

CITY COUNCIL AGENDA

March 17, 2023

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

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2023-08

AN ORDINANCE AUTHORIZING THE CITY OF WOOSTER TO ACCEPT A GIFT OF LAND FROM THE VARIOUS PARCEL OWNERS AND ALLOWING FOR IMMEDIATE ENACTMENT (Knapic)

2. First Reading – RESOLUTION NO. 2023-19

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 RENOVATION OF FIRE STATION NUMBER ONE AND ALLOWING FOR IMMEDIATE ENACTMENT (Cavin)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

ORDINANCE NO. 2023-08

AN ORDINANCE AUTHORIZING THE CITY OF
WOOSTER TO ACCEPT A GIFT OF LAND FROM THE
VARIOUS PARCEL OWNERS AND ALLOWING FOR
IMMEDIATE ENACTMENT

WHEREAS, the Board of Wayne County Commissioners is the owner of several parcels of FEMA Floodway Project real estate currently unused (approx. 6.2 acres) along Bauer Road; and

WHEREAS, the Board desires to make a gift to the City of Wooster of said land as such land will be maintained by the City of Wooster after it is cleared using FEMA funds; and

WHEREAS, the City will be obligated to abide by FEMA use guidelines for said land.

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

SECTION 1. The gift of real estate, consisting of the following parcels, 56-00430.000, 56-00528.000, 56-00526.000, 56-00529.000, 56-01599.000, 56-01598.000, 56-02046.000, 56-02048.000, 56-00434.000 from the various parcel owners, as shown on the attached map which is incorporated and made part of this legislation, is hereby accepted and approved.

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 is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of 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 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: _____, 2023

Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2023

Mayor

Introduced by: Barb Knapic

0-20
2023-08



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



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

MEMO

To: City Council
From: Joel Montgomery, Director of Administration
CC: Mayor, Finance Director, Law Director, Chief Building Official, City Planner
Date: 03/10/23
Re: FEMA Floodway Project – Bauer Road - Update

Dear Councilpersons,

In November of 2020, Council approved the acceptance of a parcel on Bauer Road that was the former location of the Moose Lodge. This was the first parcel to be acquired in a partnership with Wayne County Emergency Management Agency to apply for FEMA grant funds to help clear these sites and return them to natural, floodway areas. This parcel was successfully acquired, structures demolished, and the site returned to a natural state using the grant funds.

At that time, we indicated that several other parcels could also be coming before Council once FEMA and the County negotiated their acquisition. FEMA and the County have successfully negotiated with nine (9) additional parcel owners, and is now requesting that the City accept these parcels as well. An updated map is attached. **The legislation before you is to authorize acceptance of these additional parcels.**

Background:

During the summer of 2019, a 100 year flood event occurred in the area that caused significant damage to several structures in Wayne County and a few in the City which were located within 100 year floodways. The area in and around Bauer Road was one of those affected areas, including the Moose Lodge property.

Wayne County requested that the City accept and maintain several parcels along Bauer Road in order to secure the FEMA funding through the Hazard Mitigation Grant Program, and ensure the land would not be developed. These properties are located directly on the Apple Creek and within the floodway. Receipt of the FEMA funds requires that these properties shall be used only for purposes compatible with open space, recreational or wetlands management practices, in accordance with deed restrictions, in perpetuity. We could install minimal improvements, such as a bike trail in the future, if we so wished. The estimated annual cost to maintain each acquired property once cleared is \$ 0.00.

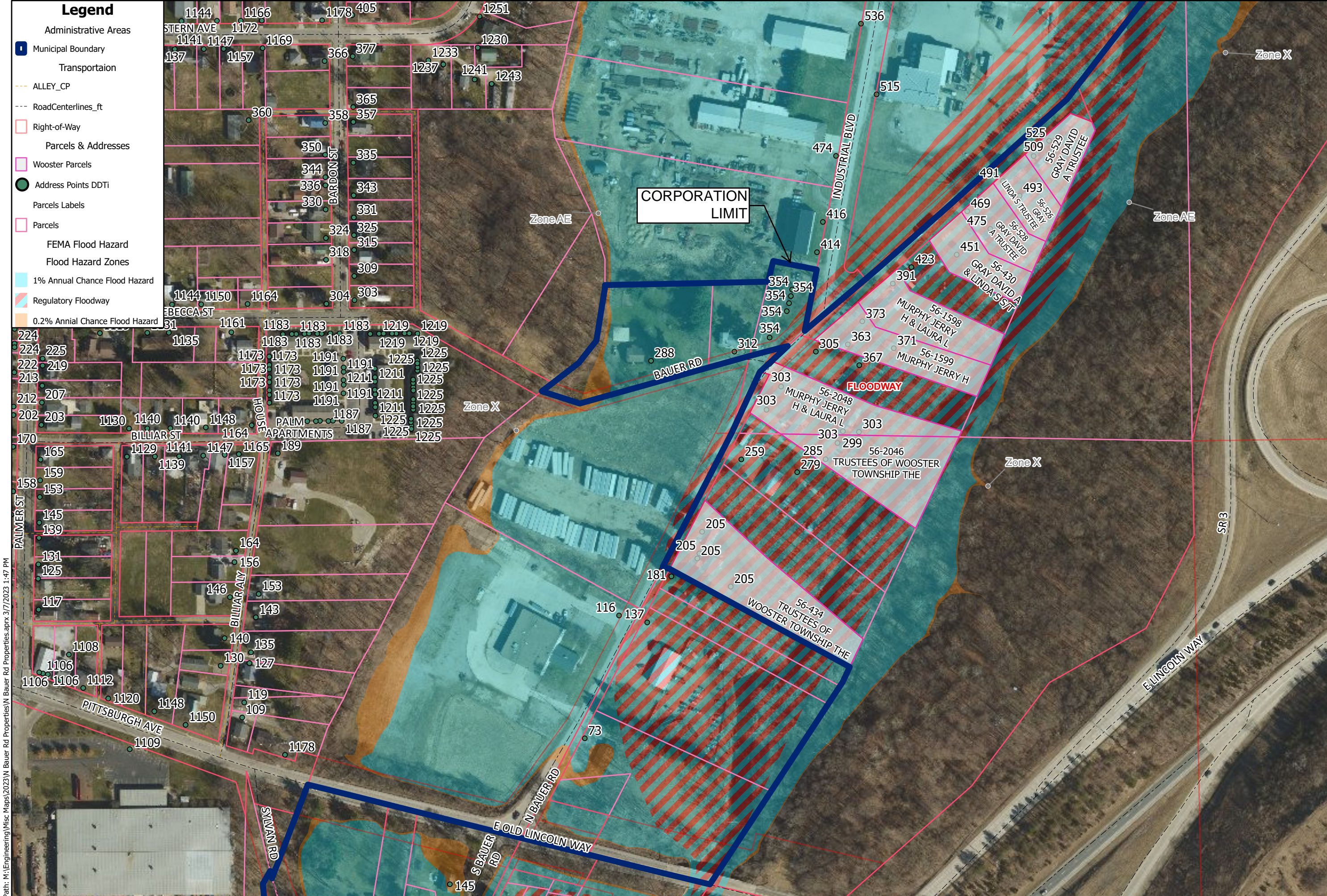
An environmental review of the properties was completed, which did not identify any information demonstrating the potential for material releases of hazardous substances to soil or groundwater at the subject properties that would represent a recognized environmental condition at the subject properties

A future piece of legislation will be submitted authorizing annexation of these parcels. Please let me know if you have additional questions or need further information.

Sincerely,

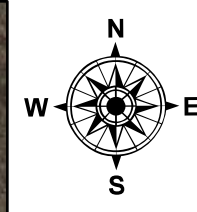
Joel Montgomery, PE, ICMA-CM

Director of Administration



Path: M:\Engineering\Misc Maps\2023\N Bauer Rd Properties\N Bauer Rd Properties.aprx 3/7/2023 1:47 PM

- Legend**
- Administrative Areas
 - Municipal Boundary
 - Transportation
 - ALLEY_CP
 - RoadCenterlines_ft
 - Right-of-Way
 - Parcels & Addresses
 - Wooster Parcels
 - Address Points DDTI
 - Parcels Labels
 - Parcels
 - FEMA Flood Hazard
 - Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard



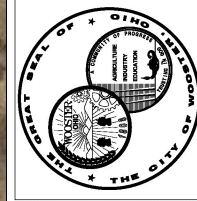
NOTES:
 1) All Utility locations are approximate.
 Call O.U.P.S. (800) 362-2764 for field markings.
 2) All boundaries shown ARE NOT survey quality and are for reference only.



GENERAL SITE PLAN

Scale: 1" = 200 Feet

CITY OF WOOSTER
DIVISION OF ENGINEERING
 538 N. MARKET ST.
 PH: (330) 263-5251
 FAX: (330) 263-5283
 ROGER V. KOBIARCSIK CITY ENGINEER
 rkobiarcsik@woosteroh.com



RESOLUTION NO. 2023-19

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 RENOVATION OF FIRE STATION
NUMBER ONE AND ALLOWING FOR IMMEDIATE
ENACTMENT

WHEREAS, Fire Station #1 is in need of renovation; and

WHEREAS, The renovation will bring the existing facility up to current standards for a modern, state-of-the-art fire station for the immediate future while planning for a facility that will serve the community for decades to come.

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

SECTION 1. The Director of Administration is authorized to advertise according to law and enter into a contract with the lowest and best bidder for the construction of the renovation of Fire Station #1, in accordance with specifications now on file in his office.

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

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

SECTION 4. This Resolution 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; 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: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023
Mayor

Introduced by: Mark Cavin

#2
Rev
2023-19

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Fire	Meeting Date Requested 3-20-2023
Project Name Fire Station #1 Renovation	Estimated Total Funds/Costs \$5,400,000
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? \$675,500- CDBG, \$1,400,000- ARPA, \$3,372,500 Capital Funds. Total- \$5,400,000	
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 renovation of fire station #1. This is the culmination of 16 years of planning, design, and value engineering, starting with a comprehensive fire service station location and plan completed in 2007. The plan indicated that this structure is still in the best location for the current Wooster service areas, but was in need of significant improvements. The current station does not meet current building or safety service standards. The main objective is to bring the existing facility up to current standards for a modern, state-of-the-art fire station for the immediate future, while planning for a facility that will serve the community for decades to come. This will include: - Renovating & relocating the administrative, conference & training areas - Providing appropriate living quarters, - Updating apparatus and support areas - Update all mechanical, electrical, and other building system to current codes & standards	
Justification / Benefits The existing station was built in 1962 and does not provide sufficient space for a modern fire service. The infrastructure in the building is aging and difficult to maintain / repair.	
Will this Project affect the City's Operating Costs Operating cost should not be impacted.	
What Alternatives Exist and what are the Implications of the Alternatives We could do nothing and continue to perform maintenance on the aging infrastructure.	
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 as soon as possible in order to obtain best possible bids.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Barry Saley	Date: 3-13-2023

Approved for Agenda Yes No