

CITY COUNCIL AGENDA
August 17, 2020
Zoom Videoconference meeting
7:30p.m.

The council meeting will be conducted via Zoom Videoconferencing with public access through YouTube.

- 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**
Designated Outdoor Refreshment Area (DORA)
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
 1. First Reading – RESOLUTION NO. 2020-37
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF CURB RAMPS, AND DECLARING AN EMERGENCY (Bostancic)
 2. First Reading – RESOLUTION NO. 2020-38
A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO ACCEPT AND APPLY SUCH FUNDS, IF AWARDED, AND TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY (Bostancic)
 3. First Reading – ORDINANCE NO. 2020-29
AN ORDINANCE APPROVING AN APPLICATION FOR A “DESIGNATED OUTDOOR REFRESHMENT AREA” AND ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA IN THE CITY OF WOOSTER, OHIO AND DECLARING AN EMERGENCY (Sanders)
 4. First Reading – RESOLUTION NO. 2020-39
A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO ISSUE PAYMENT FOR SERVICES RENDERED PRIOR TO THE FISCAL OFFICER’S CERTIFICATION OF AVAILABILITY OF FUNDS, AND DECLARING AN EMERGENCY (Ansel)
 5. First Reading – RESOLUTION NO. 2020-41
A RESOLUTION APPROPRIATING THE FUNDS RECEIVED FROM THE COUNTY CORONAVIRUS RELIEF DISTRIBUTION FUND, AMENDING THE ANNUAL APPROPRIATION ORDINANCE AND DECLARING AN EMERGENCY (Ansel)
 6. First Reading – ORDINANCE NO. 2020-31

Revised – Noon on 8/13/2020

AN ORDINANCE AMENDING CHAPTER 351, PARKING GENERALLY, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY ADOPTING A PROHIBITION AGAINST PARKING, OR ABANDONING UPON ANY STREET A RECREATIONAL OR COMMERCIAL VEHICLE. (Sanders)

7. First Reading - ORDINANCE NO. 2020-32

AN ORDINANCE AMENDING CHAPTER 539, PARK REGULATIONS, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO AND DECLARING AN EMERGENCY (Sanders)

8. First Reading – RESOLUTION NO. 2020-42

A RESOLUTION PURSUANT TO SECTION 1724.10(A)(2) OF THE OHIO REVISED CODE DESIGNATING THE WAYNE COUNTY LAND REUTILIZATION CORPORATION AS THE AGENCY FOR THE RECLAMATION, REHABILITATION, AND REUTILIZATION OF VACANT, ABANDONED, TAX-FORECLOSED AND OTHER REAL PROPERTY IN THE COUNTY, DIRECTING THE CORPORATION TO ACT ON BEHALF OF AND IN COOPERATION WITH THE CITY OF WOOSTER IN EXERCISING THE POWERS AND PERFORMING THE DUTIES OF THE CITY OF WOOSTER UNDER CHAPTER 5722 OF THE OHIO REVISED CODE; DIRECTING THE PREPARATION OF AN AGREEMENT AND PLAN IN FURTHERANCE OF THESE MATTERS; AND AUTHORIZING RELATED MATTERS, AND DECLARING AN EMERGENCY (Warden)

VIII. EXECUTIVE SESSION 121.22(G)(2)(4)

To discuss purchase of property and union negotiations

IX. NEW BUSINESS (CONTINUED)

9. First Reading – ORDINANCE NO. 2020-30

AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL ESTATE AND DECLARING AN EMERGENCY (Warden)

10. First Reading – ORDINANCE NO. 2020-33

AN ORDINANCE AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT EXTENDING THE COLLECTIVE BARGAINING AGREEMENT FOR ONE YEAR WITH REPRESENTATIVES OF THE WOOSTER FIRE FIGHTERS UNION, IAFF LOCAL 764, AND DECLARING AN EMERGENCY (Ansel)

11. First Reading – ORDINANCE NO. 2020 - 34

AN ORDINANCE AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT EXTENDING THE COLLECTIVE BARGAINING AGREEMENT FOR ONE YEAR WITH REPRESENTATIVES OF THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION, AND DECLARING AN EMERGENCY (Ansel)

X. MISCELLANEOUS

XI. ADJOURNMENT

RESOLUTION NO. 2020-37

A RESOLUTION AUTHORIZING THE DIRECTOR OF
ADMINISTRATION TO ADVERTISE ACCORDING TO LAW
AND ENTER INTO A CONTRACT WITH THE LOWEST AND
BEST BIDDER FOR THE CONSTRUCTION OF CURB RAMPS,
AND DECLARING AN EMERGENCY

WHEREAS, the City wishes to construct curb ramps along Old Mansfield Road, W. Bowman Street, and Grant Street as the curb ramps are a requirement of accepting the City's Large City's money from ODOT.

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 the construction of curb ramps.

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

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 is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, welfare and safety of the City, and for the further reason that it would allow for the project to begin as early as possible; wherefore, this resolution shall be in full force and effect immediately upon its adoption and approval by the Mayor, provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Introduced: _____, 2020 Passed: _____, 2020 Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2020

Mayor

Introduced by: Bill Bostancic

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Resolution 2020-37

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division: Engineering	Meeting Date Requested August 17, 2020
Project Name Curb Ramps for FY2021 Paving Project	Estimated Total Funds/Costs \$65,000 (Capital Funds)
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 advertisement for bids and to enter into a contract with the lowest and best bidder for the construction of curb ramps along Old Mansfield Road, W. Bowman Street and Grant Street. The curb ramps are a requirement of accepting the City's Large City's money from ODOT. All of the engineering design, construction administration and inspection will be performed in-house by the engineering staff.	
Justification / Benefits The project is in preparation for the City's 2021 ODOT paving project.	
Will this Project affect the City's Operating Costs This project will have no effect on the City's operation and maintenance costs.	
What Alternatives Exist and what are the Implications of the Alternatives We could do nothing and forfeit the funding.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to bid this project as early as possible in order to obtain the best possible bids.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: August 11, 2020
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

RESOLUTION NO. 2020-38

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO ACCEPT AND APPLY SUCH FUNDS, IF AWARDED, AND TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY

WHEREAS, the Ohio Public Works Commission ("OPWC"), through the State Capital Improvement Program, provides financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Wooster is planning to make capital improvements to reconstruct Melrose Drive from just north of Milltown Road to Smithville-Western Road, with the total cost of the project estimated to be \$3,000,000.00, of which the OPWC would fund approximately \$500,000.00 with the remaining funds to be budgeted for 2022; and

WHEREAS, the infrastructure improvement project hereinabove described is considered to be a priority need for the community and is a qualified project under the OPWC programs

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

SECTION 1. That the Mayor is hereby authorized to apply to the OPWC for grant monies as described above, and if such funds are awarded, to appropriate and apply the funds as indicated.

SECTION 2. The City, by its Mayor, is further authorized to execute any necessary documents in connection therewith for obtaining this financial assistance.

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 is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that time is of the essence in making a timely application for the funds described above; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

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

Passed: _____, 2020 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2020
Mayor

Introduced by: Bill Bostancic

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: Engineering	Meeting Date Requested August 17, 2020
Project Name Melrose Drive Reconstruction Project-OPWC Application	Estimated Total Funds/Costs \$3,000,000. If approved, the Ohio Public Works Commission would fund \$500,000 of the project costs with grant funds.
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? This application would be for construction in 2022 with the City's portion budgeted in FY 2022. The remaining funds will come from the Capital Fund, Water Fund, Sanitary Sewer Fund, Storm Sewer Fund and Assessments.	
Description of Request This is a request to authorize application for and acceptance of grant money from the Ohio Public Works Commission for the reconstruction of Melrose Drive from just north of Milltown Road to Smithville-Western Road. This project will install curb and gutters, new pavement, storm sewer, waterline, sanitary sewer, sidewalks and a multi-use path.	
Justification / Benefits This project will reconstruct Melrose Drive eliminating the ditches on both sides of the road. The project will add a 10' multi-use path on the west side and a standard sidewalk on the east side. The trail will be another piece in completing a trail system from the north end of Wooster to downtown.	
Will this Project affect the City's Operating Costs Yes, this project will actually reduce the City's operating costs since maintenance costs will be reduced.	
What Alternatives Exist and what are the Implications of the Alternatives We can do nothing, and turn down the grant funds. We could postpone the project, which will push other projects further into the future, will cost more as construction costs increase, and have no guarantee of future grant funding. We could proceed with the project using interest accruing financing methods.	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: OPWC is the only agency offering grant funding at this time.	
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 OPWC funding application will be prepared for submission but final approval depends on this legislation being passed as soon as possible.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: August 11, 2020
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

ORDINANCE NO. 2020-29

AN ORDINANCE APPROVING AN APPLICATION FOR A
“DESIGNATED OUTDOOR REFRESHMENT AREA” AND
ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT
AREA IN THE CITY OF WOOSTER, OHIO AND DECLARING AN
EMERGENCY

WHEREAS, Section 4301.82 of the Ohio Revised Code permits a municipality with a population of less than thirty-five thousand to create a Designated Outdoor Refreshment Area within its corporate limits; and

WHEREAS, On July 1, 2020 the Director of Administration filed an application with City Council for approval of a Designated Outdoor Refreshment Area in a specified area of the City described in the application, and

WHEREAS, Pursuant to Section 4301.82(C) of the Ohio Revised Code, notice of the filing of the application for a Designated Outdoor Refreshment Area was published in a newspaper of general circulation in the City of Wooster, once a week for two consecutive weeks, commencing on July 17, 2020 and; and

WHEREAS, Council conducted a public hearing on August 17, 2020 to consider the application; and

WHEREAS, City Council finds the application is in compliance with Section 4301.82(B) of the Ohio Revised Code and that the “Designated Outdoor Refreshment Area” to be created would be in compliance with Section 4301.82(D) of the Ohio Revised Code; and

WHEREAS, the approval of the Designated Outdoor Refreshment Area will serve to enhance the experiences of patrons of City business establishments and the attendees of special events held within the City;

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

Section 1. Council finds that the application meets the requirements of Section 4301.82 of the Ohio Revised Code and approves the application for the designation of certain property in the City as a Designated Outdoor Refreshment Area.

Section 2. Council determines that all public notice requirements of Section 4301.82 of the Ohio Revised Code prior to the passage of this Ordinance have been met.

Section 3. In order to ensure the public health and safety within the Designated Outdoor Refreshment Area, City Council establishes the following requirements:

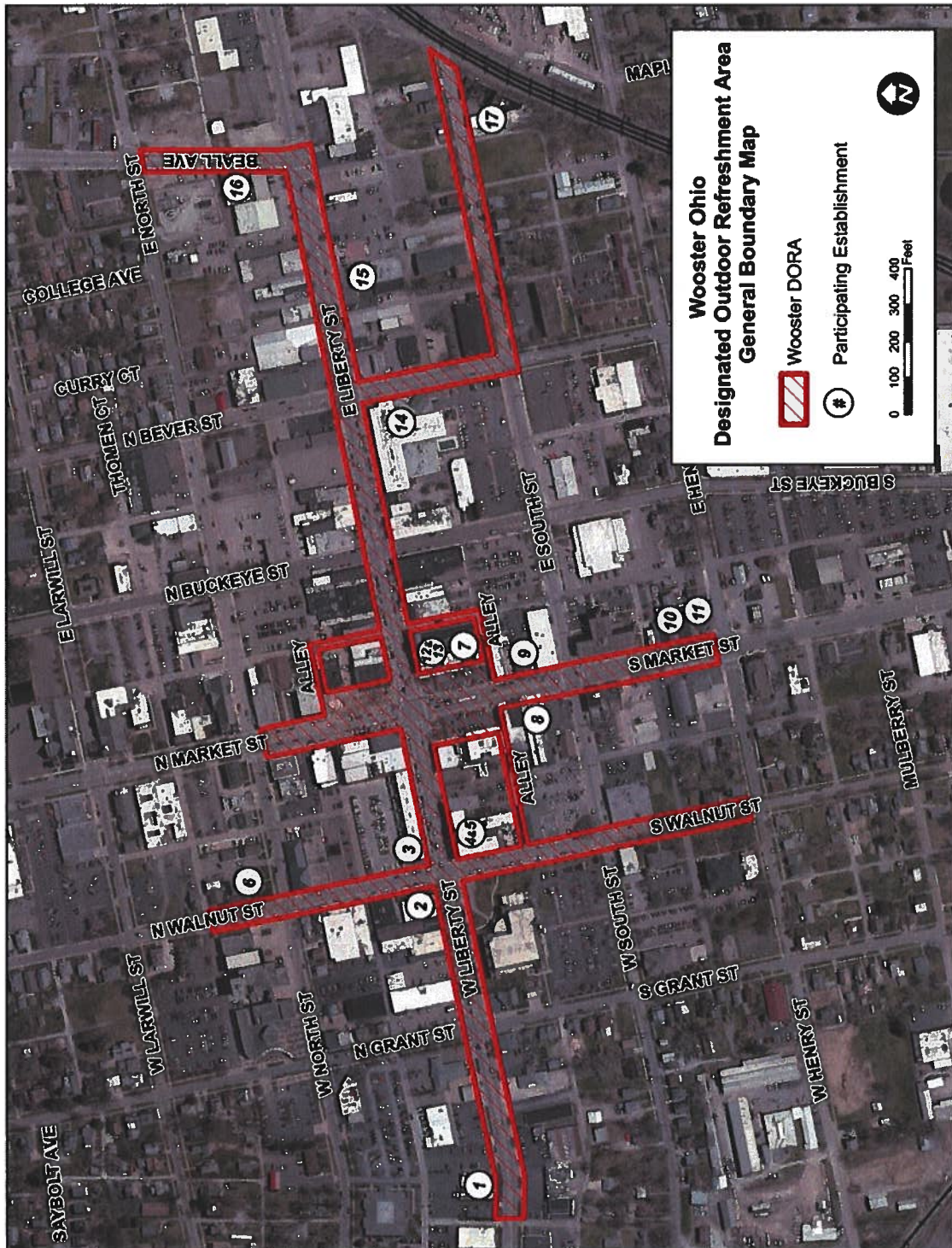
- (a) The specific boundaries of the Designated Outdoor Refreshment Area, including street addresses, are shown on Exhibit B-1 and B-2, attached hereto;

- (b) There will be signs designating the boundary of the Designated Outdoor Refreshment Area. The number and location of the signs is shown on Exhibit B-1, as indicated on the map.
- (c) The hours of operation for the Designated Outdoor Refreshment Area will be Monday through Friday, 4:00 p.m. to 11:00 p.m., and Saturday and Sunday from 10:00 a.m. to 11:00 p.m. Special hours of DORA operation will be allowed as designated in advance by the City Manager for holidays or special events, with the consent of City Council.
- (d) A Safety Plan has been developed to ensure public safety in the Designated Outdoor Refreshment Area, which may be implemented with existing staff. The Police Department will be responsible for providing law enforcement services within the Designated Outdoor Refreshment Area. There shall be a minimum of one police officer available to patrol the area during hours of operation. In the event a larger than normal crowd is present in the Designated Outdoor Refreshment Area, the on-duty supervisor may assign additional officers to patrol the area. For planned events in the Designated Outdoor Refreshment Area that may draw larger than normal attendance, the Chief of Police may have additional officers and/or other agency personnel assigned specifically to the area. The Fire Department will be responsible for providing Fire, Rescue, and EMS within the Designated Refreshment Area. The Wooster Fire Department is located within one mile of the Designated Refreshment Area.
- (e) A Sanitation Plan has been developed to maintain the appearance and public health of the Designated Outdoor Refreshment Area, which may be implemented with existing staff. The Public Works Department will be responsible for ensuring that all trash receptacles in the Designated Outdoor Refreshment Area are emptied regularly and are ample to handle generated waste. The proposed Designated Outdoor Refreshment Area cups are recyclable. There are restrooms located at each of the participating businesses that can be used by DORA patrons. Special events which are anticipated to draw additional crowds will be addressed by the placement of additional temporary trash receptacles and portable toilets.
- (f) For purposes of the Designated Outdoor Refreshment Area, beer and intoxicating liquor shall be served solely in plastic bottles or other plastic containers that are distinctly marked.

Section 4. Five years from the effective date of this Ordinance, and every five years thereafter, Council shall review the operation of the Designated Outdoor Refreshment Area herein established and shall either approve its continued operation or dissolve it.

Introduced by: Craig Sanders

Wooster, Ohio DORA
Exhibit B: Boundary Map of the Wooster DORA



Wooster, Ohio DORA
Exhibit C: Qualified Permit Holders

Qualified Permit Holders within the proposed Wooster DORA area

	PERMIT HOLDER	ADDRESS	PERMIT CLASS	PERMIT NO.
1.	TJ's Trio of Restaurants	359 W Liberty Street	D5	8979982
2.	Basil	145 W LIBERTY ST	D5	2320585
3.	Salsaraja	150 W LIBERTY	D5L	7701619
4.	Spoon Market	144 W LIBERTY ST	D5L, D6	42617010011
5.	The Olde Jaol	215 N WALNUT ST	D5	7797319
6.	Omahoma Bobs	128 S MARKET ST	D1	545820
7.	Meatheads Union	147 S MARKET ST	D5L	6482126
8.	City Square Steakhouse	148 S MARKET ST	D1, D2, D3, D6	1512222
9.	Flamingo Jacks	234 S MARKET ST	D2, D2X, D3, D3A	2311546
10.	Henry Station	244 S MARKET ST	D5L	6071798
11.	Broken Rocks	123 E LIBERTY ST	D5I, D6	2790341
12.	Rox Gastropub	119 E LIBERTY ST	D5I, D6	2790341
13.	Best Western	243 E LIBERTY ST	D5A	6695930005
14.	Muddy's	335 E LIBERTY ST	D5L	62130070002
15.	JAFB	120 BEALL AVE	A1C	4220446
16.	Minglewood Distilling Co.	437 E SOUTH ST	A3A	6030523
17.	The Leaf*	203 W LIBERTY ST	TBD	TBD

Request for Agenda Item

Authorization for Bid

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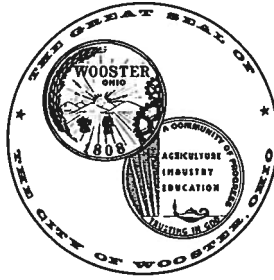
Purchase Capital Item

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Non-Capital

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Division Administration	Meeting Date Requested 8-17-20
Project Name DORA Establishment	Estimated Total Funds/Costs \$0
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED N/A	
If No, How is the Purchase to be Funded?	
Description This item represents a request to establish a Downtown Outdoor Refreshment Area (DORA) by the Wooster Area Chamber of Commerce and Main Street Wooster. Ohio Revised Code ("ORC") § 4301.82 authorizes municipalities under 35,000 in population to create a DORA, which is an area where the Ohio Liquor Control open carry restrictions do not apply at particular hours, and adults are permitted to possess and consume alcohol in public, with certain restrictions. The application was advertised as required by the statute on July 17 th . Not earlier than 30 days, but not later than 60 days after the initial notice publication, Wooster City Council may approve or disapprove of the application by ordinance or resolution. The application and previous correspondence are attached for reference and further details.	
Justification / Benefits The application was reviewed by all appropriate internal managers for comments. Chamber members, including downtown residents and businesses were surveyed regarding the establishment of a DORA, and those survey results are attached.	
Will this Project affect the City's Operating Costs The proposed DORA could increase sanitation costs for additional waste receptacles and waste service, up to \$2000 per year depending on the number of cans. The cost for Safety forces could increase depending on the needs. If the existing patrol can cover the area, there would be no additional costs. If additional patrols are needed for events, the organizer would be responsible for additional security costs. All signage and cups are being paid for by the applicant.	
What Alternatives Exist and what are the Implications of the Alternatives Alternative include approving the application as submitted, disapproving the application, or approving a modified application.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: N/A	
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 Immediate passage is not needed, but approving now would allow these provisions to be enacted as soon as possible.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Administration	Date: 7-17-20
Approved for Agenda <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**WOOSTER CITY COUNCIL**

538 N. Market Street • P.O. Box 1128
Wooster, Ohio 44691-7082
Phone 330-263-5200 • www.woosteroh.com

An application to establish a Designated Outdoor Refreshment Area (DORA), defined in Ohio Revised Code Section 4301.82, was submitted to the City of Wooster and Wooster City Council on July 1, 2020. The application is on file in the office of the Clerk of Council and can be reviewed online at the City's website at www.woosteroh.com, or by appointment by contacting Lynne DePaulo, Council Clerk, at 330-263-5242 or ldepaulo@woosteroh.com. A public hearing is scheduled for August 17, 2020 at 7:30 p.m. to discuss the creation of a DORA in the downtown area of the City of Wooster.

This public notice provides notification that Wooster City Council plans to have a first reading of the legislation for the proposed DORA at the Monday, August 17, 2020 Council meeting. The meeting will be held at 7:30 p.m. via Zoom. Public viewing will be available on the City's YouTube channel (www.YouTube.com/cityofwooster). Public comments will be monitored during the live stream video.

RESOLUTION NO. 2020-39

A RESOLUTION AUTHORIZING THE DIRECTOR OF
FINANCE TO ISSUE PAYMENT FOR SERVICES
RENDERED PRIOR TO THE FISCAL OFFICER'S
CERTIFICATION OF AVAILABILITY OF FUNDS, AND
DECLARING AN EMERGENCY

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

SECTION 1. That in accordance with ORC 5705.41(D) the following payment for services rendered prior to the Fiscal Officer's certification of availability of funds shall be and is hereby approved:

Vendor: McCune Welding, Inc.
Description: Horizontal Auger Replacement
Invoice Date: 07/19/2020
Invoice No.: 3856
Amount: \$3,345.00
Purchase Order No.: 2020-00001857

SECTION 2. The cost of this service is 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 Ordinance is declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary to protect the public and the City; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it 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: _____, 2020

Mayor

Introduced by: Jon Ansel



Invoice

8841 N. Geyers Chapel Rd.
Creston, OH 44217
330-317-0251 (phone)
330-435-0010 (fax)
mccunewelding@gmail.com

Date

07/19/20

Bill To:

City of Wooster
Steve Carathers
Water Pollution Control
1123 Old Columbus Rd.
Wooster, OH 44691

Project

Invoice No.

3856

P.O. Number

Steve

Terms

Due on receipt

Item	Description	Quantity	Rate	Amount
Material & Labor	Horizontal Auger Replacement Project -Remove and replace helicoil auger, fabricate /install perforated stainless screen system, Weld on brush kit, bend plastic parts, Repair vertical lift auger add support plates. Misc Stainless Materials ..	1	3,345.00	3,345.00
RECEIVED ACCOUNTS PAYABLE JUL 28 2020 CITY OF WOOSTER				
Thank you for your business.			Total	\$3,345.00

A RESOLUTION APPROPRIATING THE FUNDS RECEIVED
FROM THE COUNTY CORONAVIRUS RELIEF DISTRIBUTION
FUND, AMENDING THE ANNUAL APPROPRIATION
ORDINANCE AND DECLARING AN EMERGENCY

WHEREAS, H.B. 481 requires subdivisions receiving funds under Section 1 of the act, to pass a resolution affirming that funds from the County Coronavirus Relief Distribution Fund may be expended only to cover costs of the subdivision consistent with the requirements of section 5001 of the CARES Act as described in 42 U.S.C. 801(d), and any applicable regulations before receiving said funds.

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

SECTION 2. That the amount of \$794,739.23 is hereby appropriated from the unappropriated balance in the CARES ACT Fund (Fund No. 124).

SECTION 4. This resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, welfare and safety of the City, and for the further reason that it would allow for the appropriation of the funding to begin immediately; wherefore, this resolution shall be in full force and effect immediately upon its adoption and approval by the Mayor, provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Introduced by: Jon Ansel



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



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

MEMO

To: City Council
From: Joel Montgomery, Director of Administration
CC: Mayor, Law Director, Finance Director
Date: August 13, 2020
Re: CARES Act Funding; Authorization to Expend Funds

Dear Councilpersons,

Following the passage of HB 481 in June, Council passed legislation requesting the distribution of CARES Act funds to the City from the County Coronavirus Relief Fund (CRF), and affirming that all funds would be expended in accordance with provisions of the CARES Act. These funds provide relief from the State of Ohio to local governments that did not receive funding from the federal government.

All eligible expenditures to date have been quantified and verified with the State Office of Budget and Management, and all eligible expenditures not covered by the FEMA grant will be covered by the CRF funds. Subsequent legislation is now needed to appropriate the funds received for these purposes. The FEMA grant will cover approximately \$30,000 of basic disinfection and PPE expenditures. The CRF funds will cover an additional \$794,000 of expenditures related to COVID-19 impacts, including:

- Fire and EMS personnel costs
- Bulk Waste Collection
- Transportation Program Subsidies
- Misc. Cleaning & Disinfection Equipment, Software, and training

Please let us know if you have additional questions or need further information. We would be happy to discuss in further detail.

Sincerely,

Joel Montgomery, PE, ICMA-CM
Director of Administration

ORDINANCE NO. 2020-31

AN ORDINANCE AMENDING CHAPTER 351, PARKING GENERALLY, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY ADOPTING A PROHIBITION AGAINST PARKING, OR ABANDONING UPON ANY STREET A RECREATIONAL OR COMMERCIAL VEHICLE.

WHEREAS, the public rights of way within the municipality are intended to be utilized principally for the purpose of facilitating vehicular travel among points within the municipality; and

WHEREAS, health, safety, and sanitary considerations dictate that the public rights of way should not be utilized to provide a place upon which recreational vehicles of any description are parked for lengthy periods of time.

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

SECTION 1. That Chapter 351, Parking Generally, of the Codified Ordinances of the City of Wooster, Ohio is hereby amended by the adoption of new Section 351.21, PARKING OF RECREATIONAL OR COMMERCIAL VEHICLES, to read as follows:

351.21 PARKING OF RECREATIONAL OR COMMERCIAL VEHICLES

(a) No person who is the owner, agent, operator, or other person in charge of any recreational or commercial vehicle as defined herein may permit such vehicle to remain parked, standing or abandoned upon any street or highway for a period of time exceeding 24 hours.

(b) For the purposes of this section, certain terms shall be defined as follows:

(1) "Recreational vehicle" includes, but is not limited to:

A. Camper Trailer - A folding or collapsible vehicular structure, mounted on wheels but without its own power, designed as a temporary living quarters for travel, camping, recreation and vacation uses, which is not encompassed in the definition of travel trailer.

B. Motor Bus - Any motor vehicle having motor power designed and used for carrying more than 15 passengers.

C. Motor Home - A self-propelled recreational vehicle constructed with permanently installed facilities for cold storage, cooking and consuming of food and for sleeping.

D. Travel Trailer - A non-self-propelled recreational vehicle as defined in Ohio R.C. 4501.01(Q), including a tent type fold-out camping trailer as defined in Ohio R.C. 4517.01.

E. Truck Camper - A non-self-propelled recreational vehicle, without wheels for road use but with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreation and vacation use, and designed to be placed upon and attached to a motor vehicle. Truck campers do not include truck covers, which consist of walls and roof, and do not have floors and facilities for using same as a dwelling.

F. Recreational Trailers - Any form of device, equipment, or machinery on wheels, or a single wheel, that is intended to be pulled by a motor vehicle, whether or not attached to a motor vehicle. This shall include every vehicle designed and utilized for the sole purpose of transporting any boat, auto, snowmobile, recreational habitation, and the like, which does not have motive power, but is designed to be drawn by another vehicle.

G. Watercraft - This term shall include, but is not limited to, any of the following when used or capable of being used for transportation on the water:

1. A boat operated by machinery either permanently or temporarily affixed.
2. A sailboat other than a sailboard.

3. An inflatable, manually propelled boat having a hull identification number meeting the requirements of the United States Coast Guard.

4. A canoe or row boat.

(2) "Commercial Vehicles" has the same meaning as defined in Wooster Codified Ordinance 341.01(c).

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 law.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order to address urgent health, safety and sanitary concerns; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor, provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

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

Passed: _____, 2020 Vote: _____

Attest: _____
 Clerk of Council President of Council

Approved: _____, 2020 _____
 Mayor

Introduced by: Craig Sanders

Request for Agenda Item

Authorization for Bid

☐

Purchase Capital Item

☐

Non-Capital

☒

Division Administration	Meeting Date Requested 8-17-20
Project Name Chapter 351 Amendment – Commercial & Recreational Vehicle Parking on Streets	Estimated Total Funds/Costs \$0
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED N/A	
If No, How is the Purchase to be Funded?	
Description This is a request to amend chapter 351, Parking Generally, of the codified ordinances to limit the parking of commercial and recreational vehicles on City streets. This change would prohibit parking of commercial vehicles and large recreational vehicles such as campers, motor homes, trailers and water craft, and for more than 24 hours, to accommodate loading and unloading. Commercial vehicles are currently defined in chapter 341.01 of the codified ordinances, and include large vehicles designed or used for the transport of persons (buses) or property (tractor trailers, box trucks, etc).	
Justification / Benefits The City's property maintenance and police divisions have received numerous complaints over the years about these large vehicles parking on residential streets. Current property maintenance and zoning codes limit the parking of these vehicles on private property, but those codes do not apply to public road rights of way. A survey of other city's codes indicated that these parking prohibitions are not uncommon.	
Will this Project affect the City's Operating Costs This change should have little effect on the City's operating costs.	
What Alternatives Exist and what are the Implications of the Alternatives Alternatives include leaving the code as is, and allowing large commercial and recreational vehicles to park on residential streets; or completely banning all parking, with no allowance for temporary parking, loading or unloading.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: N/A	
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 Immediate passage is not needed, but approving now would allow these provisions to be enacted as soon as possible.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Administration/Police/BSD/Planning	Date:
8-11-20	
Approved for Agenda <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

ORDINANCE NO. 2020-32

AN ORDINANCE AMENDING CHAPTER 539, PARK
REGULATIONS, OF THE CODIFIED ORDINANCES OF THE
CITY OF WOOSTER, OHIO AND DECLARING AN
EMERGENCY

WHEREAS, the City of Wooster has recently renovated the Freedlander Chalet; and

WHEREAS, the Freedlander Chalet is a facility that can provide a venue for banquets and weddings for the City of Wooster.

WHEREAS, safely monitored alcohol use in the Freedlander Chalet will allow the Freedlander Chalet to host banquets and weddings with more frequency.

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

SECTION 1. That Chapter 539 of the Codified Ordinances, entitled, Park Regulations, shall be amended to read as follows:

539.04 LIQUOR PROHIBITED **WITHOUT A PERMIT.**

- a) No person shall possess or drink any intoxicating liquor or alcoholic beverage, including beer, or be under the influence of any intoxicating liquor or alcoholic beverage within any park or park and recreation facility **except within the Freedlander Chalet with a valid permit granted by the Director of Administration or designee.**
- b) **The permit for the Freedlander Chalet shall allow beer, wine and other alcoholic beverages. All permit holders, in addition to complying with this section, must comply with any and all state statutes regarding the possession and consumption of alcohol. No alcoholic beverages shall be allowed outside of the Freedlander Chalet.**
- c) **Violations of the terms and conditions for a permit authorized under divisions (a) or (b) above, or violation of any state statute governing the possession and consumption of alcoholic beverages may result in the immediate revocation of any permit authorized herein.**
- d) **Whoever violates this section is guilty of a misdemeanor of the third degree.**

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.

Introduced by: Craig Sanders



Lynne DePaulo <ldepaulo@woosteroh.com>

Fwd: Parks Commission Endorsement.

1 message

Jeff Battig <jbattig@woosteroh.com>

Thu, Aug 13, 2020 at 8:56 AM

To: Joel Montgomery <jmontgomery@woosteroh.com>, Bob Breneman <bbreneman@woosteroh.com>, John Scavelli <jscavelli@woosteroh.com>, Lynne DePaulo <ldepaulo@woosteroh.com>, Ashley Brillhart <ahershberger@woosteroh.com>

All,

Here is our endorsement from Parks and Recreation Commission for the allowance of alcohol at The Chalet.

Jeff

----- Forwarded message -----

From: **Mitch Sleek** <mitchsleek@gmail.com>

Date: Thu, Aug 13, 2020 at 8:49 AM

Subject: Parks Commission Endorsement.

To: Jeff Battig <jbattig@woosteroh.com>

To whom it may concern,

On behalf of the City of Wooster Parks Commission we would like to offer our endorsement of the City of Wooster permitting alcohol at the Freedlander Chalet. We believe by allowing this the city will benefit by allowing the newly renovated chalet to compete with other venues in holding wedding receptions as well as other similar type events.

City of Wooster Parks Commission.

--
Jeff Battig, CPRP

Wooster Recreation/Community Center Manager

330-201-6000 · jbattig@woosteroh.com



RESOLUTION NO. 2020-42

A RESOLUTION PURSUANT TO SECTION 1724.10(A)(2) OF THE OHIO REVISED CODE DESIGNATING THE WAYNE COUNTY LAND REUTILIZATION CORPORATION AS THE AGENCY FOR THE RECLAMATION, REHABILITATION, AND REUTILIZATION OF VACANT, ABANDONED, TAX-FORECLOSED AND OTHER REAL PROPERTY IN THE COUNTY, DIRECTING THE CORPORATION TO ACT ON BEHALF OF AND IN COOPERATION WITH THE CITY OF WOOSTER IN EXERCISING THE POWERS AND PERFORMING THE DUTIES OF THE CITY OF WOOSTER UNDER CHAPTER 5722 OF THE OHIO REVISED CODE; DIRECTING THE PREPARATION OF AN AGREEMENT AND PLAN IN FURTHERANCE OF THESE MATTERS; AND AUTHORIZING RELATED MATTERS, AND DECLARING AN EMERGENCY

WHEREAS, the City of Wooster pursuant to division (A) of Section 5722.02 of the ORC has elected to adopt and implement the procedures set forth in Sections 5722.02 to 5722.15 of the Ohio Revised Code to facilitate the effective reutilization of nonproductive land situated within its boundaries, and

WHEREAS, the County has caused the Wayne County Land Reutilization Corporation (the "Corporation") to be organized as a county land reutilization corporation under Chapter 1724 of the ORC and the City wishes the Corporation to act on behalf of and cooperate with the County in exercising the powers and performing the duties of a City with respect to land reutilization under Chapter 5722 of the ORC, and

WHEREAS, subdivision (A)(3) of Section 1724.10 of the ORC authorizes a city to designate a county land reutilization corporation organized under Chapter 1724 of the ORC as its agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the county, and

WHEREAS, this Council now desires to designate pursuant to subdivision (A)(3) of Section 1724.10 of the ORC the Corporation as its agency for the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other real property in the county, and

WHEREAS, in furtherance of the purposes of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the City, this Council also desires to enter into an agreement and plan with the Corporation (the "Agreement and Plan") to accomplish the foregoing, and

WHEREAS, the Council hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Council, and that all the deliberations of this Council which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

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

SECTION 1. Pursuant to subdivision (A)(3) of Section 1724.10 of the Ohio Revised Code, the City acting by and through this Council, hereby designates the Corporation as its agent for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the City.

SECTION 2. In furtherance of the designation of the Corporation by this Council as the agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the County pursuant to division (A)(3) of Section 1724.10 of the Ohio Revised Code, this Council hereby directs the Corporation to prepare or cause to be prepared for approval and execution by this Council an agreement and plan between the Corporation and the City as authorized by division (B) of Section 1724.10 of the Ohio Revised Code to provide for, among other things, a plan of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property and the extent to which the Corporation will participate as the agency of the City in carrying out the plan.

SECTION 3. This Resolution is declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise 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: _____, 2020 Vote: _____

Attest: _____
 Clerk of Council President of Council

Approved: _____, 2020 _____
 Mayor

Introduced by: Jennifer Warden



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



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

MEMO

To: City Council
From: Joel Montgomery, Director of Administration
CC: Mayor, Law Director, Finance Director, Development Coord., City Planner
Date: August 13, 2020
Re: Land Bank Authorization

Dear Councilpersons,

Legislation is being requested for one of the final pieces needed to establish a Land Bank (Land Reutilization Corporation) in Wayne County for the benefit of all governmental entities and recipients of property tax revenues. The main purposes of the land bank would be enhancing the utilization of real estate for housing, community improvement, enhancing the tax base, and limiting blight. This is performed through the reclamation, rehabilitation, and reutilization of delinquent, foreclosed, or other real property. Currently 55 counties in Ohio have established Land Banks.

The ORC section 1724 establishes specific powers to county land banks allowing for the acquisition, holding, managing, selling, and transferring of property. The statute also allows county land banks to facilitate code enforcement, nuisance abatement, demolition, and the ability to waive tax liens on delinquent properties.

The ORC requires that entities seeking to utilize and participate in the county land bank must pass legislation designating the county land reutilization corporation as the agency acting on behalf of and in cooperation with the City to perform the duties of a land bank as defined in the ORC. This is the legislation being requested at this time and the culmination of several months of investigation, evaluation, and consultation by all interested parties in the County.

The establishment of the land bank and the resulting realization and enhancement of real estate will reduce overall property maintenance expenses and resources, reduce unauthorized occupancy and use of vacant properties, and generate significant property tax revenue from currently delinquent properties that are acquired and re-purposed.

The board of directors of the land bank will be established in accordance with the ORC and will be composed of two county commissioners, the County Treasurer, a representative of each City (Wooster, Orrville, and Rittman), and a township representative.

Please let us know if you have additional questions or need further information. We would be happy to discuss in further detail.

Sincerely,

Joel Montgomery, PE, ICMA-CM
Director of Administration

ORDINANCE NO. 2020-30

AN ORDINANCE AUTHORIZING THE PURCHASE OF
REAL ESTATE AND DECLARING AN EMERGENCY

WHEREAS, this City Council, acting upon the recommendation of the Mayor, has determined that it is in the best interests of the municipal government to purchase four certain parcels of real estate located at 3662 and 3686 Geyers Chapel Road, Wooster, Ohio (Wayne County Parcels 51-00137.001; 51-00137.002; 51-00137.003; and 51-00137.004); and

WHEREAS, prompt action is necessary in order to take advantage of pending purchase proposal; and

WHEREAS, JobsOhio has agreed to fund environmental studies on the same property and separately advised that the acquisition among other expenses necessary preparation of the site for future industrial development, may be eligible for partial reimbursement through the Ohio Site Inventory Program.

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

SECTION 1. That the Mayor is authorized to purchase, in the name of the City of Wooster, the following parcel of real estate, and that he is authorized to execute any necessary documents in connection with such purchase:

PPN: 51-00137.001; 51-00137.002; 51-00137.003; and 51-00137.004; referenced as 3662 and 3668 Geyers Chapel Road, Wooster, Ohio 44691.

SECTION 2. The amount of such purchase will not exceed Two Hundred-Eighty Five Thousand Dollars (\$285,000.00), plus costs related or incidental to closing, and such amount is payable from the Capital Improvements Fund.

SECTION 3. That the amount of Two Hundred-Eighty Five Thousand Dollars (\$285,000.00) plus costs related to closing be and are hereby appropriated to the interfund cost center in the general fund (001), with a related transfer to the capital improvements fund (301), where it is hereby appropriated.

SECTION 4. 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 law.

SECTION 5. This Ordinance is declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City; or providing for the usual daily operation of a municipal department or division and for the further reason that prompt action is necessary to authorize the purchase in order to secure the site for the construction of future development; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

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

Passed: _____, 2020 Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2020 _____
Mayor

Introduced by: Jennifer Warden

Request for Agenda Item

Authorization for Bid

☐

Purchase Capital Item

☒

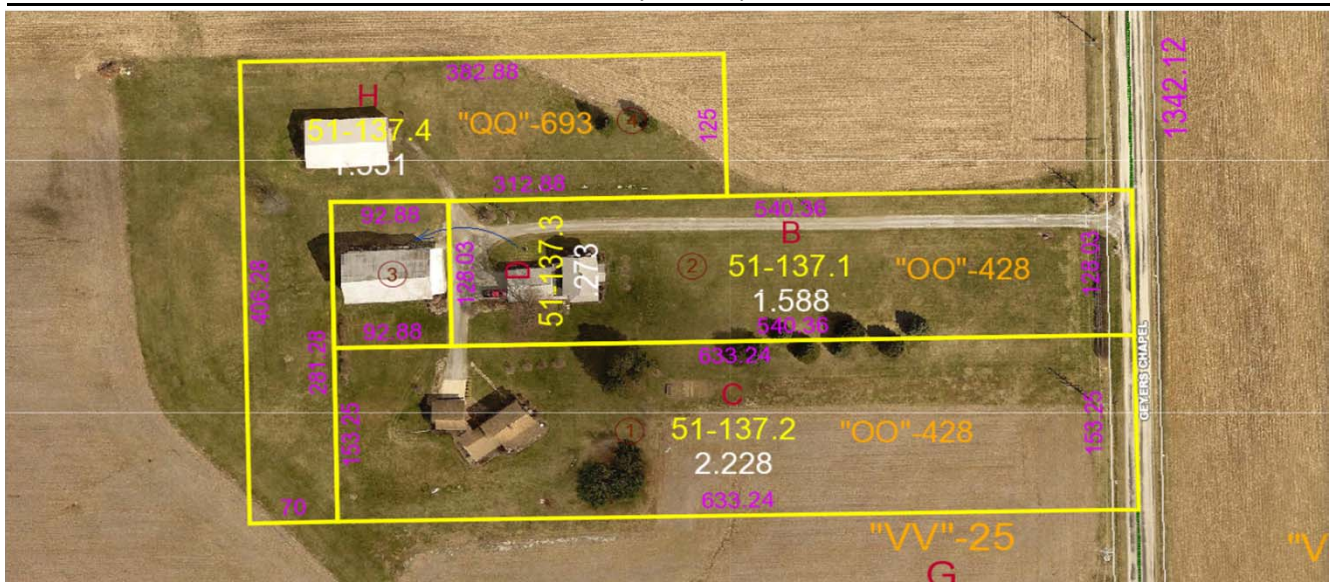
Non-Capital

☐

Division Development	Meeting Date Requested August 17, 2020
Project Name 3662 & 3686 Geyers Chapel Rd.	Estimated Total Funds/Costs \$285,000
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? Capital Improvement Fund	
Description of Request Council's authorization is requested to acquire four parcels (PNN 51-00137.001/.002/.003/.004) comprising 5.64 acres known as 3662 and 3686 Geyers Chapel Road, Wooster, Ohio. The site features two residential homes (a 1880's farmhouse and a log cabin home built in 1983), and a large garage. The property owners are seeking to downsize and approached the City following the acquisition of the Five L. Farm earlier this year. Acquiring and later dismantling or leveling the site would greatly enhance the marketability of the Ohio Wooster Innovation Industrial Park. Specifically, it would make 23 acres of land readily developable along Daisy Way along its easternmost 700 feet, and make the site more attractive. Separate from this legislation, the City of Wooster is seeking matching funding through the Ohio Site Inventory Program (OSIP) through JobsOhio. (10.4 acres are not developable otherwise, with 12.5 acres requiring substantial site upgrades.) If approved, the City could potentially secure up to \$71,250 (25% match) to assist with acquisition and up to \$30,000 (50% match) toward any demolition costs. The current site was recently designated a NEO RightSite by Team Neo.	
Justification / Benefits JobsOhio recommends clearing the site to remove an incompatible use often cited as a deterrent in national site searches and source of conflict. Effectively, the City will make developable 10.4 otherwise non-developable acres at \$34,343/acre before demolition and any grant funding.	
Will this Project affect the City's Operating Costs This is a long-term investment of \$285,000. Up to 25% of the costs could be reimbursable through OSIP.	
What Alternatives Exist and what are the Implications of the Alternatives The homes will be sold on the market - likely to separate households. Future acquisition, if possible, would be prohibitively costly. Would not enhance park's marketability and would limit for eastern 700 feet.	
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 Authorization is required by September 18, 2020 to secure the property.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea Date: July 29, 2020	

Approved for Agenda ☐ Yes ☐ No

COST ESTIMATE
3661 N. Geyers Chapel Rd.



Parcel ID	Acreage	Description	Land Value	Imp. Value	Total Value
51-00137.004	1.551	2,500 sqft shed	\$20,240.00	\$5,720.00	\$25,960.00
51-00137.003	0.273	3,500 SqFt 3-story barn (removed)	\$4,110.00	\$0.00	\$4,110.00
51-00137.001	1.588	1900's farmhouse - Residence	\$37,410.00	\$56,300.00	\$93,710.00
51-00137.002	2.228	1983 log cabin - Residence	\$46,760.00	\$121,970.00	\$168,730.00
	5.64		\$108,520.00	\$183,990.00	\$292,510.00





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



Jonathan S. Millea, AICP, CEcD

Development Coordinator

Phone : (330) 263-5250

Fax: (330) 263-5247

Email: jmillea@woosteroh.com

MEMO

To: Wooster City Council, City Administration
From: Jonathan Millea AICP CEcD, Development Coordinator
CC: Mr. Tom Pukys, Wayne Economic Development Council
Date: 7/17/2020
Re: Acquisition of 3662 and 3686 N. Geyers Chapel Road

Dear Members of Wooster City Council,

The City has an opportunity to acquire five acres with two residential properties on the eastern end of the recently-purchased Five L. Farm site for \$285,000, and potentially *offset* a portion of its costs with a JobsOhio grant (conditioned on the property being dedicated to primary-sector industry). Today, the five-parcel subject property's layout effectively obstructs development along the first 700 feet frontage along Daisy Way. Acquisition and demolition would free 20-acres for industrial development, and would bring the total developable site area to 150 acres. The owners of the properties are seeking to downsize and approached the City before listing the homes on the market.

Removal of the two residential homes within the site will enhance the site's marketability, as this will make the land more inviting to businesses seeking industrial development away from residential areas and avoid land use conflicts. (JobsOhio and InSite Consulting Group). The subject property consists of a 1900's farmhouse, a 1980's log cabin, and a large storage garage. Alternatively, the homesteads have the potential to be sold individually to new owners, which would significantly complicate acquisition in the future. Buffers of at least 50 feet and screening are required between industrial sites and residential uses, and removing these provides greater flexibility for future growth.

Closing would be set for on or about October 31, 2020, to allow the City time to complete an application for funding. The property owners would retain possession through March 31, 2021. Once it would gain possession, the City would seek to demolish or otherwise remove the structures from the site.

The City is coordinating with TeamNeo and JobsOhio and is actively applying for \$101,250 in funding from the Ohio Site Inventory Program to assist with acquisition (25% match) and demolition (50% match). In the same application, the City is exploring avenues to assist with the closure of several wells on the surrounding Five L. Farm. Additionally, JobsOhio has awarded in-kind (Est. \$40,000 to \$60,000) in environmental services. Also, AEP Ohio has extended \$20,000 in funding for due diligence work.

We look forward to presenting legislation at the upcoming August 17, 2020 Council meeting. Per the agreement, the City has committed to rendering a formal decision for the homeowners by the end of September.

This acquisition works to maximize the potential for future industrial growth and job creation at the site. Incorporating the acquisition into the overall Five L. Farm project also provides additional leverage for the City's overall grant funding request, which also seeks support for clearing gas wells.

Please feel free to contact us with any questions or requests for additional information. Thank you!

Jonathan Millea, AICP, CEcD

Development Coordinator



August 12, 2020

City of Wooster, City Council
Re: Ohio Wooster Innovation Park

Team NEO, as the JobsOhio Network Partner recommends the acquisition of the Beery Farm adjacent to the Ohio Wooster Innovation Park. Acquiring and controlling this property will maximize the site's potential to attract future project opportunities and job creation. This acquisition increases the total developable acreage and will eliminate concerns of an incompatible use (residential) being located on the industrial property boundary.

JobsOhio has extended its scope of work and financial resources to complete the required environmental due diligence necessary through the Constraints to Site Development Assessment work that is currently underway, as well as future potential grant pursuits. Team NEO, along with JobsOhio is committed to advance the marketing of this site through Team NEO's RightSites efforts and JobsOhio SiteOhio Authentication program.

We look forward to continuing our partnership with the City of Wooster on this critical project.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary Cierebiej".

Mary Cierebiej, AICP
Team NEO
Senior Director, Site Selection Strategies





August 10, 2020

City of Wooster
538 N Market St
Wooster, OH 44691

Dear Wooster City Council:

I write this letter on behalf of the Wayne Economic Development Council (WEDC) in support of the City of Wooster's purchase of the homes located on 3662 and 3686 Geyers Chapel Road (the Ohio Wooster Innovation Site).

We are excited about the economic opportunities the procurement of these homes would help create. City ownership of these homes would expand their current property, the Ohio Wooster Innovation Site, to develop an additional 20 acres of new business construction. We have been advised by site selection consultants that the purchase and removal of these two homes would open up eligibility for project leads and increase its appeal. This property checks all of the boxes regarding infrastructure, highway access, typography, and more. The possession of land next to an industrial park would allow the WEDC to respond quickly to project needs and single ownership will be advantageous for prospects.

Along with these benefits, we have been selected for a SiteOhio Authentication presentation through JobsOhio in September making this a top marketed site through Ohio. On top of that, the WEDC has also secured funding from JobsOhio for all due diligence for the Ohio Wooster Innovation Park and these additional properties would be included, if purchased. Lastly, the WEDC is currently working on an international project lead for the Ohio Wooster Innovation Site and the purchase of this property would be a benefit to the potential business.

We hope you consider supporting the City of Wooster as this will continue the economic growth of our area. City ownership will allow the most efficient use of this land with the best interest of Wooster in mind.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Pukys', is located below the 'Sincerely,' text.

Thomas Pukys
President

Makes 12.5 Acres Accessible

Adds flexibility and access to Daisy Way, vs. requiring reconstruction of Geyers Chapel.

Directly Opens 10.42 Acres

Requires access to industrial-grade roadway to be developed independently.



3662 & 3686 Acquisition Comparative Impacts

The proposed \$285,000 acquisition of 3662 and 3686 Geyers Chapel Rd (5.6 acres) will make 10.4 acres developable by removing constraints. This equates to \$34,343/acre (Or \$27,360/acre excluding funds already invested in original 138-acre purchase.) An additional 12.5 acres gains access to Daisy Way and enhances site marketability and capacity to support industrial growth.

Provided by: City of Wooster, Economic Development, 7/2020

- 3662 and 3686 Geyers Chapel
- 50-ft Buffer
- Dimensions too Limited
- Requires Road Reconstruction
- Right of Way

COST ESTIMATE
3661 N. Geyers Chapel Rd.



Parcel ID	Acreage	Description	Land Value	Imp. Value	Total Value
51-00137.004	1.551	2,500 sqft shed	\$20,240.00	\$5,720.00	\$25,960.00
51-00137.003	0.273	3,500 SqFt 3-story barn (removed)	\$4,110.00	\$0.00	\$4,110.00
51-00137.001	1.588	1900's farmhouse - Residence	\$37,410.00	\$56,300.00	\$93,710.00
51-00137.002	2.228	1983 log cabin - Residence	\$46,760.00	\$121,970.00	\$168,730.00
	5.64		\$108,520.00	\$183,990.00	\$292,510.00



ORDINANCE NO. 2020-33

AN ORDINANCE AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT EXTENDING THE COLLECTIVE BARGAINING AGREEMENT FOR ONE YEAR WITH REPRESENTATIVES OF THE WOOSTER FIRE FIGHTERS UNION, IAFF LOCAL 764, AND DECLARING AN EMERGENCY

WHEREAS, representatives of the Wooster Fire Fighters Union, IAFF Local 764, have negotiated with representatives of the City administration regarding a one-year extension of the current collective bargaining agreement (CBA).

WHEREAS, a one-year extension that provides a wage increase and stipend for one year is desirable given the current economic uncertainty caused by the COVID-19 pandemic

WHEREAS, these negotiations have produced a mutually acceptable agreement.

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

SECTION 1. That the Director of Administration is hereby authorized to enter into a one-year extension of the CBA with representatives of the Wooster Fire Fighters Union, IAFF Local 764 summary of terms attached hereto. This agreement will set forth all provisions relative to wages, to which the parties have bargained and agreed for the term specified therein.

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 law.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety, and welfare of the City, or providing for the usual daily operation of a municipal department or division; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

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

Passed: _____, 2020 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2020
Mayor

Introduced by: Jon Ansel

ORDINANCE NO. 2020-34

AN ORDINANCE AUTHORIZING THE DIRECTOR OF
ADMINISTRATION TO ENTER INTO AN AGREEMENT
EXTENDING THE COLLECTIVE BARGAINING AGREEMENT
FOR ONE YEAR WITH REPRESENTATIVES OF THE OHIO
PATROLMEN'S BENEVOLENT ASSOCIATION, AND
DECLARING AN EMERGENCY

WHEREAS, representatives of the Ohio Patrolman's Benevolent Association (OPBA), have negotiated with representatives of the City administration regarding a one-year extension of the current collective bargaining agreement (CBA) for two bargaining units: the police officers, and the sergeants and lieutenants; and;

WHEREAS, a one-year extension that provides a wage increase and stipend for one-year is desirable given the current economic uncertainty caused by the COVID-19 pandemic

WHEREAS, these negotiations have produced a mutually acceptable agreement.

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

SECTION 1. That the Director of Administration is hereby authorized to enter into a one-year extension of the CBA with representatives of the OPBA, summary of terms attached hereto. This agreement will set forth all provisions relative to wages, to which the parties have bargained and agreed for the term specified therein.

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 law.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division;; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

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

Passed: _____, 2020 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2020
Mayor

Introduced by: Jon Ansel