

CITY COUNCIL AGENDA

November 7, 2022

7:30p.m.

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

I. ROLL CALL & ORDERING OF AGENDA

II. APPROVAL OF MINUTES

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

Liquor Control – Wooster Hotel2 LLC

959 Dover Road

Wooster, Ohio 44691

V. COMMITTEE REPORTS; PUBLIC HEARINGS

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2022-31

AN ORDINANCE AMENDING ORDINANCE NO. 2016-10: AUTHORIZING THE MAYOR TO INCLUDE TENANT AS A PARTY TO THE COMMUNITY REINVESTMENT AREA AGREEMENT AND ALLOWING FOR IMMEDIATE ENACTMENT (Sanders)

2. First Reading – RESOLUTION NO. 2022-50

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH JONES AND HENRY FOR DESIGN SERVICES AND ALLOWING FOR IMMEDIATE ENACTMENT (Ansel)

3. First Reading – ORDINANCE NO. 2022-32

AN ORDINANCE AUTHORIZING ANNEXATION OF MUNICIPALLY-OWNED PROPERTY CONTIGUOUS TO THE EXISTING CORPORATION LIMITS, PURSUANT TO OHIO REVISED CODE SECTION 709.14, AND AUTHORIZING THE DIRECTOR OF LAW TO PROSECUTE THE PROCEEDINGS NECESSARY TO EFFECT IT AND ALLOWING FOR IMMEDIATE ENACTMENT (Reynolds)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
6806 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2380 FAX(614)644-3186

TO

9773700		TRFO		WOOSTER HOTEL2 LLC & PATIO 959 DOVER RD WOOSTER OHIO 44691
PERMIT NUMBER		TYPE		
02	01	2022		
ISSUE DATE				
07	18	2022		
FILING DATE				
D5A D6				
PERMIT CLASSES				
85	165	B	F27944	
TAX DISTRICT		RECEIPT NO.		

FROM 10/26/2022

9773616		TRFO		WOOSTER BEVERAGE & ENTERTAINMENT LLC & PATIO 959 DOVER RD WOOSTER TWP WOOSTER OHIO 44691
PERMIT NUMBER		TYPE		
02	01	2022		
ISSUE DATE				
07	18	2022		
FILING DATE				
D5A D6				
PERMIT CLASSES				
85	920			
TAX DISTRICT		RECEIPT NO.		



MAILED 10/26/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN. 11/28/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **B TRFO 9773700**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING.

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

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

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

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

ORDINANCE NO. 2022-31

AN ORDINANCE AMENDING ORDINANCE NO. 2016-10:
AUTHORIZING THE MAYOR TO INCLUDE TENANT AS A
PARTY TO THE COMMUNITY REINVESTMENT AREA
AGREEMENT AND ALLOWING FOR IMMEDIATE
ENACTMENT.

WHEREAS, this City Council, in Ordinance No. 2016-10, authorized the Mayor to enter into an agreement with North Pole Holdings LLC for Community Reinvestment Area Tax Incentives, with the commitment of retaining seven full-time job equivalents, with an exemption of 50% of real estate taxes for a period of ten (10) years; and

WHEREAS, as contemplated in the original application and agreement, North Pole Holdings reutilized its first-floor space and has now enabled Westfield Bank FSB, a tenant, to establish operations at the project site, and permitting credit for tenant's job and payroll commitments will allow North Pole Holdings LLC to exceed its job and payroll commitments for the project site, while further demonstrating City's compliance with 5709.633.

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

SECTION 1. Ordinance No. 2016-10 is modified to provide that the Mayor, on behalf of the City of Wooster, is additionally authorized to enter into an *amended* agreement with North Pole Holdings LLC to provide for 1) Westfield Bank FSB is authorized as a tenant with its job and payroll at the project site to be credited toward North Pole Holdings LLC's commitments, and 2) such other terms as the Mayor, in his discretion, deems appropriate.

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 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 facilitate the maintenance of an economic development incentive project through authorizing the transfer of an agreement to new property owners as originally contemplated; 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: _____, 2022

Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2022

Mayor

Introduced by: Craig Sanders

ORD
2022-31

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Development	Meeting Date Requested November 7th, 2022
Project Name Modification of CRA 16-002	Estimated Total Funds/Costs \$0
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? N/A - Authorization to AMEND agreement with North Pole Holdings LLC (CRA 16-002).	
Description of Request Authorization for the Mayor to modify the City's existing 16-002 Community Reinvestment Area (CRA) agreement with North Pole Holdings LLC "Enterprise" by authorizing Westfield Bank FSB as a facility tenant, which acknowledges City's compliance with ORC 5709.633, and allowing Briggs Financial Group (employer) in connection with North Pole Holdings LLC, to credit the tenant's resulting jobs toward its job creation requirements. To-date, North Pole Holdings LLC has exceeded its payroll commitment while having fewer jobs than committed, but within the range of compliance in the agreement. By allowing Tenant's jobs and payroll to be credited, North Pole Holdings LLC will be able to show full compliance resulting from the original rehabilitation work it enabled.	
Justification / Benefits Staff recommends the proposal as it is 1.) in keeping with the original intent of the project and Enterprise performed the project within the stated scope, 2.) enhances compliance by formalizing long-term tenant, and 3.) Project overall has increased employment at the downtown project site.	
Will this Project affect the City's Operating Costs No or negligible impacts to operating costs anticipated.	
What Alternatives Exist and what are the Implications of the Alternatives Action enhances City's responsibility for compliance, and provides Enterprise with flexibility. Absent of this, Enterprise may not be found in compliance despite enabling increased jobs.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension preferred as this request is otherwise usual and ordinary.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea	Date: 10/17/2022

Approved for Agenda Yes No

AMENDMENT #1 TO COMMUNITY REINVESTMENT AREA AGREEMENT

THIS First Amendment to the Community Reinvestment Area Agreement dated May 26, 2016, is made by and between the City of Wooster, Ohio, a municipal corporation, with its main offices located at 538 N. Market Street, Ohio 44691 (hereinafter referred to as "City"), and North Pole Holdings, LLC, an Ohio Limited Liability Company, with its main offices located at 105 E. Liberty Street, Suite 300, Wooster, Ohio 44691 (hereinafter referred to as "Enterprise"), and Westfield Bank, FSB, a federally chartered bank with its headquarters at 4940 Enterprise Parkway, Seville, Ohio 44273 (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, by Ordinance No. 2016-10, City granted Enterprise a 10-year, 50-percent Community Reinvestment Area agreement ("CRA") to incentivize the rehabilitation of an existing facility located at 105 E. Liberty Street, Wooster, Ohio 44691 (PPNs. 64-01620.000, 64-01622.000 and 64-016240.000, the "Project Site"), so as to convert a vacant commercial space into offices of the Briggs Financial Group, including improvements to a staircase, finishing work, and upgrades necessary to bring the building up to code ("Project") and retain seven full-time permanent jobs; and

WHEREAS, Enterprise completed a major rehabilitation of the project prior to the December 31, 2018 completion date with a total final investment estimate of \$1,050,000; and

WHEREAS, Enterprise had reported a total of 13 full-time jobs or equivalents at the Project Site through December 31, 2021, which includes staff from its tenant Westfield Bank, compared with an original commitment of seven retained full-time jobs or equivalents; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties hereto agree as follows:

Section 1: Tenant is approved as a tenant of the facility. Enterprise may include Tenant's created employees at its tax-exempted Project Site, and said employees will be credited toward Enterprise's annual job commitment requirements. Tenant agrees to disclose employment and payroll figures specific to its hiring at the Project Site only.

Section 2: Enterprise acknowledges Ohio Revised Code 5709.633 prohibits relocation of existing jobs from any other Ohio location to the Project Site without prior written consent from the Ohio Department of Development. This provision does not apply to existing Ohio jobs which are relocated and then replaced within the affected location. Enterprise must coordinate with City and the Ohio Department of Development at least 60 days in advance to obtain a waiver and written approval through City's legislative authority, which is not guaranteed, prior to any job relocation.

Section 3: Enterprise agrees to indemnify and hold harmless City from all lawful claims, judgements, penalties, attorneys' and consultants' fees, and/or liabilities arising out of, involving, or in connection with this Enterprise Zone Agreement and/or this amendment.

Section 4: All other terms of the Agreement dated May 26, 2016, shall remain the same.

IN WITNESS WHEREOF, the City of Wooster, Ohio, by Robert F. Breneman, its duly-elected Mayor, and pursuant to authority granted by the adoption of Ordinance No. 2022-____, has caused this instrument to be executed this ____ day of _____, 2022; and North Pole Holdings, LLC., by Adam Briggs, its Managing Member, has caused this instrument to be executed on this 29th day of ~~September~~ 2022; and Westfield Bank FSB by Matthew Berthold, its Chief Operating Officer, has caused this instrument to be executed on this 29th day of September, 2022.

CITY OF WOOSTER, OHIO

NORTH POLE HOLDINGS, LLC

Robert F. Breneman, Mayor

By Adam Briggs
Adam A. Briggs, Managing Member

WESTFIELD BANK FSB

By (Signature):

Matthew Berthold

Name (Print):

Matthew A Berthold

Approved as to form: _____

John Scavelli, Attorney at Law

538 N. Market Street

Wooster, Ohio 44691

Tel. 330-263-5248 / Fax 330-263-5247



CRA
#169-86548-01

CRA#: 169-86548-01
North Pole Holdings LLC
105 E. Liberty St., Wooster, Ohio 44691
Parcel(s): 64-01620.000, 64-01622.000, and 64-016240.000
Agreement 16-002

NOTICE TO SCHOOL DISTRICT PARTNERS: Excerpt from Aug 22, 2022 Tax Incentive Review Council: Performance Report for North Pole Holdings LLC.



Photo: July 6, 2022

Execution 05/26/2016
Expiration 12/31/2028
Incentive: 10-Year, 50 Percent Real Property
School District Wooster City School District

Status
Authorize
Tenant

Commitment:	As of 12/2007	As of 12/2008	As of 12/2009	As of 12/2010	As of 12/2011	As of 12/2012	As of 12/2013	As of 12/2014	As of 12/2015	As of 12/2016	As of 12/2017	As of 12/2018	As of 12/2019	As of 12/2020	As of 12/2021
Property:	\$250,000	-	-	-	-	-	-	-	-	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,050,000
Exemption:	\$125,000	-	-	-	-	-	-	-	-	\$0	\$0	\$100,000	\$100,000	\$100,000	\$1,000,000
Personal:	\$0	-	-	-	-	-	-	-	-	\$0	\$500,000	\$0	\$0	\$0	\$0
Total Jobs:	7	-	-	-	-	-	-	-	-	8	12	10	11	13	13
Total Payroll:	\$340,000	-	-	-	-	-	-	-	-	\$340,000	\$665,000	\$550,000	\$535,000	\$1,205,562	\$1,314,404
New Jobs:	0	-	-	-	-	-	-	-	-	0	6	0	2	8	8
New Payroll:	\$0	-	-	-	-	-	-	-	-	\$0	\$325,000	\$0	\$100,000	\$800,000	\$850,000
Saved Jobs:	7	-	-	-	-	-	-	-	-	7	6	10	9	5	5
Saved Payroll:	\$340,000	-	-	-	-	-	-	-	-	\$340,000	\$340,000	\$550,000	\$435,000	\$405,562	\$464,404

Incentive Impacts:	2008 Pay 2009	2009 Pay 2010	2010 Pay 2011	2011 Pay 2012	2012 Pay 2013	2013 Pay 2014	2014 Pay 2015	2015 Pay 2016	2016 Pay 2017	2017 Pay 2018	2018 Pay 2019	2019 Pay 2020	2020 Pay 2021	2021 Pay 2022 Est*	Project Totals
Real Taxes Paid	-	-	-	-	-	-	-	\$3,831	\$12,161	\$12,133	\$19,757	\$16,911	\$22,169	\$19,560	\$114,633
Real Taxes Foregone	-	-	-	-	-	-	-	\$0	\$0	\$791	\$8,305	\$8,346	\$7,722	\$6,820	\$31,984
Personal Taxes Paid	-	-	-	-	-	-	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Personal Taxes Foregone	-	-	-	-	-	-	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Previous Compliance \$3,593.68 \$1,555.09 \$672.94 \$2,951.42

TIRC last reviewed this agreement on November 29, 2021, when it recommended to CONTINUE the agreement, which was approved by Wooster City Council.

Summary

105 E. Liberty Street stands prominently at the corner of the southwest quadrant of Wooster's Public Square. An art gallery and two full-floor apartments were housed in the building until the previous owner vacated the structure and placed it up for sale. North Pole, LLC sought to invest \$250,000 to rehabilitate the entire first floor, a portion of the second floor, and the entire third floors of the building, bringing the structure back up to code and performing finishing work throughout. The project enabled Briggs Financial Group (who shares a common managing member with North Pole LLC) to make a permanent home in for its financial services business and retain (7) employees, with \$340,000 in associated annual payroll, in downtown Wooster. The building's rooftop is also where Santa Clause arrives to greet crowds in downtown each November for Main Street Wooster's Window Wonderland
Recommendation: Modify to authorize Westfield Bank as tenant with credit for job creation.

0.4327301 #####

\$41,764.94

-\$3,869.05
-\$34,821.42

RESOLUTION NO. 2022-50

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH JONES AND HENRY FOR DESIGN SERVICES AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, it is necessary to procure the design services of Jones and Henry for the designs of upgrades to VLR tanks 1 and 2 at the Water Resource Recovery Facility; and

WHEREAS, Jones and Henry possess the expertise to provide such engineering services; and

WHEREAS, this is a professional services contract pursuant to WCO 160.03(c)(3).

WHEREAS, this expenditure is budgeted.

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

SECTION 1. The Director of Administration is hereby authorized to enter into a professional services contract with Jones and Henry for design services.

SECTION 2. 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 law.

SECTION 3. This Council finds that competitive bidding is not necessary pursuant to WCO 160.03(c)(3).

SECTION 4. The costs of this project will not exceed the amount budgeted.

SECTION 5. 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.

Introduced: _____ Passed: _____, 2022 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2022
Mayor

Introduced by: Jon Ansel

2
2022-50

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested November 7, 2022
Project Name Water Resource Recovery Facility (WRRF) VLR 1 and 2 Upgrade Project Engineering and Plant Capacity Analysis	Estimated Total Funds/Costs \$157,950 Sanitary Sewer Fund
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 Director of Administration to enter into a professional contract with Jones and Henry for the design of the upgrades to VLR tanks 1 and 2. Like previous legislation that improved VLR 5 the rotors in each of these tanks will be removed and replaced with fine bubble aeration. This will reduce maintenance costs and improve the needed aeration for treatment. Also included is an overall analysis of the plant's capacity which will be used to develop local limits of primary pollutants sent to the plant. We can then develop a fee schedule for companies that exceed those limits. Council has already passed Resolution 2022-47, improve VLR 5 and Clarifiers 5 & 6. Memo dated 10/12/2022 previously supplied for VLR5 referenced the additional aeration work (VLR 1 & 2).	
Justification / Benefits This project will provide engineering design for the replacement of the rotors in VLR's 1 and 2 which are nearing their useful life. This is a proactive move to replace said rotors before they stop working. It also will provide a planning tool for plant capacity and any future growth within the City.	
Will this Project affect the City's Operating Costs This project should reduce the operating budget at the WRRF.	
What Alternatives Exist and what are the Implications of the Alternatives N/A	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: This is an Engineering services request and Jones and Henry is ranked in the top of the current engineering services registry.	
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 Authorizing this contract will allow the project to remain on schedule for starting construction in 2023.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: October 26, 2022
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

PETITION FOR ANNEXATION

I, Robert F. Breneman, Mayor of the City of Wooster, being the sole owner of the real estate in the territories hereinafter described, hereby Petition for the annexation of the following described territory to the City of Wooster, Wayne County, Ohio, in the manner provided for by Sections 709.02 to 709.16 of the Revised Code of Ohio.

Petitioner has attached hereto and made a part of this Petition a legal description of the perimeter of the territories sought to be annexed, marked as Exhibit A, B and C. The described territories are contiguous with the City of Wooster, Ohio.

Petitioner has attached hereto and made a part of this Petition, an accurate map or plat of the territories sought to be annexed, marked Exhibits D and E.

John A. Scavelli, Jr., is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refile, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioner.

Please take notice that, simultaneously with the filing of this Petition, John A. Scavelli, Jr., is also filing a list of all tracts, lots, or parcels in the territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that territory, as required by RC 709.02(D).

John A. Scavelli, Jr.
538 N. Market Street
Wooster, OH 44691
(330) 263-5248
jscavelli@woosteroh.com

CITY OF WOOSTER

By: _____
Robert F. Breneman, Mayor

Date: _____

EXHIBIT A

Situated in the Township of Wayne, Section 28, Northwest Quarter, T-16N, R-13W, County of Wayne, State of Ohio, and being more fully described as follows:

COMMENCING at an iron pin found at the southwest corner of the Northwest Quarter of Section 28, said point being Station 107 + 52.77 in the centerline of right of way of Oak Hill Road;

Thence North 3 degrees 08' 20" East, along the centerline of right of way of Oak Hill, Road 54.50 feet to centerline Station 108 + 07.27, said point being the TRUE PLACE OF BEGINNING for the parcel herein described;

1. Thence North 3 degrees 08' 20" East along the centerline of right of way of Oak Hill Road, 310.50 feet to centerline Station 111 + 17.77;
2. Thence South 86 degrees 20' 25" East 30.00 feet to a point, said point being 30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station 111 + 17.50;
3. Thence South 3 degrees 08' 20" West 310.23 feet to a point, said point being 30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station 108 + 07.27;
4. Thence North 86 degrees 51' 40" West, 30.00 feet to a point, said point also being the TRUE PLACE OF BEGINNING and containing 0.214 acres, more or less, including the present road which occupies 0.143 acres, more or less but subject to all easements or reservation of record that may pertain to this parcel.

Basis of Bearing is arbitrary.

This description was prepared by Engineering Associates, Inc., of Wooster, Ohio, from a survey made for the Wayne County engineer, for the improvement of part of Oak Hill Road and is recorded in Plat Book 709, Page 383, of the records of Wayne County.

Permanent Parcel No. 53-00145.001

EXHIBIT B

Situated in the Township of Wayne, Section 28, Southwest Quarter, T-16N, R-13W,
County of Wayne and State of Ohio:

COMMENCING at an iron pin found at the northwest corner of the Southwest
Quarter of Section 28, said point being Station 107 + 52.77 in the centerline of right of
way of Oak Hill Road;

Thence South 3 degrees 06' 50" West along the centerline of right of way of Oak Hill
Road, 55.53 feet to centerline Station 106 + 97.24, said point being the TRUE
PLACE OF BEGINNING for the parcel herein described;

1. Thence South 86 degrees 53' 10" East 30.00 feet to a point, said point being
30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station
106 + 97.24;
2. Thence South 3 degrees 06' 50" West 779.59 feet to a point, said point being
30.00 feet southeasterly of and at right angles to Oak Hill Road centerline Station 99
+17.65;
3. Thence North 86 degrees 09' 42" West 30.00 feet to a point, said point being
Station 99 +18.03 in the centerline of right of way of Oak Hill Road;
4. Thence North 3 degrees 06' 50" East along the centerline of right of way of
Oak Hill Road 779.21 feet to centerline Station 106 + 97.24, said point also being the
TRUE PLACE OF BEGINNING and containing 0.537 acres, more or less, but subject
to all easements or reservations of record that pertain to this parcel.

Basis of Bearings is arbitrary.

This description was prepared by Engineering Associates, Inc., of Wooster, Ohio,
from a survey made for the Wayne County engineer, for the improvement of part of
Oak Hill Road and is recorded in Plat Book 709, Page 372, of the records of Wayne
County.

Permanent Parcel No. 53-01626.002

EXHIBIT C

Situated in the Township of Wayne, T-16N; R-13W, Southeast Quarter of Section 29, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Board of Wayne County Commissioners in Volume 720; Page 948 of Wayne County Deed Records and further bounded and described as follows;

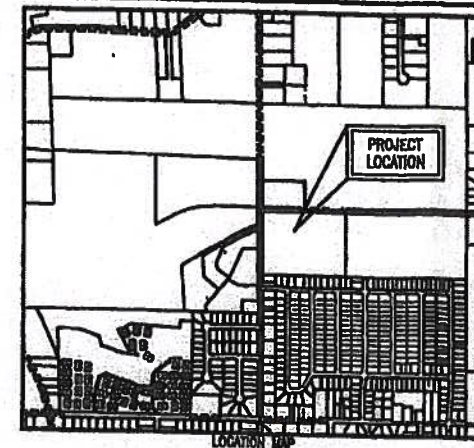
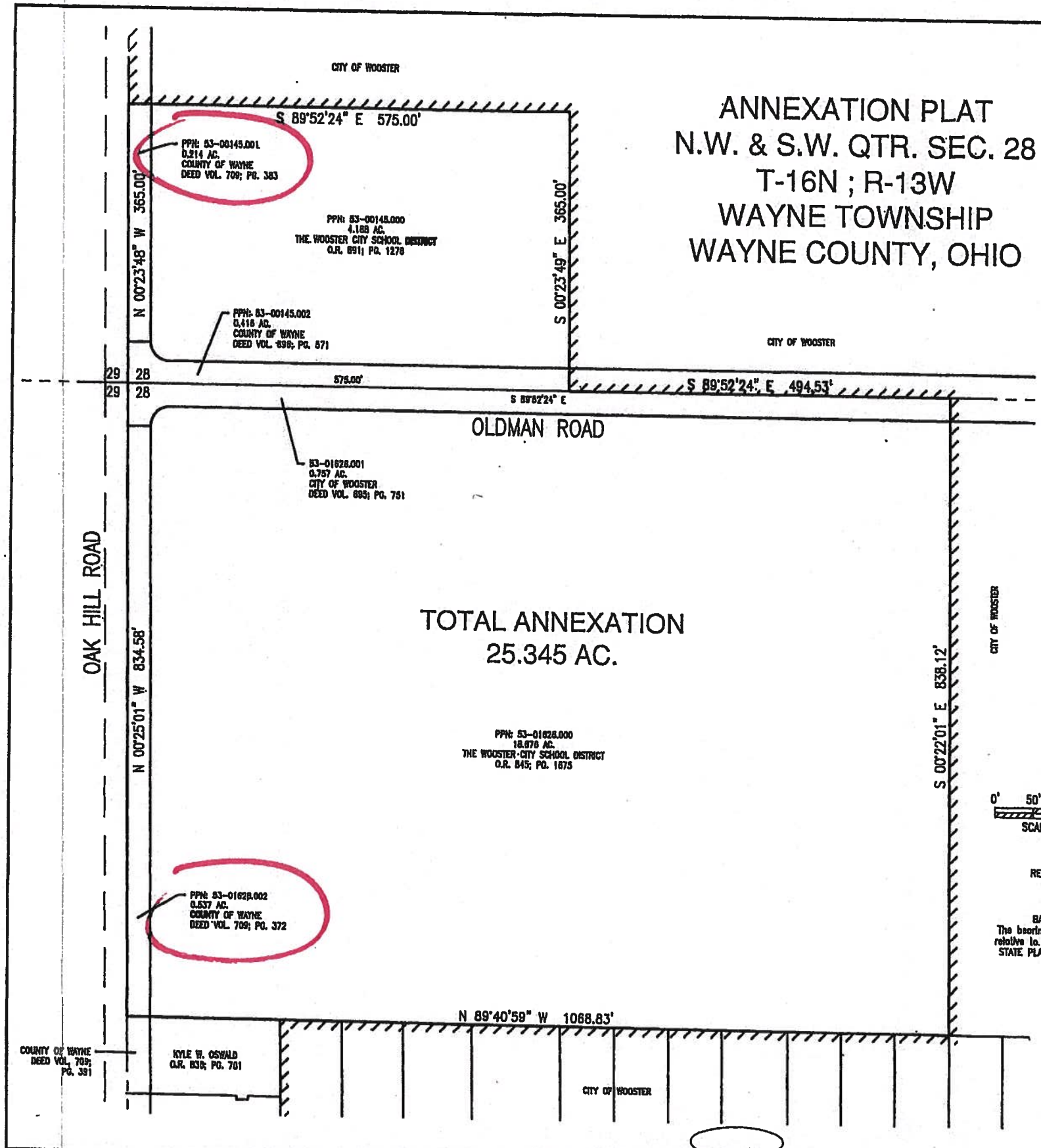
Beginning at a 1" solid pin found in monument box at the northeast corner of said Southeast Quarter and in the intersection of Oak Hill Road (T.R. 135) and Oldman Road:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 00° 25' 01" E, 183.54 feet** along a City of Wooster corporation line, along a west line of lands conveyed to County of Wayne in Volume 709; Page 372 of said Deed Records, along the section line and in said Oak Hill Road to a northeast corner of lands conveyed to County of Wayne in Volume 710; Page 151 of said Deed Records;
2. **S 64° 19' 26" W, 33.17 feet** along the north line of said County lands to a capped pin with I.D. cap marked "GASBARRE" found at the southeast corner of lands conveyed to The City of Wooster in O.R. 641; Page 70 of Wayne County Official Records and on the west right-of-way line of said Oak Hill Road;
3. **N 00° 25' 01" W, 198.04 feet** along the east line of said City of Wooster lands, along the west right-of-way line of said Oak Hill Road and along said city corporation line to the quarter section line;
4. **S 89° 44' 53" E, 30.00 feet** along the quarter section line and along said city corporation line to the place of beginning and containing within said bounds **0.131** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in September of 2021.

Permanent Parcel Number: 53-01211.001



NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES.

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

Resolution No. _____

BECKY FOSTER _____ RON AMSTUTZ _____ SUE SMAIL _____

Approved:
 this ___ day of _____, 20__.

Ordinance No. _____
 Wooster City Council

Approved for Recording:
 this ___ day of _____, 20__.

Transferred:
 this ___ day of _____, 20__.

Wayne County Map Office
 JENNIFER WISARD

Wayne County Auditor's Office

Filed for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER

DATE _____ AT _____

INSTRUMENT # _____

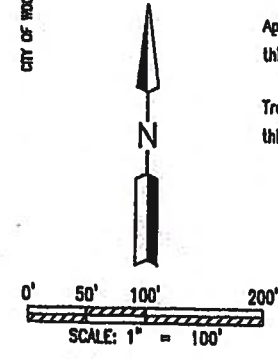
PLAT VOL. _____ PAGE _____

FEE \$ _____

AUDITOR: _____

RECORDER: _____

TOTAL: _____



REFERENCE SURVEY:
 'S'-327
 'KK'-290

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

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

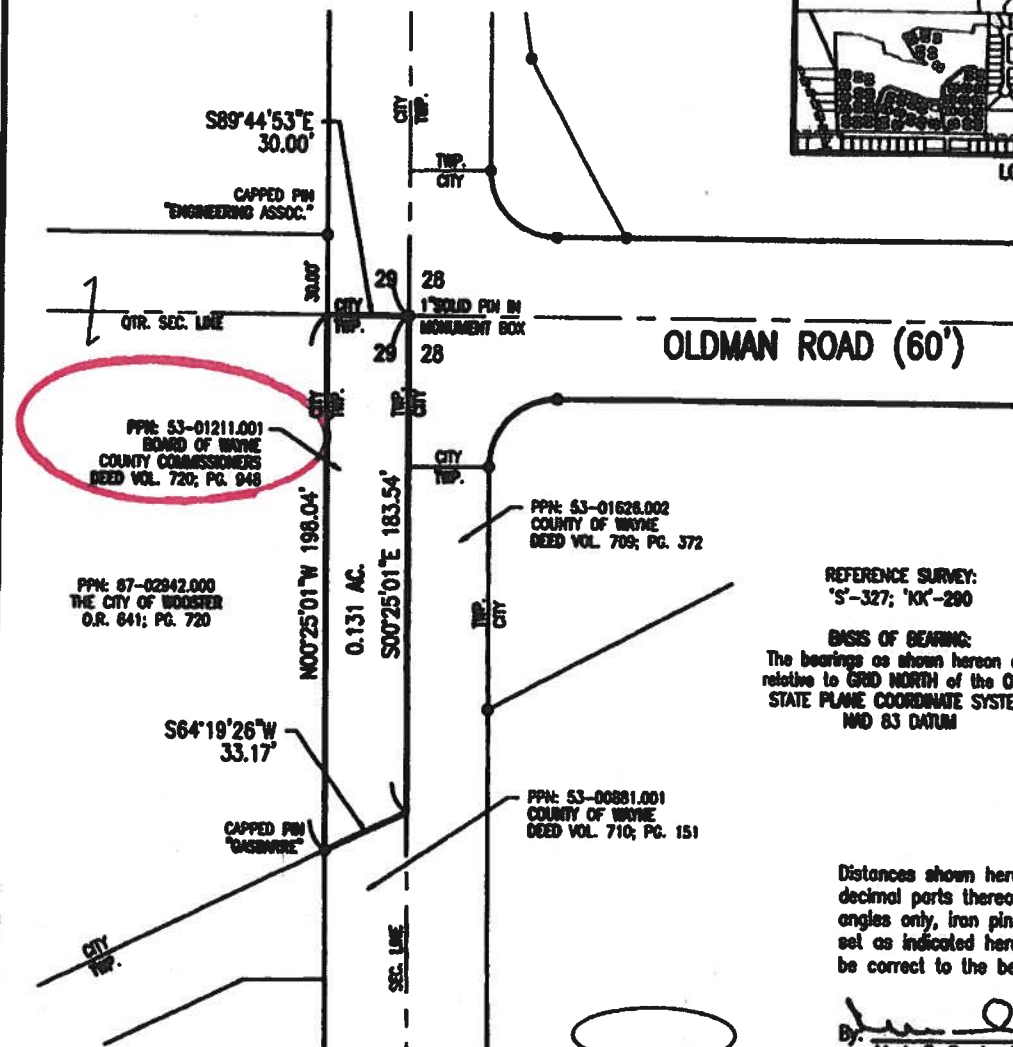
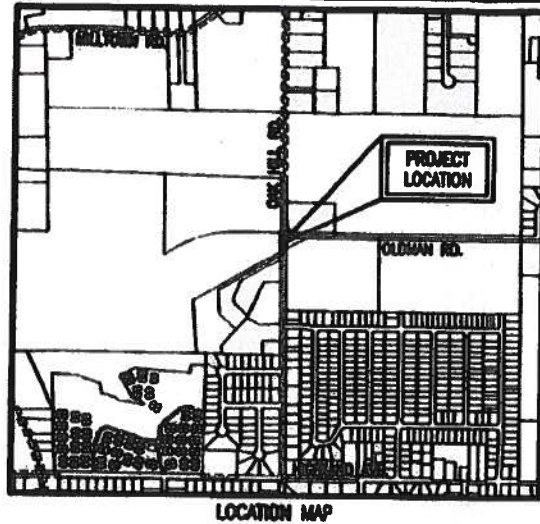
By: Mark E. Purdy 8-13-19
 Mark E. Purdy, P.S. #7307 Date



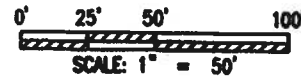
SHAPPER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 3477 Commerce Parkway, Suite C
 Wooster, Ohio 44691
 TEL (330) 345-8377 FAX (330) 345-6725 EMAIL: sjl@sh-inc.com

DWG NO: EW-2149C JOB NO: EW-2149C SHEET 1 OF 1

REPLACEMENT SURVEY AND
ANNEXATION PLAT
TOWNSHIP OF WAYNE
T-16N ; R-13W
S.E. QTR. SEC. 29
COUNTY OF WAYNE
STATE OF OHIO



REFERENCE SURVEY:
 'S'-327; 'N'-290
 BASIS OF BEARING:
 The bearings as shown hereon are
 relative to GRID NORTH of the OHIO
 STATE PLANE COORDINATE SYSTEM,
 NAD 83 DATUM



● CAPPED PIN FOUND
 MARKED "S.J. INC"
 (UNLESS NOTED)

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

By: *Mark E. Purdy* 9-20-22
 Mark E. Purdy, P.S. #7307 Date



XX-322

NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES.

Certified by Wayne County Commissioners:
 this 22nd day of September, 2022.

Resolution No. 2022-462

Becky Foster N/A *Sue Small*
 BECKY FOSTER RON AMSTUTZ SUE SMALL

Approved:
 this 22 day of September, 2022

Ordinance No. 2022-22

Robert F. Beneman
 Wooster City Council Member
 MAYOR

Approved for Recording:
 this ___ day of ___, 20__

Wayne County Map Office
 STACY PEPPARD

Transferred:
 this ___ day of ___, 20__

Wayne County Auditor's Office

Filed for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER

AUDITOR: _____
RECORDER: _____
TOTAL: _____

DATE _____ AT _____
 INSTRUMENT # _____
 PLAT VOL. _____ PAGE _____
 FEE \$ _____

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

DATE 9/20/22	SCALE 1" = 30'	DATE 09/20/21
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DWG NO: EW-2149E JOB NO: EW-2149E SHEET 1 OF 1