740	1399	450	2589
Masters	30	111	149	40	330
Swim Team	432	2304	2304	0	5040
Sr. Aquaerobics	0	204	238	69	511
Morning Aquaerobics	0	204	121	67	392
Preschool Swim	0	1	4	0	5
Kids and Giggles	0	276	396	248	920
Boys & Girls Club	0	647	990	626	2263
YMCA Membership	196	1591	2343	829	4959
YMCA Camp	50	2279	2383	861	5573

Total pool attendance Summer 2019	49129
Total Camp Attendance Summer 2019	8756
City Pool Pass use at YMCA Pools	2532
Totam YMCA Membership use at City Pools	4959

ORDINANCE NO. 2019-19

AN ORDINANCE AMENDING ORDINANCE NO. 2007-28 BY
AUTHORIZING THE MAYOR TO TRANSFER THE
COMMUNITY REINVESTMENT AREA AGREEMENT FROM
LIBERTY MARKET PROPERTIES LLC TO GOLD STAR
HOLDINGS LLC.

WHEREAS, this City Council, in Ordinance No. 2007-28, authorized the Mayor to enter into an agreement with Liberty Market Properties LLC for Community Reinvestment Area Tax Incentives, including a capital investment of up to \$1,080,000.00 for the renovation of an existing facility at 146 S. Market Street, Wooster, Ohio in order to provide new residential space and also retail space with the commitment of creating at least 18 new jobs, with an exemption of real estate taxes for a period of twelve (12) years; and

WHEREAS, Liberty Market Properties LLC seeks the approval of this Council to transfer its Community Reinvestment Area (CRA) Agreement, with all of its rights and responsibilities, to Gold Star Holdings LLC; and

WHEREAS, all other aspects of the agreement have otherwise been met, with substantial investment having been made in rehabilitating 146 S. Market Street, Wooster, Ohio as originally committed in the agreement, and The City Square Steakhouse having exceeded the project's job creation requirements with 24 full-time equivalents.

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

SECTION 1. That Ordinance No. 2007-28 is amended to provide that the Mayor, on behalf of the City of Wooster, is authorized to enter into an *amended* agreement with Liberty Market Properties LLC and Gold Star Holdings LLC, where the latter will be substituted as the Enterprise, and thus eligible for the remaining CRA tax incentives. It is expressly understood that the new owner (Gold Star Holdings LLC) will assume the CRA agreement as it was originally executed and as it presently exists; that the terms will remain unchanged except as to the following: (1) the identity of Gold Star Holdings LLC as the Enterprise; and (2) increase of job and payroll commitments as the Mayor, in his/her discretion, deems appropriate; (3) and that the Gold Star Holdings LLC will be required to meet all of the Enterprise's obligations thereunder.

SECTION 2. 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 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2019 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2019
Mayor

Introduced by: Craig Sanders

Request for Agenda Item

Authorization for Bid

☐

Purchase Capital Item

☐

Non-Capital

☒

Division Development	Meeting Date Requested November 4, 2019
Project Name CRA 07-004 Transfer Request	Estimated Total Funds/Costs \$0.00
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? <p style="text-align: center;">N/A - Transfer of existing agreement only.</p>	
Description of Request Liberty Market Properties LLC, which received a 100%, 12-Year CRA agreement to rehabilitate 146 S. Market Street into residential apartments with first-floor retail space and create 18 full-time jobs with \$120,000 payroll, has requested permission from the City to transfer said agreement to Gold Star Holdings, LLC, owned by the same proprietors of the site's long-term downtown restaurant tenant, The City Square Steakhouse. The exemption, which expires 12/31/2019, will enable Gold Star Holdings, LLC to retain the remainder of the CRA savings, an estimated value of \$5,277. Separately from the transfer request, as authorized by Ordinance No. 2007-28, the Mayor intends to amend the amend the job and payroll commitments from the creation of 18 full-time or equivalent jobs with a total \$120,000 annually payroll, to the retention of 24 full-time or equivalent jobs with a payroll of \$790,877.	
Justification / Benefits All parties have acted in good faith. A transfer is requested, with an amendment to increase payroll and job commitments to actual 2018 levels, to allow the long-term tenant's owners to enjoy the final year of abatement as they have come to own the real estate.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives While Gold Star Holdings has allowed the project to exceed its commitments in the past, the City may opt not to transfer the agreement, ending tax exemption as of 12/12/ 2018.	
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 A suspension of the rules is not necessary, but would allow for faster processing.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea Date: 10-10-2019	

Approved for Agenda ☐ Yes ☐ No

CRA TRANSFER REQUEST SUMMARY



Prepared by the City of Wooster Department of Community Service and Development at the Request of:
Gold Star Holdings LLC and Liberty Market Properties, LLC
146 S. Market Street, Wooster, Oh 44691
Application Date: September 5, 2019

Project Summary: Liberty Market Properties, LLC has requested that the City of Wooster transfer its CRA (Community Reinvestment Area) Agreement, Number 17-004, to Gold Star Holdings, LLC, which currently owns the real estate and whose owner is also the owner of the building's long-time downtown restaurant tenant, The City Square Steakhouse.

The agreement provides for a **12-year, 100 percent** property tax abatement on any increased value to 146 S. Market Street, Wooster, Ohio 44691 (PPN: 64-02234.000) and was provided to Liberty Market Properties LLC with the intention that the company would invest approximately \$1,080,000 in building rehabilitation costs in order to establish first-floor retail space that would result in the hiring of at least 18 persons with an annual payroll of \$120,000, along with second and third-floor apartments.

Commencing 1/1/2018, the Wayne County Auditor assessed an estimated \$191,926.17 of value to the building as a result of the work performed by Liberty Market Properties, resulting in a real estate tax increase of \$5,016 for 2018, 100% of which was exempted through the current CRA agreement. The ten-year abatement is set to end on 12/31/2019. Starting 2020, the building will be taxed at its full value.

A transfer of the CRA is required if Gold Star Holdings LLC is to obtain the projected CRA savings for its final year. On September 5, 2019, the City received a signed CRA application for transfer from Gold Star Holdings, which followed a letter earlier in the year from Liberty Market Properties, LLC requesting the transfer. The City has worked with Gold Star Holdings, LLC in the past with a similar CRA-supported project across the street at 147 S. Market Street, Wooster Ohio, and has a good record of compliance with the program.

As a matter of local policy, the City reserves the right to approve transfers of agreements, and permits such only with the permission of Wooster City Council. All parties have acted in good faith, with the rehabilitation project performed as projected and the applicant having been responsible for exceeding the project's job and payroll commitments over the last decade. As part of the transfer, the applicant has agreed to retaining a minimum of 24 full-time employees or equivalent, as opposed to the agreement's 18 employee minimum, with a payroll of \$790,877 versus \$120,000. As such, this office recommends granting of the transfer with an amendment for increased payroll and job retention. All other original terms of the agreement, including the abatement amount and term, would remain unchanged.

Attachments: Liberty Market Properties, LLC letter requesting a transfer and an application from Gold Star Holdings LLC.

Project Site Map

146 S. Market St, Wooster, OH
"Germania Hall" (PPN: 64-02234.000)



Parcel 64-02234.000, outlined in yellow, immediately south of Wooster's Public Square.

CRA Application – CRA Assumption by Gold Star Holdings LLC

Address: 146 S. Market Street, Wooster, Ohio 44691

Authorized Representative: Mr. Michael Mariola

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Wooster located in the County of Wayne and Gold Star Holdings LLC.

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Liberty Market Properties LLC
Gold Star Holdings LLC
Enterprise Name

Morgan Faunce
Michael A. Mariola
Contact Person

23 Public Square, Suite 200
Medina, Ohio
570 N. Market Street
Wooster, Ohio 44691
Address

330.263.4343
330-466-5212
Telephone Number

mike@mikemariolarestaurants.com
Contact Email

- b. Project site:

Germania Hall
Location Name

Scott Davis
Contact Person

146 S. Market Street
Wooster, Ohio 44691
Address

330-465-4614
Telephone Number

Goldstarwooster@gmail.com
Contact Email

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Renovation of building into retail/restaurant first floor and apartments on 2nd/3rd.

- b. List primary 6 digit North American Industry Classification System (NAICS) # 531312

Business may list other relevant SIC numbers. N/A

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: N/A)

- d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

LLC Limited Liability Company



3. Name of principal owner(s) or officers of the business.

~~Washington Properties of Wooster – Mike Rose, Managing Partner. Coyote Group – Bill Erdos, Managing Partner.~~ Gold Star Holdings LLC – Michael Mariola, Member

4. a. State the enterprise's current employment level at the proposed project site:

~~0~~ 24 full-time or equivalent employees (or 49,920 paid hours annually)

- b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes ___ No X

- c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

N/A

- d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

~~X~~ This is a transfer from the real estate owner to the business owner's real estate holding company that has occupied the structure since the project's inception.

- e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

N/A – This application seeks an assumption of an existing CRA Agreement to the real estate holding company associated with the City Square Steakhouse, the building's long-term tenant.

- f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

N/A

5. Does the Property Owner owe:

- a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes ___ No X

- b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X

- c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes ___ No X

- d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).



6. Project Description: See attachment. This application seeks a transfer of the City of Wooster's existing Community Reinvestment Area Agreement #07-004 with Liberty Market Properties LLC (Managed through Washington Properties) to Gold Star Holding LLC. Please refer to Exhibit A in the original Liberty Market Properties LLC application packet for original project descriptions.
7. Project will begin July 1, 2007, and be completed March 31, 2008 provided a tax exemption is provided.
8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):
Full time, permanent: 6-16. Part time, permanent: 12-20. Total: 18-40. An existing 24 full-time equivalent employment positions will be maintained by Gold Star Holdings at the project site. LLC will maintain the twenty-four jobs already created by the existing CRA agreement. Project Lessee(s) will be new employer. Gold Star Holdings LLC retains responsibility for reporting annual payroll, employment, and other figures concerning this agreement.
- b. State the time frame of this projected hiring: two yrs.
- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):
Full time, permanent: 8-12 1st qtr 08, 4-8 2nd qtr 08. Part time permanent: 12-15 1st qtr 08, 4-5 2nd qtr 08. Gold Star Holdings LLC will be responsible for maintaining a minimum of 24 full-time or equivalent employees (or 49,920 paid hours annually)
9. a. Estimate the amount of annual payroll such new employees will add Full time, permanent: \$120,000-320,000. Part time, permanent: \$120,000-200,000. Total: \$240,000-520,000. Gold Star Holdings LLC will maintain a minimum payroll of \$790,877 at the project site; (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).
- b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ N/A
10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:
- | | |
|--|--|
| A. Acquisition of Buildings: | <u>\$0.00 (Previous - \$175,000)</u> |
| B. Additions/New Construction: | <u>\$0.00 (Previous - \$0)</u> |
| C. Improvements to existing buildings: | <u>\$0.00 (Previous-\$360,000-\$1,080,000)</u> |
| D. Machinery & Equipment: | <u>\$0.00 (Previous - \$0)</u> |
| E. Furniture & Fixtures: | <u>\$0.00 (Previous - \$0)</u> |
| F. Inventory: | <u>\$0.00 (Previous - \$0)</u> |
| Total New Project Investment: | <u>\$0.00 – Request for Transfer</u> |

MM

11. a. Business requests the following tax exemption incentives: 100% for twelve (12) years covering \$1,080,000 of real property as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives:

The continued tax savings to Gold Star Holdings will allow a direct transfer of savings to the retail tenants City Square and Clothes Minded Boutique. These savings will allow the tenants to support strong employment levels at or above what was predicted at the project inception. Furthermore, the tax savings will allow Gold Star to support local contractors with repair and maintenance work on the building which will help with both commercial and residential occupancy. These strong occupancy rates continue to support the long-term viability of Wooster's downtown.

Submission of this application expressly authorizes City of Wooster to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Gold Star Holdings
Name of Property Owner

Signature

08/11/19
Date

Michael Mariola, Member
Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.

LIBERTY MARKET PROPERTIES

March 5, 2019

City of Wooster
538 N. Market Street
Wooster, Ohio 44691

Dear City of Wooster:

Liberty Market Properties, LLC currently has a community reinvestment area agreement, CRA #07-004 and CRA #07-006 in place with the City of Wooster for improvement to its building at 146 S. Market Street, Wooster, Ohio 44691 and 140 S. Market Street, Wooster, Ohio 44691, respectively.

We respectfully request that the City of Wooster modify its current agreement to allow a new owner, Gold Star Holdings, to receive the same benefits as this benefit has been part of our negotiations to sell our property.

Thank you for your consideration.

Sincerely,



Mike Rose

RESOLUTION NO. 2019-56

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR RESURFACING AND REPAIRING PORTIONS OF NORTH STREET, FROM LIBERTY STREET TO SPINK STREET, QUINBY AVENUE, HIGHLAND AVENUE FROM TATUM STREET TO CLEVELAND ROAD, MILLTOWN ROAD FROM CLEVELAND ROAD TO MELROSE DRIVE, AND MELROSE DRIVE, 900 FEET NORTH AND 400 FEET SOUTH OF MILLTOWN ROAD, AND DECLARING AN EMERGENCY

WHEREAS, it is necessary to resurface and repair portions of North Street from Liberty Street to Spink Street, Quinby Avenue, Highland Avenue from Tatum Street to Cleveland Road, Milltown Road from Cleveland Road to Melrose Drive and Melrose Drive 900 feet north and 400 feet south of Milltown Road, and the cost thereof will be included in the 2020 Appropriations Budget.

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

SECTION 1. The Director of Administration is hereby authorized to advertise according to law and enter into a contract with the lowest and best bidder for resurfacing portions of the streets referenced above, in accordance with specifications on file in the Office of the Director of Administration.

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

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

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

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2019 Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2019

Mayor

Introduced by: Bill Bostancic

#3
Res 2019-56

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division: Engineering	Meeting Date Requested November 4, 2019
Project Name North, Quinby, Highland, Milltown, Melrose Resurfacing Project PID 108932	Estimated Total Funds/Costs \$1,195,000.00 (ODOT Large City Funds \$532,752)(Local Funds \$662,248)
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? Funding for this project will be included in the 2020 Appropriation Budget	
Description of Request This is a request to authorize advertisement and award of a contract with the lowest and best bidder for resurfacing and repairing pavement on North Street from Liberty Street to Spink Street, Quinby Avenue, Highland Avenue from Tatum Street to Cleveland Road, Milltown Road from Cleveland Road to Melrose Drive and Melrose Drive 900 feet north and 400 feet south of Milltown Road. The project will mill the existing surface, adjust manholes and water valve boxes to grade, and place new asphalt and pavement markings. All of the engineering design, construction administration and inspection will be performed in-house by the engineering staff.	
Council has already passed the cooperative agreement with ODOT for this project (Resolution 2019-09)	
Justification / Benefits These roads have been scheduled for resurfacing in 2020. This legislation will allow the City to remain on ODOT's schedule.	
Will this Project affect the City's Operating Costs This project should reduce maintenance costs by repairing deteriorating roads.	
What Alternatives Exist and what are the Implications of the Alternatives Do nothing and continue to patch holes as best as possible.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to advertise and bid this project as early as possible in order to obtain the best possible bids.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: October 30, 2019
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

ORDINANCE NO. 2019-20

AN ORDINANCE VACATING AN UNNAMED ALLEY RUNNING
IN AN EAST TO WEST DIRECTION IN THE CITY OF WOOSTER
(ON PRIVATE PROPERTY BETWEEN LOTS 1778, 1777, 1661,
AND A NEW LOT NUMBER YET TO BE DETERMINED)

WHEREAS, the owners of Lot Nos. 1778, 1777, 1661, and a lot that is yet to be numbered, have petitioned for the vacation of a ninety-seven (97') foot public alley running east to west, between those lots, as shown by the attached petition to vacate and map thereof; and

WHEREAS, the petitioners are owners of lots adjacent and contiguous to the subject alley;
and

WHEREAS, notice of said petition was not necessary pursuant to Ohio Revised Code Section 723.06; and

WHEREAS, this City Council is satisfied that there is good cause for vacating said alley and that it will not be detrimental to the general interest of the public.

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

SECTION 1. That the ninety-seven (97') foot public alley running east to west, between Lot Nos. 1778, 1777, 1661, and a lot that is yet to be, as shown on the map, attached, is vacated.

SECTION 2. The Clerk of Council is directed to certify a copy of this Ordinance, together with a map of the vacated alley, and record the same in the Office of the Recorder of Wayne County, Ohio.

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 force from and after the earliest period allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2019 Vote: _____

Attest: _____
Clerk of Council – Lynne DePaulo President of Council – Michael Buytendyk

Approved: _____, 2019 _____
Mayor – Robert F. Breneman

Introduced by: Bill Bostancic

WHAT VACATING AN ALLEY MEANS TO THE ABUTTING PROPERTY OWNERS

1. In most cases, the vacated alley is divided by operation of law so that the adjacent property owners gain the additional land equally. However, this will depend on how the alley was originally dedicated. Abutting property owners have complete responsibility to have the vacated alley surveyed. The city has no legal role in dividing the vacated property or resolving ownership disputes.
2. Any utilities occupying the alley will continue to have the right to do so, and the ordinance vacating the alley should so reflect. Furthermore, the alley may be subject to easements, which were granted to private individuals in the original instrument of platting or conveyance, and the city has no role in resolving such concerns.
3. The abutting property owners are responsible for the maintenance of the vacated alley if they want to continue to use it as access to their property. The city has no further responsibility whatsoever for the care of the property.
4. The abutting property owners are responsible for the security of the vacated alley.

CITY COUNCIL WILL USE THE FOLLOWING GUIDELINES WHEN MAKING ITS DECISION:

1. There is no public purpose for the alley; and/or
 2. All of the property owners abutting the alley concur and sign the petition to vacate; and/or
 3. If vacating the alley does not create undue hardship for others in the area of the alley.
- These guidelines are not law. In any decision to vacate an alley, Council must find that good cause exists for vacating it, and that vacating the alley will not be detrimental to the general interest.

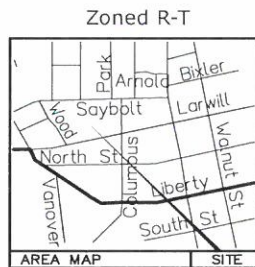
SCHEDULE FOR VACATING AN ALLEY

1. File a petition with the clerk of council, Mayor's office, Municipal Building, 538 N. Market Street.
2. A public notice will be printed six consecutive weeks prior to the public hearing. This is normal practice, although by law, the public notice and public hearing is not required when 100% of the owners abutting the alley sign the petition.
3. City council will hold the public hearing after the six-week waiting period has expired.
4. City council will vote on the petition to vacate the alley. This is usually done during the meeting immediately following the public hearing.
5. If city council approves the petition with an emergency clause, the action will take effect immediately upon the signatures by the President of Council and the Mayor. Without the emergency clause, the effective date will be thirty days after the council action and upon the signatures by the President of Council and the Mayor.

Owners

EM. Pt. Lot 1779
Spencer Hodges &
Beth Lowenstern
DV 644/651

NE. Pt. Lot 1779
Charles D. & Barbara S.
Conley, Trustees
OR 496/996



AREA SUMMARY	
LOTS 1	4.499 Ac
ROADWAY	0.050 Ac
TOTAL	4.549 Ac

SURVEY FINAL CHECK

Math/Dwg TMH 8/28/19

Spell Check TMH 8/28/19

Dwg/Desc EAG 10/14/19

Proof Dwg EAG 10/14/19

Proof Desc

Deeds Checked

Approvals

Sign in Black Ink Only

Know all men by these presents, that I/we the undersigned, owner(s) of the land shown on this plat, have caused the same to be surveyed and plotted as shown and do hereby acknowledge it to be my/our own free act and deed.

Owner(s): **Wooster Growth Corporation**

President _____

State of Ohio)SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named _____ as President of Wooster Growth Corporation, who acknowledged that he did sign the foregoing instrument on behalf of the corporation, and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Wooster, Ohio this day of _____

Notary Public _____

Larwill Street Park Plat

being part of OL 119 & Lots 1660, 1661, 1777, 1778 & 1779
along with a vacated alley
City of Wooster, Wayne County, Ohio

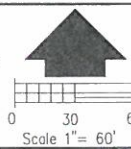
I believe this survey to be correct
to the best of my knowledge.

Draft

Edward A. Gasbarre, P.S. 7036 Date _____



- Legend**
- set ✕ set previously found ✕ - Magnail set
 - 5/8"x30" Steel Rod w/Yellow I.D. Cap ● - "Rudolph 6449" pin found
 - Marked "Gasbarre Wooster, Ohio" ✕-✕- Fence Line Evident
 - - Iron/Steel monument found R - Record Dimension
 - Described in Drawing M - Measured Dimension
 - - Stone monument found U - Used Record Dimension



Basis of Bearings Grid North of the Ohio State Plane Coordinate System.

Ref. Surveys: F-323A, H-267, I-77, I-433, S-105, W-31A, PV 1, Pg 245 & 251, PV 23, 248
Drawing: 219131.dwg October 14, 2019

R.W.

Gasbarre

& Associates, Inc.

Professional Land Surveyors
401 South Market St. - P.O. Box 44
Wooster, Ohio 44691
PH 330-264-9499

for City review

RESOLUTION NO. 2019-57

A RESOLUTION AUTHORIZING THE DIRECTOR OF
ADMINISTRATION TO ADVERTISE ACCORDING TO
LAW AND ENTER INTO A CONTRACT(S) WITH THE
LOWEST AND BEST BIDDER FOR LIME AND
BIOSOLIDS RESIDUAL MANAGEMENT

WHEREAS, this is a request to authorize advertising and award a contract to the lowest and best bidder for lime and biosolids residual management, and the cost thereof is anticipated to be budgeted for 2020.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER:

SECTION 1. In accordance with the estimated needs of the City of Wooster for the proper treatment of water in 2020, the Director of Administration is authorized to advertise according to law and enter into a contract(s) with the lowest and best bidder for lime and biosolids residual management.

SECTION 2. The cost of said materials shall not exceed the amount appropriated.

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.

1st Reading: _____ 2nd Reading: _____ 3rd Reading: _____

Passed: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2019 _____
Mayor

Introduced by: David Silvestri

#5
Res 2019-57

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division Utilities	Meeting Date Requested 11-4-19
Project Name Lime and Biosolids Removal	Estimated Total Funds/Costs \$1,092,000
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 Authorize the Director of Administration to enter into a contract with lowest and best bidder for lime and biosolids residual management at a cost allowed by the 2020 budget. The contract will commence January 1, 2020 and end December 31, 2019. The expected expenditures for the last 6 months of 2019 are as follows: Lime hauling \$122,877 and Biosolids \$525,710. The expected quantities and cost for 2020 lime and biosolids removal are as follows: Lime hauling 1,920 tons at \$192,000 and Biosolids 16,000,000 gallons at \$900,000.	
Justification / Benefits Solids management for the water and wastewater facilities are required to ensure proper treatment goals. The residuals require off site hauling and beneficial reuse.	
Will this Project affect the City's Operating Costs No	
What Alternatives Exist and what are the Implications of the Alternatives No alternatives	
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: Nathan W. Coey Date: 10-22-19	

Approved for Agenda ☐ Yes ☐ No

RESOLUTION NO. 2019-58

A RESOLUTION AUTHORIZING THE DIRECTOR OF
ADMINISTRATION TO ADVERTISE ACCORDING TO
LAW AND ENTER INTO A CONTRACT(S) WITH THE
LOWEST AND BEST BIDDER FOR THE PURCHASE OF
PEBBLE LIME FOR THE WATER TREATMENT PLANT

WHEREAS, this is a request to authorize advertising and award a contract to the lowest and best bidder for the purchase of pebble lime, and the cost thereof is anticipated to be budgeted for 2020.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER:

SECTION 1. In accordance with the estimated needs of the City of Wooster for the proper treatment of water in 2020, the Director of Administration is authorized to advertise according to law and enter into a contract(s) with the lowest and best bidder for the purchase of pebble lime for the Water Treatment Plant.

SECTION 2. The cost of said materials shall not exceed the amount appropriated.

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.

1st Reading: _____ 2nd Reading: _____ 3rd Reading: _____

Passed: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2019
Mayor

Introduced by: David Silvestri

#6
Rep 2019-58

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division Utilities / Water Production	Meeting Date Requested 11-4-2019
Project Name Water Pebble Lime	Estimated Total Funds/Costs \$288,280
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 To authorize the Director of Administration to enter into a contract with lowest and best bidder for purchase and delivery of pebble lime. Contract to commence January 1, 2020 and ending December 31, 2020. Chemicals are necessary to maintain water quality and ensure the safety of drinking water. Lime is used in the softening process to remove hardness and improve water aesthetics. The cost shall not exceed the budgeted amount.	
Justification / Benefits Chemicals needed for the water treatment process.	
Will this Project affect the City's Operating Costs No	
What Alternatives Exist and what are the Implications of the Alternatives No alternatives	
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: Nathan W. Coey Date: 10-22-19	

Approved for Agenda ☐ Yes ☐ No

RESOLUTION NO. 2019- 59

A RESOLUTION AUTHORIZING THE DIRECTOR OF
ADMINISTRATION TO ADVERTISE ACCORDING TO
LAW AND ENTER INTO A CONTRACT WITH THE
LOWEST AND BEST BIDDER FOR PROVIDING
RESIDENTIAL COLLECTION, TRANSPORTATION AND
DISPOSAL OF SOLID WASTE AND RECYCLABLES

WHEREAS, the municipal government has provided, at a modest cost to residents, a program of residential solid waste and recyclable collection, transportation and disposal, and the current contract for such services will soon expire. The cost thereof is anticipated to be budgeted for 2020 and subsequent years.

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

SECTION 1. The Director of Administration is hereby authorized to advertise according to law and enter into an exclusive contract with the lowest and best bidder for providing residential collection, transportation, and disposal of solid waste and recyclables, in accordance with specifications to be filed in the Office of the Director of Administration.

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

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

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

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2019 Vote: _____

Attest: _____
 Clerk of Council President of Council

Approved: _____, 2019 _____
 Mayor

Introduced by: Scott Myers

#7

Rec 2019-59

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division Building Standards	Meeting Date Requested 11/4/19
Project Name Refuse and Recyclable Bid	Estimated Total Funds/Costs N/A
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? The City will budget the costs in 2020 and subsequent years and bill the residents for service. Rates will be set	
Description of Request This is a request for bid for the Refuse and Recyclable Collection. The contract period is 2020 - 2025 with three one-year extensions option upon mutual agreement. The bid is for providing comprehensive residential refuse and recycling solids waste collection program with an exclusive contract to collect and dispose of all said waste from approximately 8,500 single and two-family residential units, certain multi-family residential units as approved by the City, and certain commercial units as approved by the city, herein referred to as "Residential Collection", along with the collection of refuse from municipal operations.	
Justification / Benefits Obtain the lowest and best bid to provide the City's Residential Solid Waste and Recyclable Collection, and collection at Municipal Operations.	
Will this Project affect the City's Operating Costs Market conditions appear to indicate an increase in refuse and recycling costs.	
What Alternatives Exist and what are the Implications of the Alternatives Residents would have to individually make arrangements for refuse and recycling disposal. This would be impracticable.	
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 The first advertising should be placed by December 11th to allow time to prepare bid.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Tim Monea Date: October 28, 2019	

Approved for Agenda ☐ Yes ☐ No

ORDINANCE NO. 2019-21

AN ORDINANCE AMENDING VARIOUS SECTIONS OF
CHAPTER 945, COLLECTION AND DISPOSAL OF WASTE
MATERIALS AND RECYCLABLES, OF THE CODIFIED
ORDINANCES OF THE CITY OF WOOSTER, OHIO, WITH
RESPECT TO THE COLLECTION OF RESIDENTIAL SOLID
WASTE AND RECYCLABLES

WHEREAS, the Mayor, upon the advice of staff, has recommended the adoption of certain amendments to Chapter 945, Collection and Disposal of Waste Materials and Recyclables, of the Codified Ordinances of the city of Wooster, Ohio, in order to conditionally allow small commercial, mixed-use residential, and single-metered multi-family properties to participate in the City's Residential Waste and Recycling Collection Program.

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

945.03 COLLECTION AND DISPOSAL.

(a) Residential Disposal. [No change]

(b) Nonresidential Disposal. All solid waste and other waste from commercial, industrial, institutional and other nonresidential premises, including apartments and condominium complexes with three or more units, shall be collected and disposed of by persons, firms or corporations authorized to do so in accordance with the provisions of Section 945.08 , except that apartments and condominium complexes with three or more units which meet the definition at Section 945.01 (j) may, at the discretion of the Mayor or his/her designee, be included for purposes of residential disposal in subpart (a). No person, firm or corporation shall dump, allow to be dumped or permit construction waste, hazardous waste, infectious waste or solid waste to be dumped in the open, nor permit or allow solid waste to remain in containers uncollected for a period exceeding seven consecutive days.

(1) Notwithstanding the foregoing, entities located within the Central Business District are eligible to participate in the Downtown Waste Collection Program, by which waste collection receptacles will be placed at designated locations within the Central Business District and participants will be billed on a monthly basis for the use thereof Entities must apply to the mayor or his/her designee for participation in the program, and once approved, may place their solid waste for collection at one of the designated locations. Charges for this service will be established and collected in accordance with Section 945.07.

(2) Notwithstanding the foregoing, metered multi-family residential properties that are not individually metered and commercial businesses operating from residential-style or mixed-used residential buildings may, at the discretion of the Mayor or his/her designee, be included for purposes of residential disposal.

SECTION 2. 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 3. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2019 Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2019 _____
Mayor

Introduced by: Craig Sanders

8 ORD 2019-21

Request for Agenda Item

Authorization for Bid

☐

Purchase Capital Item

☐

Non-Capital

☒

Division Development	Meeting Date Requested Nov. 4, 2019
Project Name 945 Code Amendment	Estimated Total Funds/Costs \$0.00
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? N/A	
Description of Request Requested is Wooster City Council's authorization to amend Section 945.03 of the codified ordinance to allow the City to serve additional residential and some small commercial properties with its Residential Waste and Recycling Collection Program. Presently, only single family residences, duplex residential structures and multi-family residences which are individually metered for water usage within the City are allowed into the program. The City has had to turn away property owners of mixed-use residential buildings, triplexes and apartments served only with a single-meter, and commercial businesses operating from residential-style properties. Allowing these properties into the program, at the Mayor's discretion, would allow the City of meet ongoing requests for service, potentially reduce truck traffic volume and the number of days trash is visibly placed curbside on the same streets, and increase the total pool of program users, potentially helping with cost-savings.	
Justification / Benefits While at one time it may have eased past billing practices, there is no benefit to restricting single-metered multi-unit properties from the Waste and Recycling Program with today's technology. In addition to providing affordable services to apartment residents and small businesses, and reducing truck traffic and curbside waste, more users would make the City more attractive to waste haulers.	
Will this Project affect the City's Operating Costs None - Enterprise Fund.	
What Alternatives Exist and what are the Implications of the Alternatives If left unchanged, multi-family properties and small businesses would continue to be responsible for hiring their own private waste collection.	
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: Jonathan Millea Date: October 30, 2019	

Approved for Agenda ☐ Yes ☐ No