

CITY COUNCIL AGENDA

October 18, 2021

7:30p.m.

The meeting convenes at City Hall, in Council Chambers, 1st Floor, 538 N. Market Street, Wooster, Ohio.

I. ROLL CALL & ORDERING OF AGENDA

II. APPROVAL OF MINUTES

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

V. COMMITTEE REPORTS; PUBLIC HEARINGS

VI. UNFINISHED BUSINESS

1. Second Reading - RESOLUTION NO. 2021-55

A RESOLUTION AUTHORIZING THE MAYOR TO PURSUE APPROPRIATION OF CERTAIN PROPERTY INTERESTS FROM PROPERTY OWNERS ADJACENT TO OR ABUTTING MELROSE DRIVE FOR PURPOSES OF PROCEEDING WITH THE IMPROVEMENT THEREOF AND ALLOWING FOR IMMEDIATE ENACTMENT(Bostancic)

2. Second Reading – RESOLUTION NO. 2021-58

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 RESURFACING OF COLUMBUS AVENUE, BEALL AVENUE AND CLEVELAND ROAD, WITHIN THE CITY OF WOOSTER AND PROVIDING FOR IMMEDIATE ENACTMENT (Bostancic)

VII. NEW BUSINESS

1. First Reading - RESOLUTION NO. 2021-60

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT WITH DEBRA J. MERILLAT FOR THE PURCHASE OF REAL ESTATE, APPROPRIATING THE NECESSARY FUNDS AND ALLOWING FOR IMMEDIATE ENACTMENT (Warden)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

RESOLUTION NO. 2021-60

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT WITH DEBRA J. MERILLAT FOR THE PURCHASE OF REAL ESTATE, APPROPRIATING THE NECESSARY FUNDS AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, it is necessary to enter into an agreement with Debra J. Merillat for the acquisition of one parcel of land comprising of Parcel Number 64-02258.000, for the sum of \$95,000.00 for future municipal development; and

WHEREAS, the amount necessary to purchase the property was not included in the 2021 annual appropriations budget, the necessary funds must be appropriated; and

WHEREAS, this purchase allows for the continued expansion and success of the City of Wooster's downtown public parking offerings; and

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

SECTION 1. The amount of \$95,000 is appropriated from the unappropriated General Fund (100) balance to the Interfund Cost Center, with a related transfer to the Capital Improvements Fund (301), where it is hereby appropriated, including closing costs and any other fees and expenses related to closing.

SECTION 2. The Director of Administration is hereby authorized to enter into a contract for the purchase of Parcel 64-02258.000 for the sum of \$95,000.00 and closing costs and any other fees and expenses related to closing.

SECTION 3. The Director of Administration is hereby authorized to enter into a two-year triple net lease, with the ability to renew such lease, as part of the purchase of Parcel 64-02258.000, to lease Parcel 64-02258.000 with all improvements to Debra J. Merillat.

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 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 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 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: _____, 2021 Vote: _____

Attest: _____
 Clerk of Council President of Council

Approved: _____, 2021 Mayor

Introduced by: Jennifer Warden

Request for Agenda Item

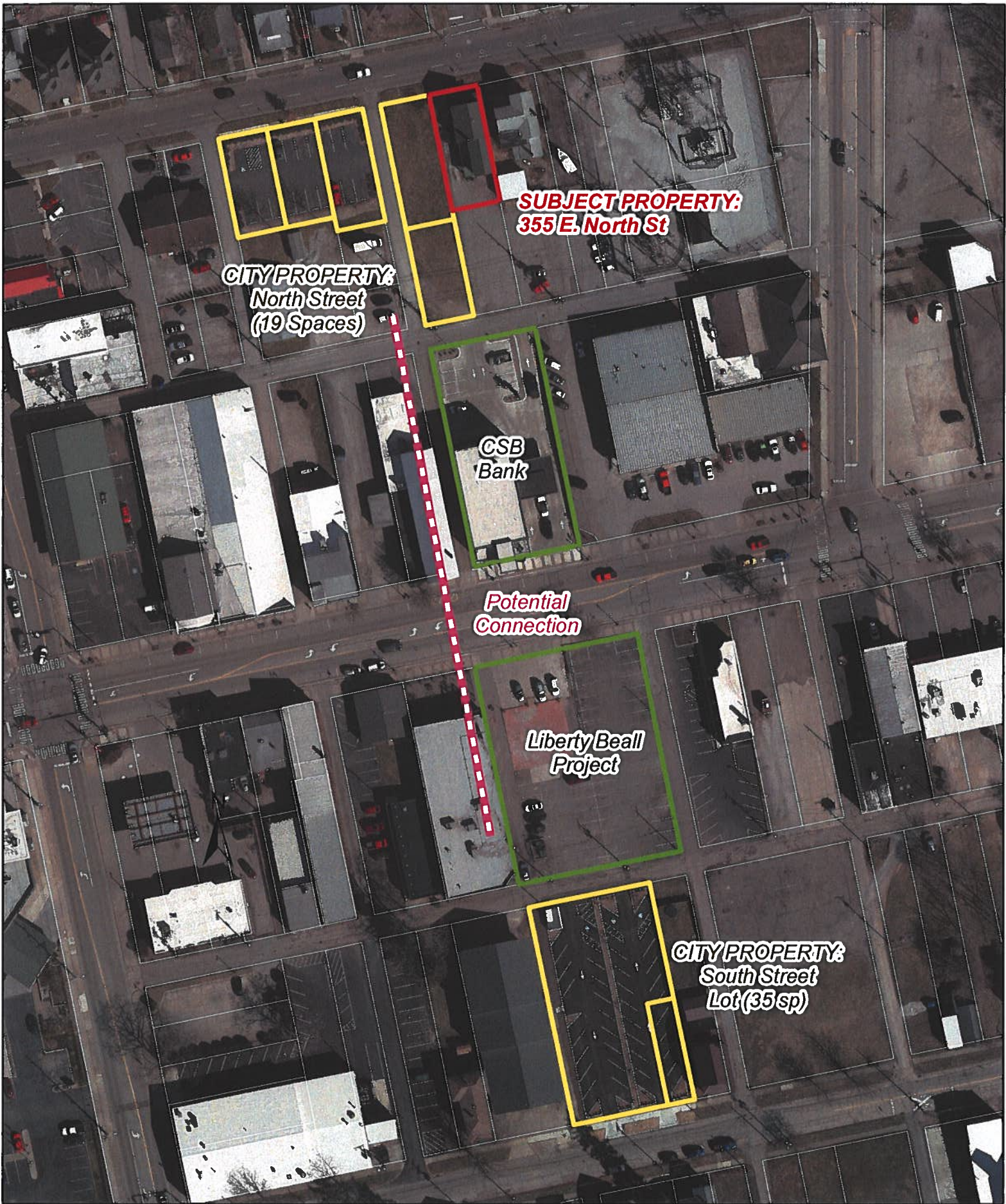
Authorization for Bid

Purchase Capital Item

Non-Capital

Division Development	Meeting Date Requested October 18, 2021
Project Name 355 E. North St. Purchase	Estimated Total Funds/Costs \$100,000.00
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? Unappropriated General Fund (100) to the Capital Improvements Fund (301).	
Description of Request Requested is Wooster City Council's Authorization to enter into a contract with Debra J. Merillat for the \$95,000 purchase (plus closing costs) and triple-net lease of Wayne County Parcel 64-02258.000, also known at 355 E. North Street, a currently-rented two-unit house adjacent to the City of Wooster's vacant lot. To the immediate west of the property is the City of Wooster's North Street Public Parking Lot, a paved 19-spot public daily parking lot. Over the years, the existing parking lot has actively supported downtown businesses. As additional downtown development occurs in the immediate vicinity, including the recent CSB Bank building and the planned mixed-use Liberty Beall project, expansion of this lot will be important to encouraging business growth and overall downtown access. Acquisition of this property enables a thoughtful expansion of this lot in the future. The opportunity exists to establish a pedestrian walkway link across Liberty Street to connect the new South Street Parking Lot to an expanded North Street Parking.	
Justification / Benefits This project thoughtfully permits the expansion of the City's North Street Parking Lot to support ongoing development along E. Liberty. The acquisition price, coupled with an initial lease through Dec. 31, 2023, is reasonable given the property's condition and use. The lease will allow sufficient time for tenants to make arrangements and keep the site in active use in the interim.	
Will this Project affect the City's Operating Costs Approximately \$100,000 is required to execute this acquisition and cover closing costs.	
What Alternatives Exist and what are the Implications of the Alternatives The City may forgo the acquisition, but this would limit the ability to expand the parking lot at a time when new development is underway in our E. Liberty area.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances: This is a direct purchase of real estate with a seller.	
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 provides Seller time for planning. There is a Nov. 15 deadline to retain terms.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea	Date: Oct. 1, 2021

Approved for Agenda Yes No



**SUBJECT PROPERTY:
355 E. North St**

**CITY PROPERTY:
North Street
(19 Spaces)**

**CSB
Bank**

**Potential
Connection**

**Liberty Beall
Project**

**CITY PROPERTY:
South Street
Lot (35 sp)**



**City of Wooster
Economic Development**

**Proposal: 355 E. North Street Acquisition
October 1, 2021**



RESOLUTION NO. 2021-58

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 RESURFACING OF COLUMBUS AVENUE, BEALL AVENUE AND CLEVELAND ROAD, WITHIN THE CITY OF WOOSTER AND PROVIDING FOR IMMEDIATE ENACTMENT

WHEREAS, the Director of Administration, in consultation with the City Engineer, has determined that resurfacing and repairing pavement on Beall Avenue from Liberty Street to north of Bloomington Avenue; Cleveland Road from Diller Point to School Court; and Columbus Avenue from the southern corporation line to Liberty Street is a necessity and is scheduled for the 2022 year.

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 and repairing pavement on Beall Avenue from Liberty Street to north of Bloomington Avenue; Cleveland Road from Diller Point to School Court; and Columbus Avenue from the southern corporation line to Liberty Street., in accordance with final plans and specifications on file in the office of the Director of Administration.

SECTION 2. The cost of such contract will be included in the 2022 Appropriation budget.

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 prompt action is necessary to improve the pavement of City Streets for the safety of vehicular traffic; 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 Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st Reading: 10-4-21 2nd Reading: _____ 3rd Reading: _____

Passed: _____, 2021 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2021
Mayor

Introduced by: Bill Bostancic

#4
Res. 2021-58

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division: Engineering	Meeting Date Requested October 4, 2021
Project Name Beall Avenue, Cleveland Road and Columbus Avenue Resurfacing Project PID 112746	Estimated Total Funds/Costs \$1,050,000 (ODOT Large City Funds \$536,568)(Local Funds \$513,432)
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 2022 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 Beall Avenue from Liberty Street to just north of Bloomington Avenue, Cleveland Road from Diller point to School Court and Columbus Avenue from the southern corp. line to Liberty Street. 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 2021-05)	
Justification / Benefits These roads have been scheduled for resurfacing in 2022. 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: September 28, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

RESOLUTION NO. 2021-55

A RESOLUTION AUTHORIZING THE MAYOR TO PURSUE APPROPRIATION OF CERTAIN PROPERTY INTERESTS FROM PROPERTY OWNERS ADJACENT TO OR ABUTTING MELROSE DRIVE FOR PURPOSES OF PROCEEDING WITH THE IMPROVEMENT THEREOF AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, it is necessary to improve Melrose Drive, from Milltown Road to Smithville-Western Road, by reconstructing the roadway and appurtenances thereto, including all utilities located within the road right of way, for the safety of pedestrian and vehicular traffic; and

WHEREAS time is of the essence in completing the process of right-of-way acquisition in order to facilitate this project, and the city administration, despite all reasonable efforts, has been unable to conclude an agreement for rights-of-way with twelve of the property owners in the aforementioned area.

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

SECTION 1. This City Council considers it necessary and declares its intention to appropriate the rights-of-way in and to the premises as described in the attached Exhibit A for the public purpose of improving Melrose Drive, from Milltown Road to Smithville-Western Road, by reconstructing the roadway and appurtenances thereto, including all utilities located within the road right of way, for the safety of pedestrian and vehicular traffic.

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

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

SECTION 4. This Resolution is hereby declared to be an necessary to the immediate preservation of the public health, peace, safety and welfare of the City, and for the further reason that immediate action is necessary in order to complete the process of right-of-way acquisition and facilitate the construction of this necessary improvement; 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 Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 10-4-21 2nd reading _____ 3rd reading _____

Passed: _____, 2021 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2021
Mayor

Introduced by: Bill Bostancic

#1
Res 2021-55

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested October 4, 2021
Project Name Melrose Reconstruction Project; Ordinance of Appropriation	Estimated Total Funds/Costs \$300 to \$18,900 (value of parcels which may need to be filed for temporary easements and/or acquisition)
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request This is a request to authorize the acquisition of certain properties on Melrose Drive between Milltown Road and Smithville-Western Road. This request is to begin the filing procedures for 12 unsigned properties (31 have been acquired), with the intent of reaching an agreement with all before filing, but needed to continue the process in order to meet statutory notice requirements if agreements cannot be reached and funding commitments are jeopardized. All property owners have been notified and negotiations performed per federal regulations.	
Justification / Benefits The design for this project is complete; OPWC has committed funds for construction (\$500,000), all other properties (31 each) have been acquired. In order to meet our funding schedule deadline, we need to complete the temporary and permanent right of way process. In, order to bid the project and begin construction, all property interests must be obtained.	
Will this Project affect the City's Operating Costs This project will reduce the City's operating costs.	
What Alternatives Exist and what are the Implications of the Alternatives We could do nothing and forfeit the grant money (\$500,000).	
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 necessary to remain on schedule for the start of construction in 2022.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 27, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

EXHIBIT A

Project Parcel No.	Owner Name	Property Address	Wayne Co. Parcel No.
1	Milltown Pointe LLC	3574 Melrose Drive	67-02854.011
5	Donald Campbell	3784 Melrose Drive	71-00124.000
12	Mihai & Camelia Serban	1683 Firethorn Lane	71-00121.116
16	Roger J. & Peter H. Stoll	No Address	71-00127.001
18	UMH Melrose LLC	4400 Melrose Drive	71-00197.000, 71-00258.000
21	Tyler A. & Taylor R. Abel	4718 Melrose Drive	71-00266.000
23	Matthew Hensel	2383 E. Smithville-Western Road	71-00262.000
33	Tyler H. & Erica D. Stahl	4467 Mel Lane	53-01221.002
34	David D. & Laurie L. Stahl	4333 Melrose Drive	53-01221.001
35	Morrison Family LLC	No Address	53-01221.000
36	SEIPP Properties LLC	No Address	53-01219.000

08/21 N/A

CITY OF WOOSTER
DIVISION OF ENGINEERING



MELROSE DRIVE
RECONSTRUCTION
ADDITIONAL P/W SUMMARY

GRANTEE =

RECORD AREA - TOTAL PRO - NET TAKE = NET RESIDUE
GROSS TAKE - PRO IN TAKE = NET TAKE
ALL AREAS IN ACRES UNLESS NOTED

TOTAL NUMBER OF =

45 OWNERSHIPS WITH STRUCTURES INVOLVED
51 PARCELS
0 OWNERSHIPS WITH "P" ITEMS

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK PAGE	MUTATORS PARCEL	RECORD AREA	TOTAL P.S.D.	GROSS TAKE	PRO IN TAKE	NET TAKE	NET RESIDUE	TYPE	REMARKS	AS ACQUIRED BOOK PAGE
267	WILLIAM J. LEMMON, TRUSTEE	OR-483	622	71-400236-000	14.070	0.000	0.072	0.000	0.072	0.000	LOCAL		
268	JARON A. MOORE & BRITANY E. ALKEMMAN	OR-483	626	71-400238-000	1.010	0.000	0.023	0.000	0.023	0.000	LOCAL		
269	BRYAN J. & DAWNE J. CASSIDY	OR-484	581	71-400237-000	1.010	0.000	0.025	0.000	0.025	0.000	LOCAL		
270		OR-484	581	71-400238-000	1.010	0.000	0.020	0.000	0.020	0.000	LOCAL		
271	STEVENS R. & EMERSON F. SMITH	OR-485	188A	71-400416-000	1.010	0.000	0.008	0.000	0.008	0.000	LOCAL		
272	GREATER LIFE CHAPEL	DV-543	235	71-400435-000	1.010	0.000	0.040	0.000	0.040	0.000	LOCAL		
273		DV-543	235	71-400235-000	1.010	0.000	0.014	0.000	0.014	0.000	LOCAL		
274		DV-543	235	71-400434-000	1.021	0.000	0.022	0.000	0.022	0.000	LOCAL		
275	HANS ERYN & JENNIFER ANN STUDDER	OR-512	439	53-412231-000	0.679	0.006	0.008	0.000	0.008	0.000	LOCAL		
276		OR-512	439	53-412230-000	0.679	0.006	0.008	0.000	0.008	0.000	LOCAL		
277	TILIER H.E. ERICA D. STRAL	OR-526	280	53-412211-000	34.931	0.000	0.271	0.000	0.271	0.000	LOCAL		
278		OR-526	280	53-412212-000	34.931	0.000	0.097	0.000	0.097	0.000	LOCAL		
279	DAVID D. & LAURIE L. STAL	OR-527	622	53-412211-001	34.944	0.231	0.231	0.000	0.000	0.231	LOCAL		
280		OR-527	622	53-412211-001	34.944	0.000	0.198	0.000	0.198	0.000	LOCAL		
281	MORRISON FAMILY LLC	OR-587	2789	63-412211-000	30.851	0.297	0.297	0.000	0.000	0.297	LOCAL		
282		OR-587	2789	63-412211-000	30.851	0.000	0.098	0.000	0.098	0.000	LOCAL		
283	SEPP PROPERTIES LLC	OR-626	576	53-412113-000	32.230	0.000	0.031	0.000	0.031	0.000	LOCAL		
284	SEPP PROPERTIES LLC	OR-626	576	53-412113-000	32.230	0.000	0.041	0.000	0.041	0.000	LOCAL		
285		OR-626	576	53-412113-000	32.230	0.000	0.067	0.000	0.067	0.000	LOCAL		
286		OR-626	576	53-412113-000	32.230	0.000	0.031	0.000	0.031	0.000	LOCAL		
287	JAMES H. & JUDITH A. VITARO	DV-650	244	71-400811-000	0.528	0.000	0.000	0.000	0.000	0.528	LOCAL		
288	JOSKJA J. WILSON	OR-572	1918	71-400809-000	0.581	0.078	0.078	0.000	0.000	0.581	LOCAL		
289		OR-572	1918	71-400809-000	0.581	0.000	0.000	0.000	0.000	0.581	LOCAL		
290	GLENN R. & BENESE E. SHIPLEY	OR-840	2044	71-400803-000	0.459	0.050	0.050	0.000	0.000	0.459	LOCAL		
291		OR-840	2044	71-400803-000	0.459	0.000	0.000	0.000	0.000	0.459	LOCAL		
292	BRYAN C. ALAURA	OR-840	1072	71-400804-000	0.702	0.000	0.000	0.000	0.000	0.702	LOCAL		
293		OR-840	1072	71-400804-000	0.702	0.000	0.000	0.000	0.000	0.702	LOCAL		
294	ROTHARD B. & JACQUELYN D. TEMPLETON	OR-555	544	71-400805-000	0.459	0.000	0.000	0.000	0.000	0.459	LOCAL		
295		OR-555	544	71-400805-000	0.459	0.000	0.000	0.000	0.000	0.459	LOCAL		
296	MARY E. BROCKNER TRUSTEE	OR-571	1458	71-400806-000	0.320	0.000	0.000	0.000	0.000	0.320	LOCAL		
297	MARY E. BROCKNER TRUSTEE	OR-571	1458	71-400806-000	0.320	0.000	0.000	0.000	0.000	0.320	LOCAL		
298		OR-571	1458	71-400806-000	0.320	0.000	0.000	0.000	0.000	0.320	LOCAL		
299		OR-571	1458	71-400806-000	0.320	0.000	0.000	0.000	0.000	0.320	LOCAL		
300	ANGELA B. & WENDELAUGH	OR-582	162	67-407824-000	1.660	0.137	0.137	0.000	0.000	1.660	LOCAL		
301		OR-582	162	67-407824-000	1.660	0.000	0.000	0.000	0.000	1.660	LOCAL		
302	CITY OF WOOSTER	OR-590	2651	67-413071-001	4.189	0.000	0.000	0.000	0.000	4.189	LOCAL		
303	WOOSTER BRUSH COMPANY	OR-663	1489	67-413511-001	42.526	0.113	0.113	0.000	0.000	42.526	LOCAL		
304		OR-663	1489	67-413511-001	42.526	0.000	0.000	0.000	0.000	42.526	LOCAL		
305	WOOSTER GROWTH CORPORATION	OR-630	2862	67-413071-002	13.853	0.000	0.132	0.000	0.132	0.000	LOCAL		

NOTES:
1. ALL TEMPORARY PARCELS TO BE OF 36 MONTH DURATION.
2. UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

TYPES OF TITLE LEGEND:
WL = FEE SIMPLE WITH LIMITATION OF ACCESS
WD = WARRANTY DEED
SH = STANFORD HIGHWAY FEE SIMPLE
LA = LIMITED ACCESS EASEMENT
T = TEMPORARY EASEMENT
CH = CHANNEL EASEMENT
S = SPOUSE EASEMENT
A = ASSESSMENT EASEMENT
PRR = PROPERTY RIGHT EASEMENT

OR = OFFICIAL RECORD VOLUME
DV = DEED VOLUME
LV = LEASE VOLUME
PV = PLAT VOLUME

RESERVED
DATE
BY

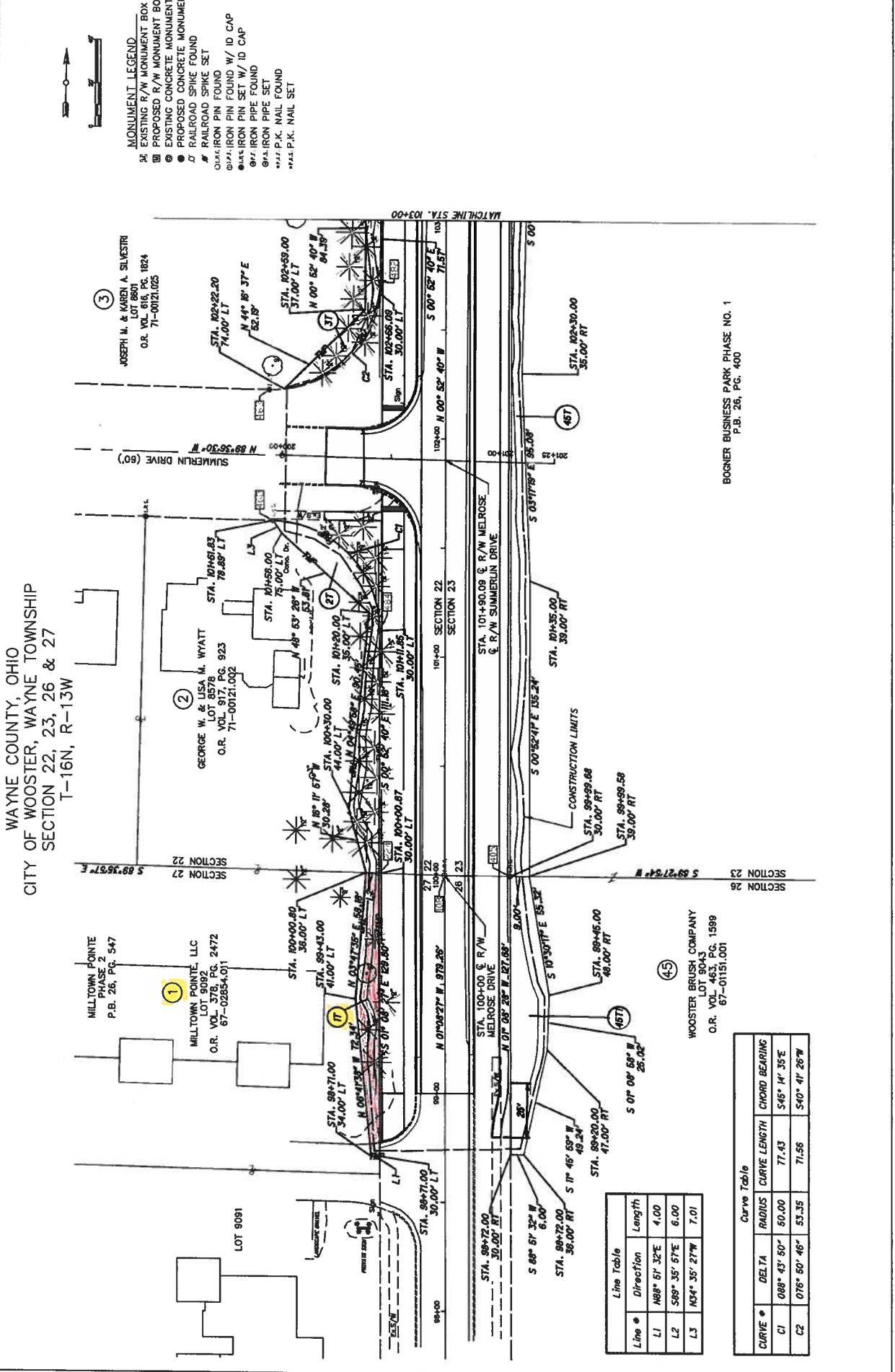
XX

08/21 N/A

CITY OF WOOSTER
DIVISION OF ENGINEERING



MELROSE DRIVE
RECONSTRUCTION
ADDITIONAL P/W SUMMARY



- MONUMENT LEGEND**
- ⊠ EXISTING R/W MONUMENT BOX
 - ⊡ PROPOSED R/W MONUMENT BOX
 - ⊙ EXISTING CONCRETE MONUMENT
 - ⊙ PROPOSED CONCRETE MONUMENT
 - ⊘ RAILROAD SPIKE FOUND
 - ⊘ RAILROAD SPIKE SET
 - ⊙ IRON PIN FOUND
 - ⊙ IRON PIN SET W/ ID CAP
 - ⊙ IRON PIPE FOUND
 - ⊙ IRON PIPE SET
 - ⊙ P.K. NAIL FOUND
 - ⊙ P.K. NAIL SET

JOSEPH M. & KAREN A. SILVESTRI
 LOT 8801
 O.R. VOL. 616, PG. 1824
 71-00121025

GEORGE W. & LISA M. WYATT
 LOT 923
 O.R. VOL. 917, PG. 923
 71-00121002

MILLTOWN POINTE
 PHASE 2
 P.B. 26, PG. 547

MILLTOWN POINTE, LLC
 LOT 9092
 O.R. VOL. 378, PG. 2472
 67-02854.011

BOGNER BUSINESS PARK PHASE NO. 1
 P.B. 26, PG. 400

WOOSTER BRUSH COMPANY
 LOT 9043
 O.R. VOL. 463, PG. 1589
 67-01151.001


Line Table

Line #	Direction	Length
L1	N88° 51' 32"E	4.00
L2	S88° 35' 57"E	6.00
L3	N34° 35' 27"W	7.01

Curve Table

CURVE #	DELTA	RADIUS	CURVE LENGTH	CHORD BEARING
C1	088° 43' 50"	60.00	71.43	S45° 14' 35"E
C2	076° 50' 46"	53.35	71.56	S40° 41' 26"W

CITY OF WOOSTER
 DIVISION OF ENGINEERING
 AMG JAR
 RAK

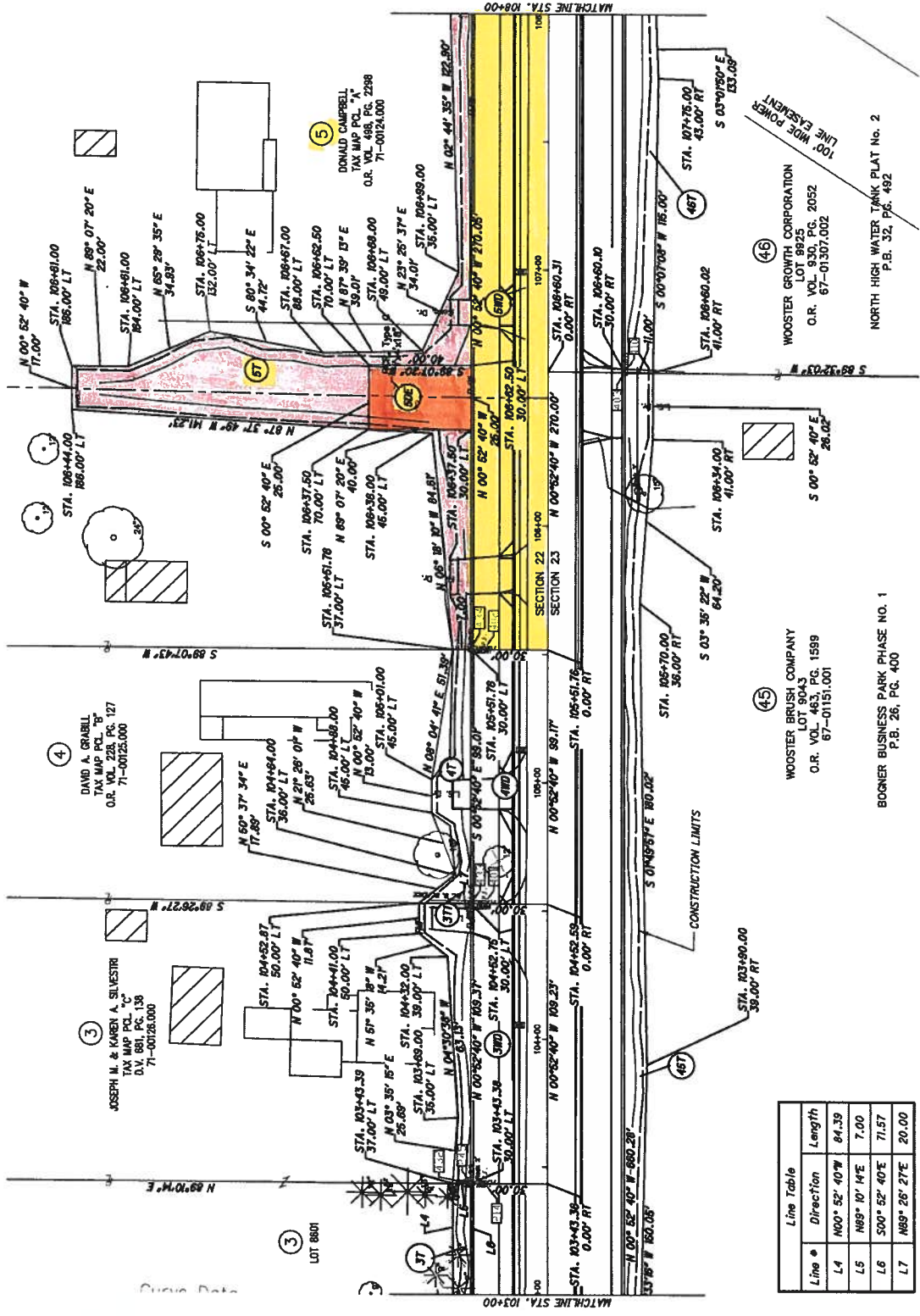


MONUMENT LEGEND
 ☐ EXISTING R/W MONUMENT BOX
 ☐ PROPOSED R/W MONUMENT BOX
 ● EXISTING CONCRETE MONUMENT
 ● PROPOSED CONCRETE MONUMENT
 ○ RAILROAD SPIKE FOUND
 ○ RAILROAD SPIKE SET
 ○ IRON PIN FOUND
 ○ IRON PIN SET W/ ID CAP
 ○ IRON PIPE FOUND
 ○ IRON PIPE SET
 ○ P.K. NAIL FOUND
 ○ P.K. NAIL SET

MELROSE DRIVE RECONSTRUCTION
 RIGHT OF WAY PLAN
 STA. 103+00.00 TO STA. 108+00.00

REVISED	DATE	BY
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WAYNE COUNTY, OHIO
 CITY OF WOOSTER, WAYNE TOWNSHIP
 SECTION 22 & 23
 T-16N, R-13W

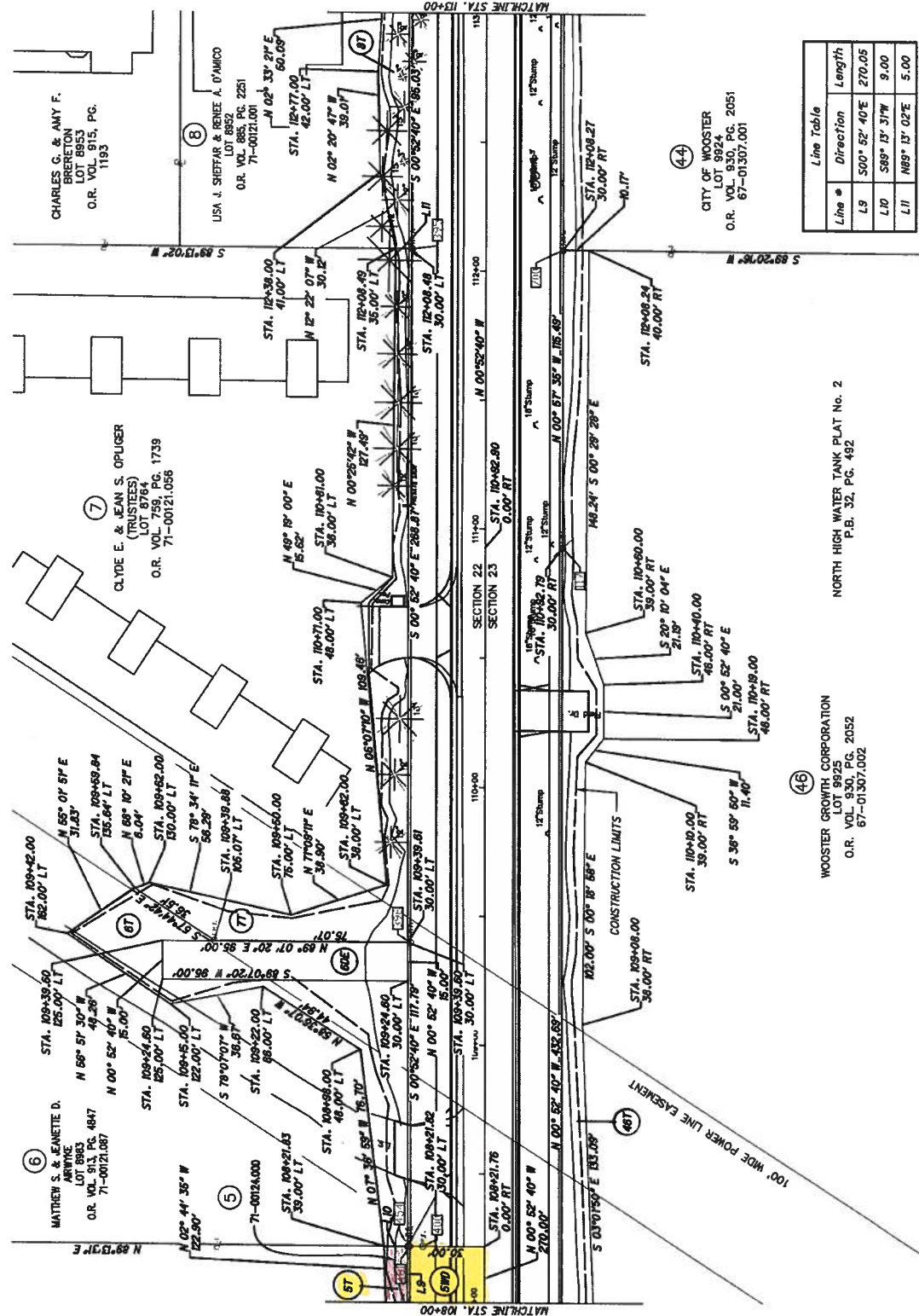


Line #	Direction	Length
L4	N00° 52' 40" W	84.39
L5	N89° 10' 14" E	7.00
L6	S00° 52' 40" E	71.57
L7	N89° 26' 27" E	20.00

- MONUMENT LEGEND**
- EXISTING R/W MONUMENT BOX
 - PROPOSED R/W MONUMENT BOX
 - EXISTING CONCRETE MONUMENT
 - PROPOSED CONCRETE MONUMENT
 - RAILROAD SPIKE FOUND
 - RAILROAD SPIKE SET
 - IRON PIN FOUND W/ ID CAP
 - IRON PIN SET W/ ID CAP
 - IRON PIPE FOUND
 - IRON PIPE SET
 - P.K. NAIL FOUND
 - P.K. NAIL SET



WAYNE COUNTY, OHIO
CITY OF WOOSTER, WAYNE TOWNSHIP
SECTION 22 & 23
T-16N, R-13W



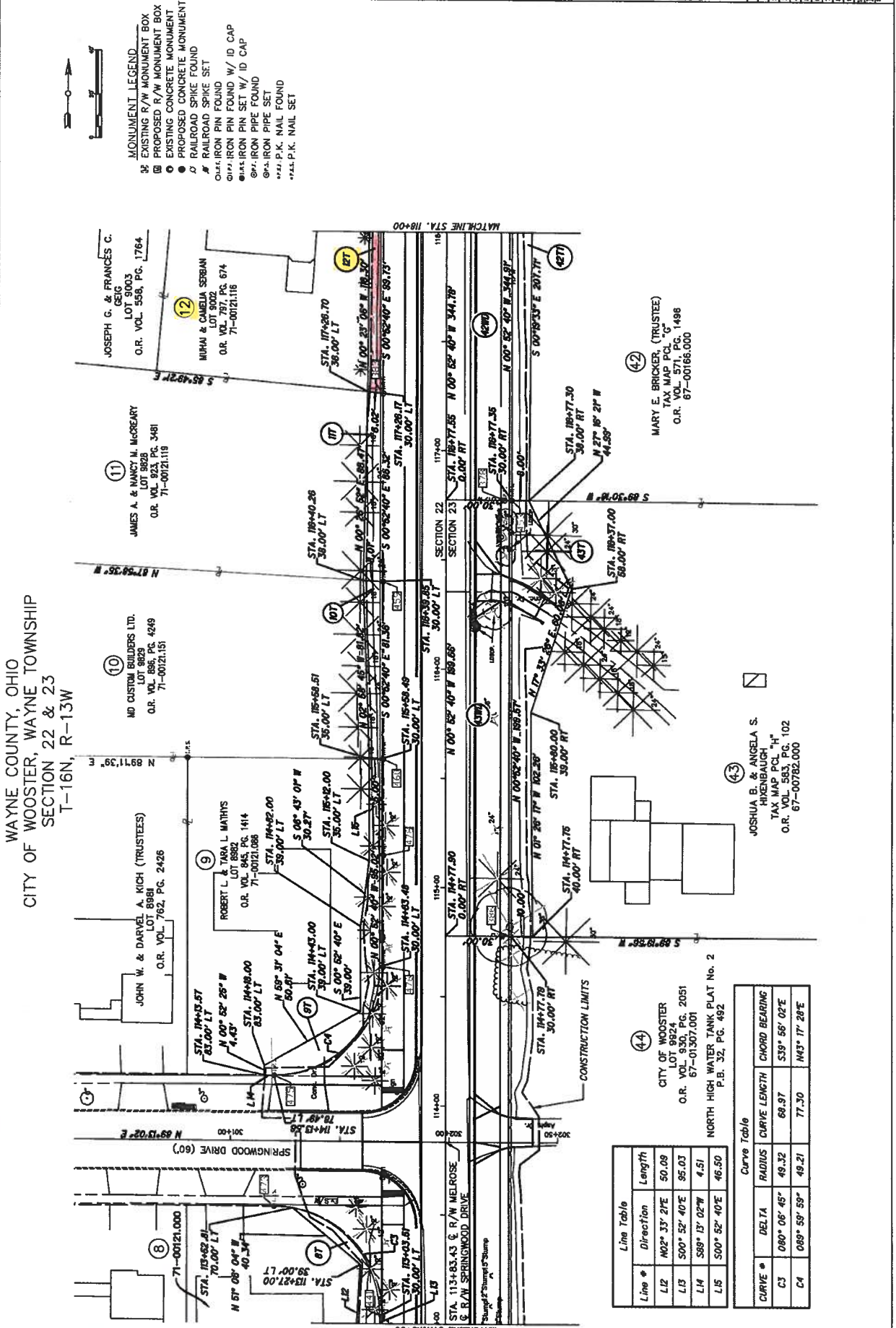
Line Table

Line #	Direction	Length
L9	S00°52'40"E	270.05
L10	S69°13'31"W	9.00
L11	N89°13'02"E	5.00

44
CITY OF WOOSTER
LOT 9825
O.R. VOL. 930, P.G. 2051
67-01307.001

45
WOOSTER GROWTH CORPORATION
LOT 9925
O.R. VOL. 930, P.G. 2052
67-01307.002

46
NORTH HIGH WATER TANK PLAT No. 2
P.B. 32, P.G. 492



WAYNE COUNTY, OHIO
 CITY OF WOOSTER, WAYNE TOWNSHIP
 SECTION 22 & 23
 T-16N, R-13W

- MONUMENT LEGEND**
- ⊠ EXISTING R/W MONUMENT BOX
 - ⊡ PROPOSED R/W MONUMENT BOX
 - ⊙ EXISTING CONCRETE MONUMENT
 - ⊙ PROPOSED CONCRETE MONUMENT
 - ⊠ RAILROAD SPIKE SET
 - ⊠ RAILROAD SPIKE SET
 - ⊠ RAILROAD SPIKE SET
 - ⊠ IRON PIN FOUND W/ ID CAP
 - ⊠ IRON PIN SET W/ ID CAP
 - ⊠ IRON PIPE FOUND
 - ⊠ IRON PIPE SET
 - ⊠ P.K. NAIL FOUND
 - ⊠ P.K. NAIL SET

JOSEPH G. & FRANCES C.
 LOT 9003
 O.R. VOL. 558, PG. 1764

MIRHAJ & CAMELIA SERBAN
 LOT 9002
 O.R. VOL. 571, PG. 674
 O.R. 71-00121.118

JAMES A. & NANCY M. MCGREARY
 LOT 9028
 O.R. VOL. 923, PG. 3481
 O.R. 71-00121.118

MD CUSTOM BUILDERS LTD.
 LOT 9029
 O.R. VOL. 888, PG. 4249
 O.R. 71-00121.151

ROBERT L. & TARA L. MATIHS
 O.R. VOL. 845, PG. 1414
 O.R. 71-00121.086

JOHN W. & DARVEL A. KICH (TRUSTEES)
 LOT 8981
 O.R. VOL. 762, PG. 2426

MARY E. BRICKER, (TRUSTEE)
 TAX MAP PCL "C"
 O.R. VOL. 571, PG. 1498
 O.R. 67-00166.000

JOSHUA B. & ANGELA S. HIXENBAUGH
 TAX MAP PCL "H"
 O.R. VOL. 583, PG. 102
 O.R. 67-00782.000

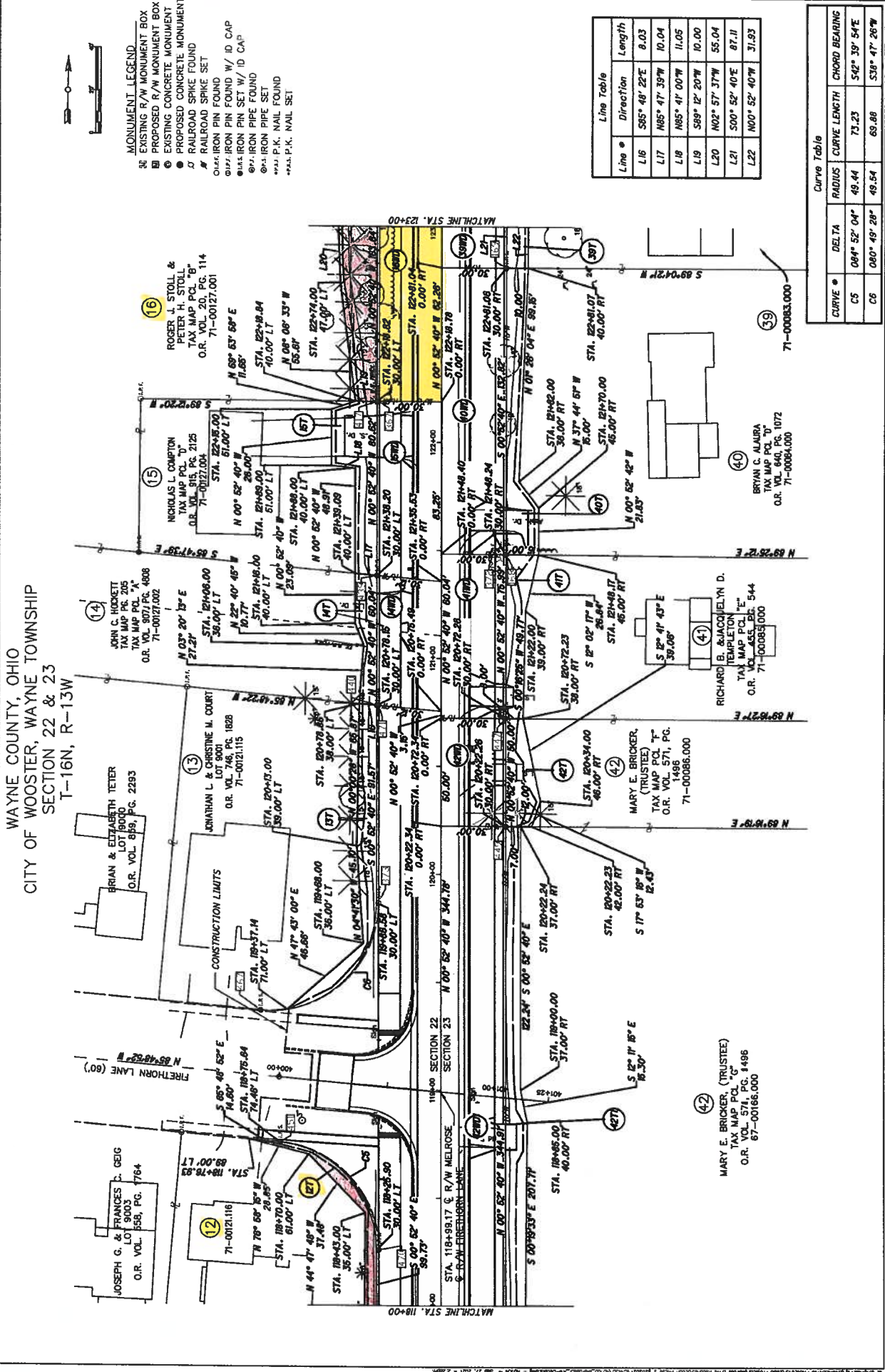
(44)

CITY OF WOOSTER
 O.R. VOL. 930, PG. 2051
 O.R. 67-01307.001

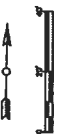
NORTH HIGH WATER TANK PLAT No. 2
 P.B. 32, PG. 492

Line Table	
Line #	Direction Length
L12	N02° 33' 21"E 50.09
L13	S00° 52' 40"E 95.03
L14	S89° 13' 02"W 4.51
L15	S00° 52' 40"E 46.50

Curve Table			
CURVE #	DELTA	RADIUS	CHORD BEARING
C3	080° 06' 45"	49.32	S39° 55' 02"E
C4	089° 59' 59"	49.21	N43° 17' 28"E



- MONUMENT LEGEND**
- ⊕ EXISTING R/W MONUMENT BOX
 - ⊕ PROPOSED R/W MONUMENT BOX
 - ⊕ EXISTING CONCRETE MONUMENT
 - ⊕ PROPOSED CONCRETE MONUMENT
 - ⊕ RAILROAD SPIKE FOUND
 - ⊕ RAILROAD SPIKE SET
 - ⊕ IRON PIN FOUND
 - ⊕ IRON PIN SET W/ ID CAP
 - ⊕ IRON PIPE FOUND
 - ⊕ IRON PIPE SET
 - ⊕ P.K. NAIL FOUND
 - ⊕ P.K. NAIL SET



Line Table

Line #	Direction	Length
L16	S85° 48' 22" E	8.03
L17	N85° 47' 39" W	10.04
L18	N85° 47' 00" W	11.05
L19	S89° 12' 20" W	10.00
L20	N02° 57' 37" W	55.04
L21	S00° 52' 40" E	87.11
L22	N00° 52' 40" W	31.93

Curve Table

CURVE #	DELTA	RADIUS	CURVE LENGTH	CHORD BEARING
C5	084° 52' 04"	49.44	73.23	S42° 39' 54" E
C6	080° 49' 28"	49.54	69.88	S38° 47' 26" W

12 JOSEPH G. & FRANCES C. GEIG
LOT 1000
L.O. VOL. 9003, PG. 1764
O.R. VOL. 958, PG. 1764

13 JONATHAN L. & CHRISTINE H. COURT
LOT 800
L.O. VOL. 748, PG. 1828
O.R. VOL. 00121.115

14 JOHN C. HOCKETT &
TAX MAP P.C. 205
LOT 1000
L.O. VOL. 907, PG. 4808
O.R. VOL. 00127.002

15 NICHOLAS L. COMPTON
TAX MAP P.C. "T"
LOT 1000
L.O. VOL. 915, PG. 2125
O.R. VOL. 00127.004

16 ROGER J. STOLL &
PETER H. STOLL
TAX MAP P.C. "B"
LOT 1000
L.O. VOL. 20, PG. 114
O.R. VOL. 00127.001

40 BRYAN C. MAURA
TAX MAP P.C. "T"
LOT 1000
L.O. VOL. 640, PG. 1072
O.R. VOL. 00084.000

41 RICHARD B. & JACQUELYN D.
TEMPLETON
TAX MAP P.C. "E"
LOT 1000
L.O. VOL. 455, PG. 544
O.R. VOL. 00085.000

42 MARY E. BRICKER,
(TRUSTEE)
TAX MAP P.C. "F"
LOT 1000
L.O. VOL. 671, PG. 496
O.R. VOL. 00086.000

427 MARY E. BRICKER, (TRUSTEE)
TAX MAP P.C. "G"
LOT 1000
L.O. VOL. 671, PG. 496
O.R. VOL. 00166.000

437 STA. 122+91.07
40.00' RT

438 STA. 122+91.07
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439 STA. 122+91.07
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500 STA. 122+91.07
40.00' RT

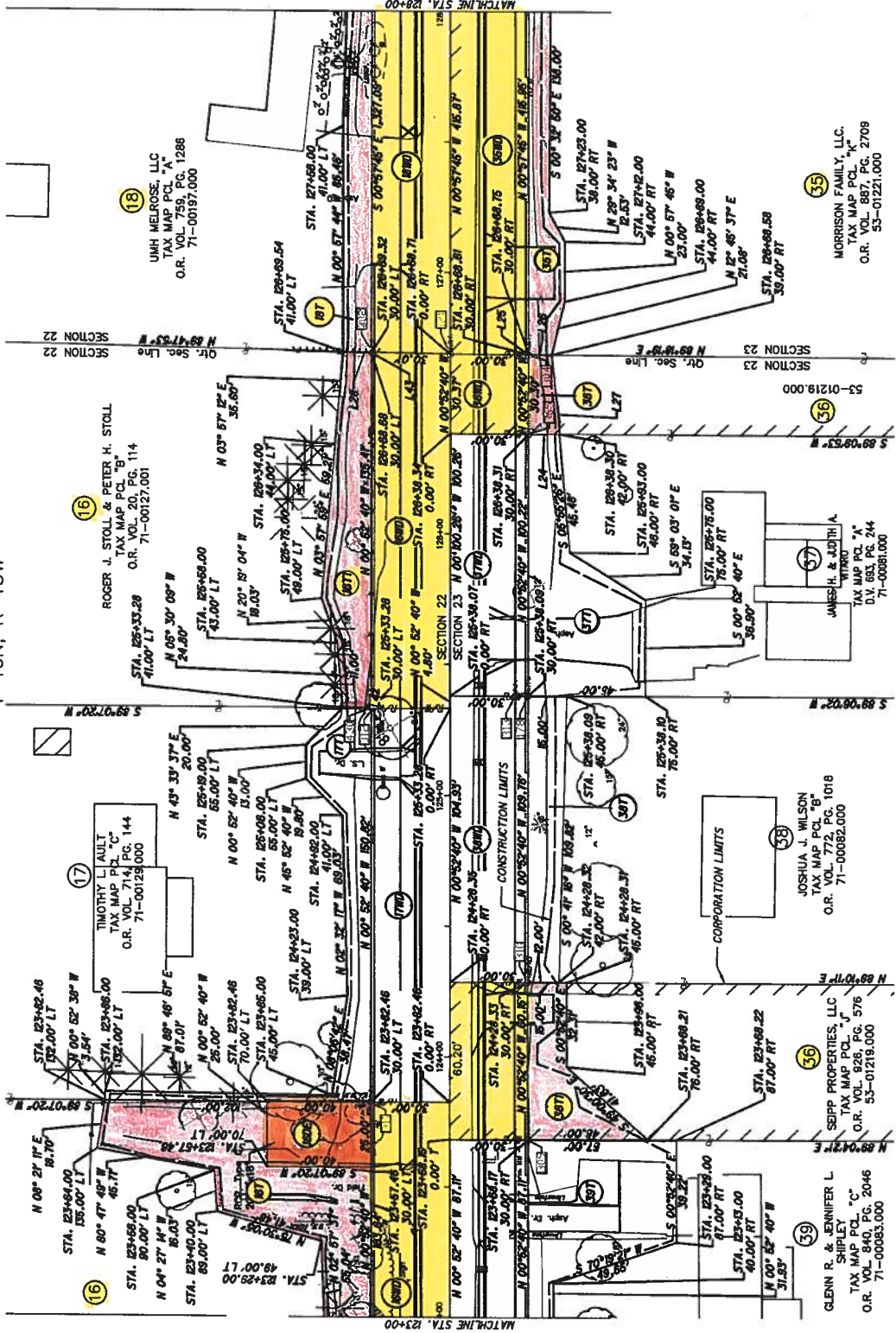


MELROSE DRIVE RECONSTRUCTION
 RIGHT OF WAY PLAN
 STA. 123+00.00 TO STA. 128+00.00

Line #	Direction	Length
L24	S69° 09' 53" W	12.00
L25	S00° 52' 40" E	0.19
L26	N69° 18' 19" E	9.00
L27	N06° 32' 09" W	30.43
L28	S60° 47' 53" E	11.00
L43	S00° 57' 45" E	0.59

- MONUMENT LEGEND**
- ⊠ EXISTING R/W MONUMENT BOX
 - ⊡ PROPOSED R/W MONUMENT BOX
 - ⊙ EXISTING CONCRETE MONUMENT
 - ⊙ PROPOSED CONCRETE MONUMENT
 - ⊠ RAILROAD SPIKE FOUND
 - ⊠ RAILROAD SPIKE SET
 - ⊠ IRON PIN FOUND W/ ID CAP
 - ⊠ IRON PIN SET W/ ID CAP
 - ⊠ IRON PIPE FOUND
 - ⊠ IRON PIPE SET
 - ⊠ P.K. NAIL FOUND
 - ⊠ P.K. NAIL SET

WAYNE COUNTY, OHIO
 CITY OF WOOSTER, WAYNE TOWNSHIP
 SECTION 22 & 23
 T-16N, R-13W



16
 TIMOTHY LAULI
 TAX MAP PCL "C"
 O.R. VOL. 71, PG. 144
 71-00129.000

17
 ROGER J. STOLL & PETER H. STOLL
 TAX MAP PCL "B"
 O.R. VOL. 20, PG. 114
 71-00127.001

18
 UMH MELROSE, LLC
 TAX MAP PCL "A"
 O.R. VOL. 75B, PG. 1286
 71-00197.000

19
 GLENN R. & JENNIFER L. SHIPLEY
 TAX MAP PCL "C"
 O.R. VOL. 840, PG. 2046
 71-00083.000

20
 SEERP PROPERTIES, LLC
 TAX MAP PCL "C"
 O.R. VOL. 826, PG. 576
 53-01219.000

21
 JOSHUA J. WILSON
 TAX MAP PCL "B"
 O.R. VOL. 772, PG. 1018
 71-00082.000

22
 JAMES H. & LINDA A. WATSON
 TAX MAP PCL "A"
 O.R. VOL. 683, PG. 244
 71-00081.000

23
 MORRISON FAMILY, LLC
 TAX MAP PCL "K"
 O.R. VOL. 887, PG. 2709
 53-01221.000

WAYNE COUNTY, OHIO
 CITY OF WOOSTER, WAYNE TOWNSHIP
 SECTION 22 & 23
 T-16N, R-13W

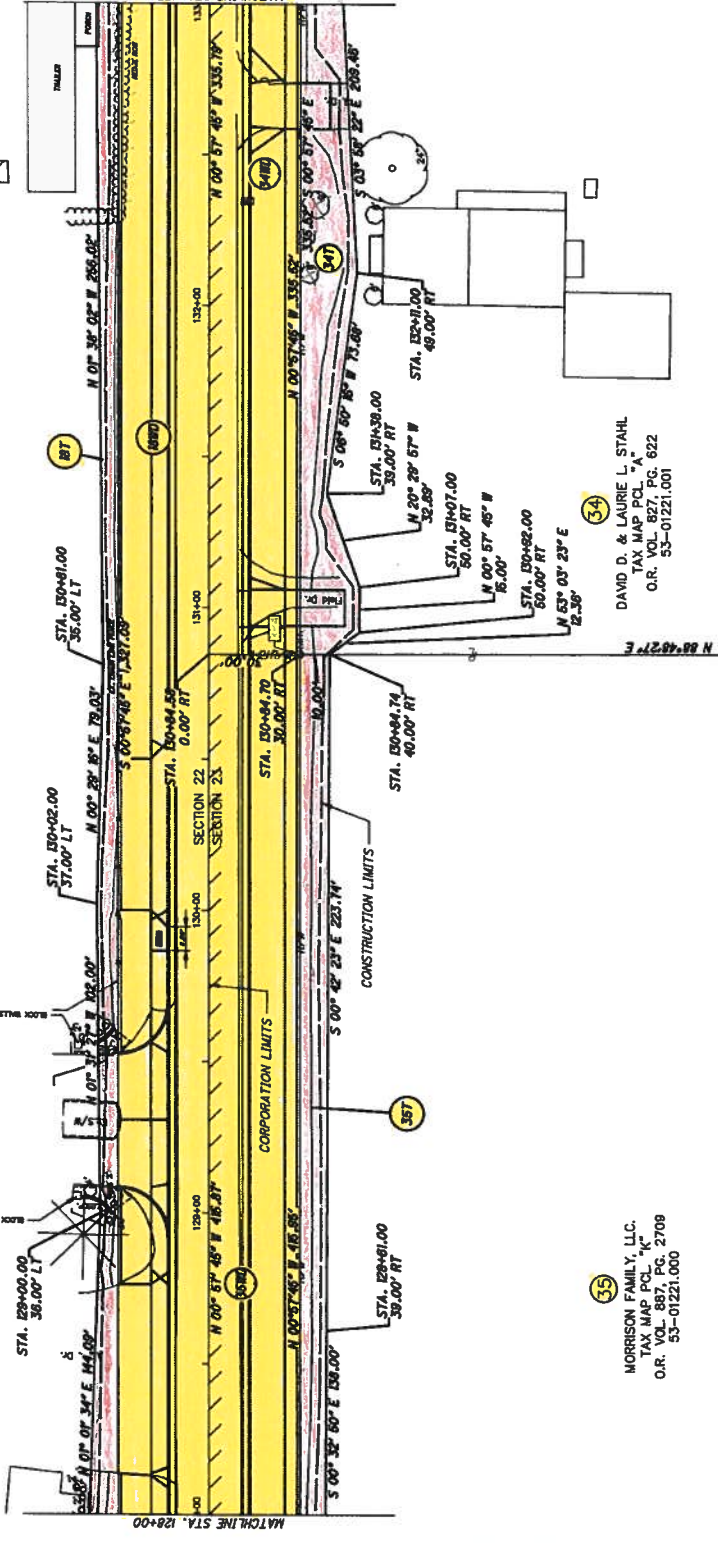
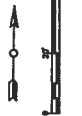
DATE	06/21	BY	JAR
CHK	RJK	DATE	N/A

**MELROSE DRIVE RECONSTRUCTION
 RIGHT OF WAY PLAN
 STA. 128+00.00 TO STA. 133+00.00**

**CITY OF WOOSTER
 DIVISION OF ENGINEERING**

MONUMENT LEGEND

- ▣ EXISTING R/W MONUMENT BOX
- ▤ PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ▲ RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN SET W/ ID CAP
- ⊙ IRON PIPE FOUND
- ⊙ IRON PIPE SET
- P.K. NAIL FOUND
- P.K. NAIL SET



(18)
 UMH MELROSE, LLC
 TAX MAP PCL "A"
 O.R. VOL. 738, PG. 1286
 71-00197.000

(15)
 MORRISON FAMILY, LLC
 TAX MAP PCL "K"
 O.R. VOL. 887, PG. 2708
 53-01221.000

(34)
 DAVID D. & LAURE L. STAHL
 TAX MAP PCL "A"
 O.R. VOL. 827, PG. 622
 53-01221.001

NO.	DESCRIPTION
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WAYNE COUNTY, OHIO
CITY OF WOOSTER, WAYNE TOWNSHIP
SECTION 22 & 23
T-16N, R-13W

(18)
UMH MELROSE, LLC
TAX MAP PCL. "A"
O.R. VOL. 758, PG. 1286
71-00197.000

(33)
TYLER H & ERICA D STAHL
TAX MAP PCL. "A"
O.R. VOL. 826, PG. 2200
53-01221.002

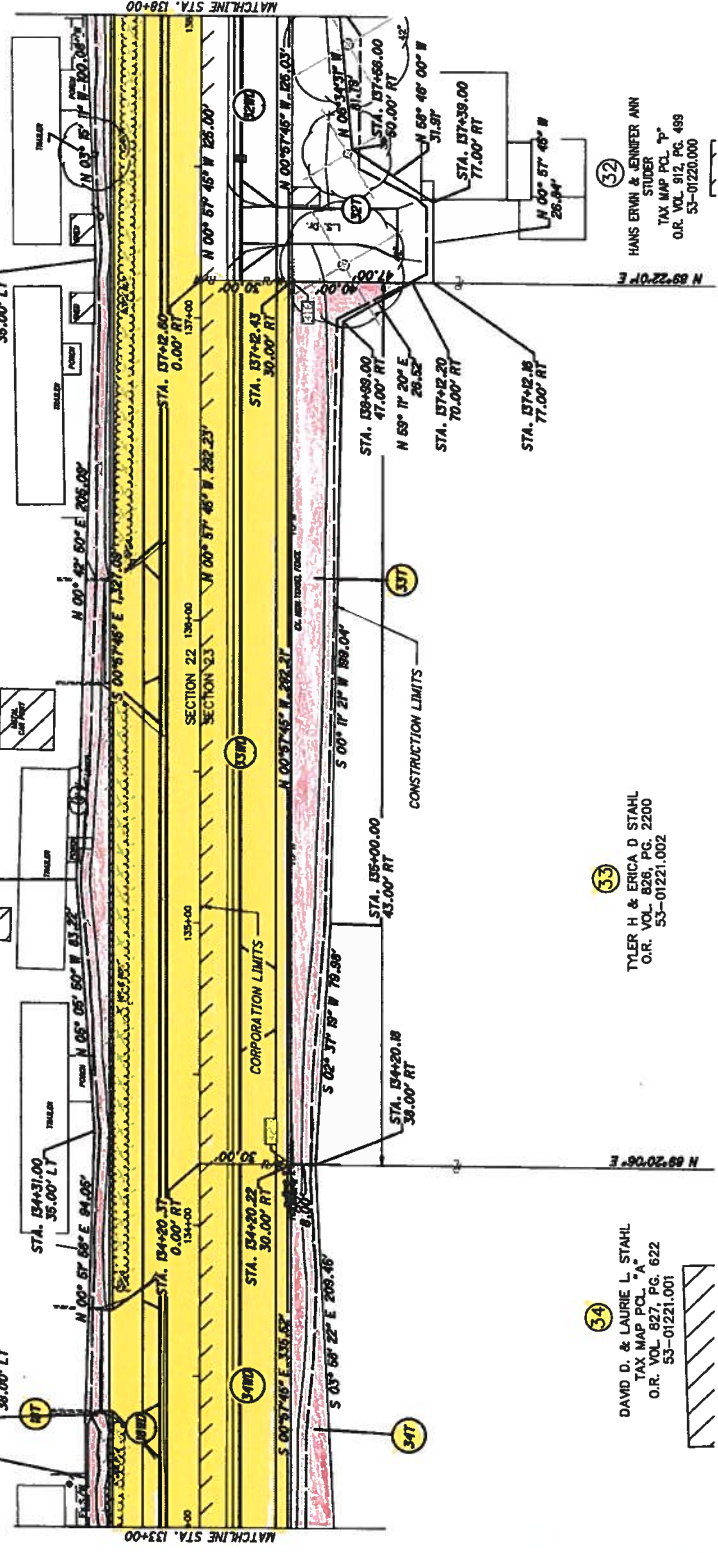
(34)
DAVID D. & LAURIE L. STAHL
TAX MAP PCL. "A"
O.R. VOL. 827, PG. 622
53-01221.001

MONUMENT LEGEND

- ◻ EXISTING R/W MONUMENT BOX
- ◻ PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ⊕ RAILROAD SPIKE FOUND
- ⊕ RAILROAD SPIKE SET
- ⊕ IRON PIN FOUND
- ⊕ IRON PIN SET
- ⊕ IRON PIPE FOUND
- ⊕ IRON PIPE SET
- ⊕ P.K. NAIL FOUND
- ⊕ P.K. NAIL SET

CITY OF WOOSTER
DIVISION OF ENGINEERING

DATE: 06/21
BY: [Signature]
CHK: [Signature]
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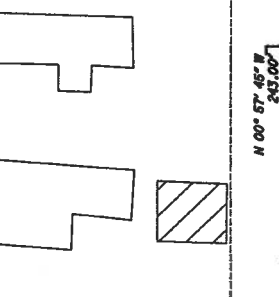
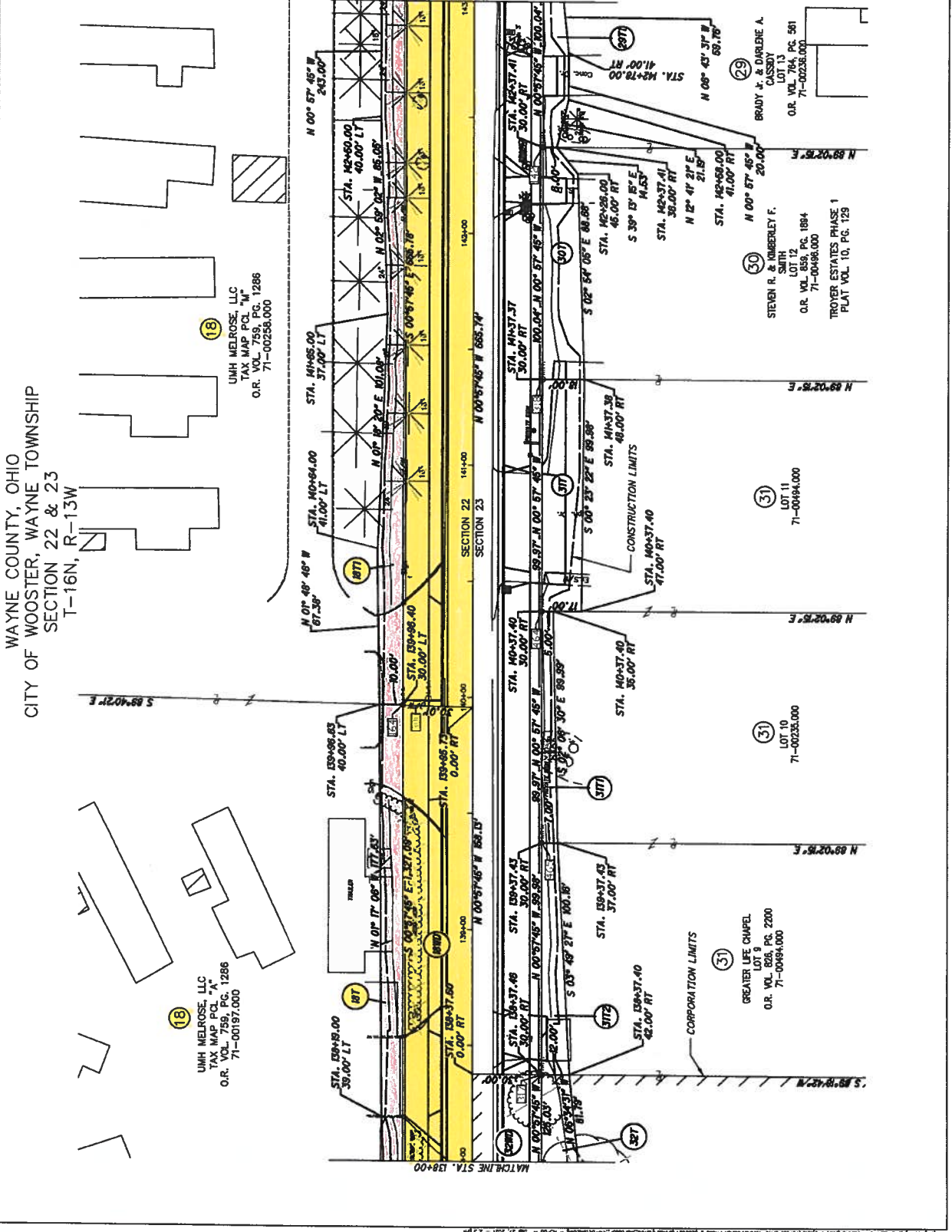


MELROSE DRIVE RECONSTRUCTION
RIGHT OF WAY PLAN
STA. 133+00.00 TO STA. 138+00.00

NO.	REVISION
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DATE	06/21	N/A
BY	JAR	RVK
CHECKED		
APPROVED		
SCALE		
PROJECT		
SHEET		
NO.		
TOTAL		
REVISED		
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DESCRIPTION		
DATE		
BY		
CHECKED		
APPROVED		
SCALE		
PROJECT		
SHEET		
NO.		
TOTAL		

WAYNE COUNTY, OHIO
 CITY OF WOOSTER, WAYNE TOWNSHIP
 SECTION 22 & 23
 T-16N, R-13W



MONUMENT LEGEND
 (S) EXISTING R/W MONUMENT BOX
 (P) PROPOSED R/W MONUMENT BOX
 (C) EXISTING CONCRETE MONUMENT
 (P) PROPOSED CONCRETE MONUMENT
 (D) RAILROAD SPIKE FOUND
 (I) RAILROAD SPIKE SET
 (O) IRON PIN FOUND
 (P) IRON PIN FOUND W/ ID CAP
 (I) IRON PIN SET W/ ID CAP
 (P) IRON PIPE FOUND
 (I) IRON PIPE SET
 (N) P.K. NAIL FOUND
 (N) P.K. NAIL SET

(18) UNH MELROSE, LLC
 TAX MAP PCL "M"
 O.R. VOL. 759, PG. 1286
 71-00258.000

(18) UNH MELROSE, LLC
 TAX MAP PCL "A"
 O.R. VOL. 759, PG. 1286
 71-00197.000

(31) LOT 10
 71-00235.000

(31) GREATER LIFE CHAPEL
 LOT 9
 O.R. VOL. 628, PG. 2200
 71-00494.000

(31) LOT 11
 71-00494.000

(31) STEVEN R. & KIMBERLEY F. SMITH
 LOT 12
 O.R. VOL. 859, PG. 1084
 71-00488.000

(29) BRADY J. & DARLENE A. CASSIDY
 LOT 13
 O.R. VOL. 764, PG. 561
 71-00236.000

(31) TROYER ESTATES PHASE 1
 PLAT VOL. 10, PG. 129

(31) LOT 11
 71-00494.000

(31) LOT 10
 71-00235.000

(31) GREATER LIFE CHAPEL
 LOT 9
 O.R. VOL. 628, PG. 2200
 71-00494.000

(31) LOT 11
 71-00494.000

(31) STEVEN R. & KIMBERLEY F. SMITH
 LOT 12
 O.R. VOL. 859, PG. 1084
 71-00488.000

(31) TROYER ESTATES PHASE 1
 PLAT VOL. 10, PG. 129

WAYNE COUNTY, OHIO
 CITY OF WOOSTER, WAYNE TOWNSHIP
 SECTION 22 & 23
 T-16N, R-13W

UNH MELROSE, LLC
 TAX MAP PCL "M"
 O.R. VOL. 759, PG. 1286
 71-00258.000

STEPHEN M. RICHMOND
 TAX MAP PCL "M"
 DEED VOL. 841, PG. 517
 71-00284.000

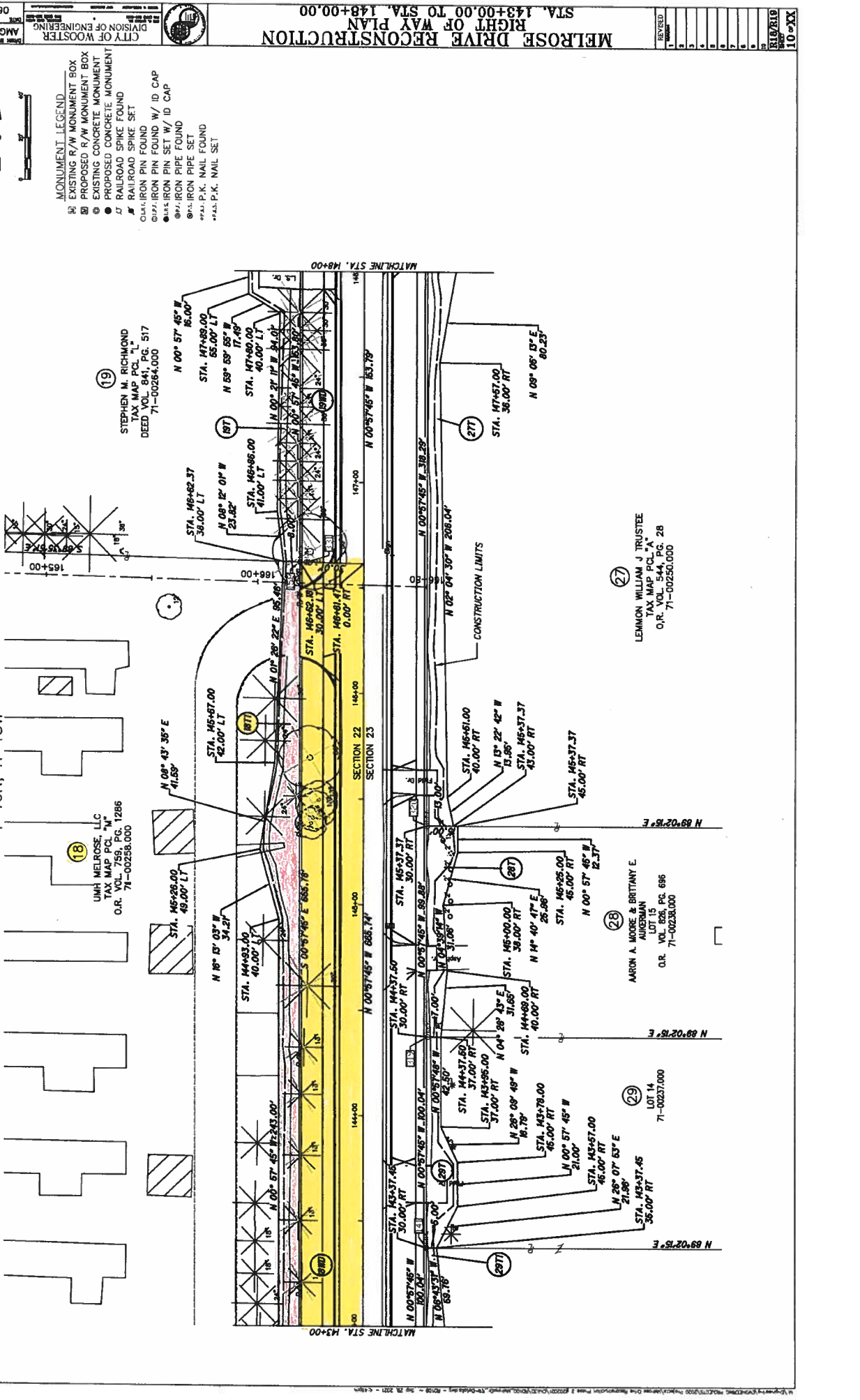
LEMMON WILLIAMS, JR. TRUSTEE
 TAX MAP PCL "A"
 O.R. VOL. 544, PG. 28
 71-00250.000

AARON A. MOORE & BRITTANY E. AUERMAN
 LOT 15
 VOL. 826, PG. 686
 71-00283.000

LOT 14
 71-00237.000

CONSTRUCTION LIMITS

MATCHLINE STA. 143+00
 MATCHLINE STA. 148+00



MONUMENT LEGEND
 (M) EXISTING R/W MONUMENT BOX
 (P) PROPOSED R/W MONUMENT BOX
 (C) EXISTING CONCRETE MONUMENT
 (●) PROPOSED CONCRETE MONUMENT
 (J) RAILROAD SPIKE FOUND
 (M) RAILROAD SPIKE SET
 (I) IRON PIN FOUND
 (P) IRON PIN FOUND W/ ID CAP
 (P) IRON PIPE FOUND
 (P) IRON PIPE SET
 (P) P.K. NAIL FOUND
 (P) P.K. NAIL SET

MELROSE DRIVE RECONSTRUCTION
 RIGHT OF WAY PLAN
 STA. 143+00.00 TO STA. 148+00.00

NO.	REVISION
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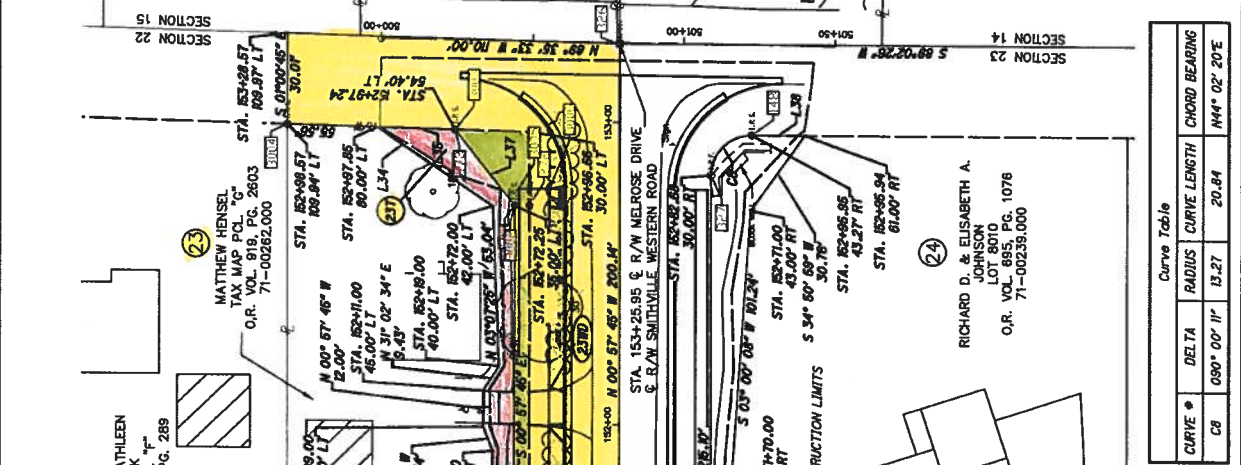
CITY OF WOOSTER
 DIVISION OF ENGINEERING

DATE: 06/21

SCALE: N/A

10 of 10

Line #	Direction	Length
L31	N04° 56' 25" W	28.82
L33	N06° 54' 07" W	48.32
L34	N06° 44' 02" W	45.96
L35	N09° 35' 33" W	25.60
L37	S38° 47' 07" E	31.64
L39	N09° 02' 26" W	17.73
L39	N34° 59' 04" W	23.24
L40	N00° 57' 45" W	18.00



WAYNE COUNTY, OHIO
 CITY OF WOOSTER, WAYNE TOWNSHIP
 SECTION 14, 15, 22 & 23
 T-16N, R-13W

MONUMENT LEGEND
 □ EXISTING R/W MONUMENT BOX
 □ PROPOSED R/W MONUMENT BOX
 ○ EXISTING CONCRETE MONUMENT
 ○ PROPOSED CONCRETE MONUMENT
 ○ RAILROAD SPIKE FOUND
 ○ RAILROAD SPIKE SET
 ○ IRON PIN FOUND W/ ID CAP
 ○ IRON PIN SET W/ ID CAP
 ○ IRON PIPE FOUND
 ○ IRON PIPE SET
 ○ P.K. NAIL FOUND
 ○ P.K. NAIL SET

REPLATING AND RENUMBERING
 TROYER ESTATES PHASE 1
 PLAT VOL. 22, PG. 327

CONSTRUCTION LIMITS

MATCH LINE STA. 148+00

SECTION 22 SECTION 23

SECTION 14 SECTION 22 SECTION 23

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