

CITY COUNCIL AGENDA

December 4, 2023

7:30 p.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

Finance Committee – Mr. Sanders

Laws & Ordinances Committee – Mr. Reynolds

VI. UNFINISHED BUSINESS

1. Second Reading - ORDINANCE 2023-28 AN ORDINANCE APPROPRIATING FROM VARIOUS FUNDS TO INDIVIDUAL ACCOUNTS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF WOOSTER FOR THE FISCAL YEAR ENDING DECEMBER 31, 2024, AND ALLOWING FOR IMMEDIATE ENACTMENT (Sanders)
2. Second Reading - ORDINANCE 2023-29 AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO C-1 (OFFICE/INSTITUTIONAL) FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF BENDEN DRIVE AND NOBLE DRIVE (Reynolds)
3. Second Reading - RESOLUTION 2023-74 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 INSTALLATION OF CITY HALL CHILLER EQUIPMENT AND ALLOWING FOR IMMEDIATE ENACTMENT (Knapic)

VII. NEW BUSINESS

1. First Reading – RESOLUTION NO. 2023-78 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A PROFESSIONAL OR TECHNICAL SERVICES CONTRACT WITH THE WOOSTER SOCCER ASSOCIATION FOR SOCCER-RELATED ACTIVITIES SERVICES (Myers)
2. First Reading - RESOLUTION NO. 2023-79 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT WITH THE WOOSTER YMCA FOR PROFESSIONAL ADMINISTRATIVE SERVICES RELATED TO THE MANAGEMENT AND OPERATION OF THE CITY OF WOOSTER'S SWIMMING FACILITIES (Myers)
3. First Reading - RESOLUTION NO. 2023-80 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO CONTRACT WITH COMMUNITY ACTION OF

WAYNE/MEDINA COUNTIES FOR THE PROVISION OF TRANSPORTATION SERVICES FOR QUALIFIED PARTICIPANTS AND ALLOWING FOR IMMEDIATE ENACTMENT (Myers)

4. First Reading - RESOLUTION NO. 2023-81 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT WITH THE WAYNE COUNTY COMMISSIONERS FOR THE PROSECUTION OF MUNICIPAL ORDINANCES BY THE WAYNE COUNTY PROSECUTOR AND FOR PAYMENT FOR SUCH SERVICES, AND ALLOWING FOR IMMEDIATE ENACTMENT (Sanders)
5. First Reading - RESOLUTION NO. 2023-82 A RESOLUTION AUTHORIZING AMENDING RESOLUTION NO. 2023-39 AND ALLOWING FOR IMMEDIATE ENACTMENT (Sanders)
6. First Reading - ORDINANCE NO. 2023-31 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED CONSERVATION EASEMENT AGREEMENT WITH THE KILLBUCK WATERSHED LAND TRUST FOR THE PROTECTION AND PRESERVATION OF WOOSTER MEMORIAL PARK (Knapic)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

ORDINANCE NO. 2023-28

AN ORDINANCE APPROPRIATING FROM VARIOUS FUNDS TO INDIVIDUAL ACCOUNTS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF WOOSTER FOR THE FISCAL YEAR ENDING DECEMBER 31, 2024, AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, the Charter of the City of Wooster provides, at §6.04, that no later than the second regular meeting of November, the Mayor will prepare and present to the City Council for adoption an annual Appropriation Ordinance providing for the expenses of the municipal government for the coming fiscal year.

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

SECTION 1. That to provide for the current expenses and other expenditures of the City of Wooster for the Fiscal Year ending December 31, 2024, the following appropriations (detailed copy attached hereto) are hereby authorized.

SECTION 2. The budget approved by Council and the appropriation of funds to implement the budget represent the estimated expenditures needed to administer programs approved for the coming fiscal year. The budget is a work plan of the estimate of future needs for a given program as determined by Council when the budget is adopted.

In adopting the budget, Council recognizes that conditions may change during the fiscal year that may call for staff reductions or increases depending upon the facts in each instance.

In recognition of this fluid, constantly changing condition, the Mayor shall review requests for additional positions and for filling vacant positions within the limitations of the budget. After making a study of each request, he shall have the authority to approve, disallow, or postpone such requests for additional personnel. In addition, he shall be responsible for resolving questions related to the staffing pattern of each department and division as determined by Council action on the annual budget.

Personnel requests in excess of the annual budget shall be studied and recommendations developed for the consideration of Council.

The Mayor shall be responsible for ascertaining that personnel requirements do not exceed those included or implied in the budget and/or Appropriation Ordinances.

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

Council or its committees, in compliance with law.

SECTION 4. 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 11-20-2023 2nd reading _____ 3rd reading _____

Passed: _____, 2023 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023 _____
Mayor

Introduced by: Craig Sanders

ORDINANCE NO. 2023-29

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO C-1 (OFFICE/INSTITUTIONAL) FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF BENDEN DRIVE AND NOBLE DRIVE

WHEREAS, an application has been duly filed by Chad Knupp on behalf of the Village Network with the Planning Commission of the City of Wooster requesting the re-zoning of 10.25 acres of land known as Parcel Numbers 67-02982.003 and 67-02982.004, from I-1 (Office/Limited Industrial) to C-1 (Office/Institutional); and

WHEREAS, at its November 2, 2023, meeting, and after a public hearing in accordance with law, the Planning Commission voted seven to zero to recommend to the City Council that the proposed re-zoning of the property from I-1 (Office/Limited Industrial) to C-1 (Office/Institutional) be approved; and

WHEREAS notice of a public hearing by the City Council on this re-zoning has been duly given, and a public hearing has been held, all in accordance with law; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be approved.

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

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, known as the Zoning Ordinance, is amended so as to re-zone land, 10.25 acres of land known as Parcel Numbers 67-02982.003 and 67-02982.004, from I-1 (Office/Limited Industrial) to C-1 (Office/Institutional); and as appears on the attached map.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

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

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 11-20-2023 2nd reading _____ 3rd reading _____

Passed: _____, 2023 Vote: _____

Attest: _____ Clerk of Council _____ President of Council

Approved: _____, 2023 _____ Mayor

Introduced by: Bob Reynolds

OMM
2023-29

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Planning and Zoning	Meeting Date Requested Nov. 20, 2023
Project Name Benden/Noble Map Amendment	Estimated Total Funds/Costs NA
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request The Village Network requesting a zoning map amendment from I-1 (Office/Limited Industrial) to C-3 (General Commercial) of 10.25 acres located on the northwest corner of the intersection of Benden Drive and Noble Drive. The Planning Commission held a public hearing on application PC-23-29 on November 2, 2023 and voted 7-0 to recommend approval for a C-1 zoning classification to City Council. The recommendation is modified from the applicants request for a C-3 zoning designation. A public hearing in front of City Council to be scheduled for November 20, 2023.	
Justification / Benefits Planning Commission members voted 7-0 to recommend approval to amending the zoning from I-1 to C-1 on approximately 10.25 acres located on the northwest corner of the intersection of Benden Drive and Noble Drive with parcel numbers 67-02982.003 and 67-02982.004 (2000 and 2020 Noble Drive). The recommendation is a modification of the applicants request for a C-3 zoning classification.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives If no action is taken to establish zoning, the zoning classification will remain I-1 (Office/Limited Industrial).	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Vince Marion	Date: November 6, 2023

Approved for Agenda Yes No



PLANNING COMMISSION APPLICATION INFORMATION SHEET

Application Number

PC-23-29

Scheduled Meeting Date

November 2, 2023

Application Type

Zoning Amendment - Map

Property Location

2000 NOBLE DR

Property Information

Acreage: 4.75

Zoning: I-1

Property Owner

VILLAGE NETWORK THE

Applicant

Chad Knupp

Applicant's Project Description

The Village Network would like to change the zoning of our properties on Noble drive from an I-1 to C3. The C-3 zoning would allow us to provide mental health and associated services that are needed in our community at those locations.

Agenda Text

Chad Knupp, on behalf of The Village Network requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 10.25 acres at 2000 and 2020 Noble Drive with parcel numbers 67-02982.003 and 67-02982.004 on the northwest corner of the intersection of Benden Drive and Noble Drive from I-1 (Office/Limited Industrial) Zoning District to C-3 (General Commercial) Zoning District.

PC-23-29

Zoning Map Amendment of 2000 Noble Drive (parcel 67-02982.003) and 2020 Noble Drive (parcel 67-02982.004) located on the northwest corner of the intersection of Benden Dr. and Noble Dr.

Property Owner: The Village Network
Applicant: Chad Knupp
Location: Northwest corner of the intersection of Benden Drive and Noble Drive with addresses of 2000 Noble Drive (parcel 67-02982.003) and 2020 Noble Drive (parcel 67-02982.004)
Existing Zoning: I-1 (Office/Limited Industrial District)
Proposed Zoning: C-3 (General Commercial District)
Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from I-1 to C-3.

LOCATION AND SURROUNDING USES

The proposed site consists of 10.25 acres located on the northwest corner of the intersection of Benden Drive and Noble Drive. Adjacent properties include the following zoning classifications:

- **North** – (C-3) General Commercial
- **East** – (I-1) Office/Limited Industrial
- **South** – (I-1) Office/Limited Industrial
- **West** – (C-3) General Commercial





PROPOSED APPLICATION/BACKGROUND

The applicant is requesting that the above location(s) be rezoned from I-1 to C-3. The property at 2000 Noble Drive has previous uses for offices and counseling. The property at 2020 Noble Drive has previous use as offices. The area to the north and west is zoned C-3 and is developed. The area to the south and east is zoned I-1 and separated from the applicant's project area by Benden Drive on the south and Noble Drive on the east. The applicant states that the purpose of the request is to provide services that are permitted uses in the C-3 zoning district.

ZONING DISTRICT INTENT

The I-1 District is established as follows, per Section 1107.05(f) (6) (A):

The I-1 Office/Limited Industrial District is established to provide for office and industrial uses in areas suitable for such development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems. The intent is to permit office and other uses such as limited light industrial and warehouse activities that are office-like in physical appearance, service requirements, and operational characteristics; uses that can be carried on wholly within enclosed buildings and subject to those regulations necessary to reduce congestion and for the protection of adjacent residential and business activities. This district also permits accessory retail and service uses to serve as support services for the adjacent office/industrial uses. The uses allowed are those that because of their normally unobjectionable characteristics can be operated in relatively close proximity to residential districts.

The C-3 District is established as follows, per Section 1107.05(e) (4) (C.):

The C-3 General Commercial District is established to accommodate a broad range of commercial services and activities in locations adequately served by major streets and other facilities and to provide a wide range of goods and services to a large consumer population from the larger regional area.

PERMITTED USES AND STANDARDS

Uses

Table 1109-1 includes a list of all Permitted (P), Permitted with Standards (PS), Conditional (C), and Prohibited (X or not included in the table) principal uses in all zoning districts. An abbreviated Table 1109-1 has been included indicating uses in the R-T and I-3 zoning districts.

TABLE 1109-1: PERMITTED PRINCIPAL USES			
P = Permitted	PS = Permitted with Standards	C = Conditional Use	X = Prohibited
Use Type	C-3	I-1	
Agricultural Uses			
Agriculture (Raising of Crops)	P	P	
Agriculture (Livestock)	X	X	
Community Gardens	PS	PS	
Greenhouses and Nurseries	X	P	

Use Type	3	1-1
Residential Uses		
Cluster Residential Development	X	X
Convent, Monastery, or Other Housing for Places of Worship	X	X
Dormitories	X	X
Dwellings, Multi-Family	C	X
Dwellings, Single-Family Attached	X	X
Dwellings, Single-Family Detached	X	X
Dwellings, Two-Family	X	X
Dwellings, Two-Family Conversion from a Single-Family Dwelling	X	X
Fraternities and Sororities	X	X
Group Homes or Residential Facilities		X
Manufactured Home	X	X
Mobile Home	X	X
Skilled Nursing or Personal Care Facilities	PS	X
Transitional Housing	C	X
Commercial and Offices Uses		
Adult Uses	X	X
Agriculture/Farm Supplies and Sales	X	X
Animal Day Care/Animal Grooming	P	X
Assembly Halls, Membership Clubs, and Conference Centers	PS	X
Automated Teller Machine (Stand-Alone)	C	X
Automotive Fuel Sales	P	C
Automotive Repair (Heavy)	C	PS
Automotive Sales and Leasing	C	X
Automotive Service Station and Parts Sales	PS	PS
Bars and Taverns	P	C
Bed and Breakfast Establishments	X	X
Business and Professional Offices	P	P
Business Service Establishments	P	P
Campgrounds	X	X
Financial Institutions	P	X
Funeral Homes and Mortuaries	P	X
Hotels or Motels	P	X
Kennels/Animal Boarding	PS	C
Live/Work Units	PS	X
Medical or Dental Clinics/Offices and 24- Hour Urgent Care	P	X
Medical Marijuana Dispensaries	C	X
Microbrewery, Microdistillery, or Microwinery	P	X
Mixed Use Building (with Residential Uses)	P	X
Mobile Home, Commercial Truck, and Recreational Vehicle Sales, Leasing, Service, or Storage	X	X
Parking Garages	X	X

Use Type	C-3	I-1
Parking Lots (Principal Use)	X	X
Personal Service Establishments	P	X
Recreation Facilities	C	C
Restaurants	P	X
Retail Commercial Uses	P	X
Service Commercial Uses	P	X
Theaters	PS	X
Vehicle Washing Establishment	PS	C
Veterinarian Offices/Animal Hospital	P	P
Industrial Uses		
Bulk Storage of Liquids or Grain	X	X
Contractor Offices	X	P
Crematorium	X	X
Data Center	X	P
Machinery and Heavy Equipment Sales, Leasing, and Storage	X	X
Manufacturing and Production (Heavy or Outdoors)	X	X
Manufacturing and Production (Indoors)	X	P
Medical Marijuana Testing and Processing	X	C
Outdoor Storage and Bulk Sales	X	X
Printing and Publishing	X	P
Radio and Television Stations	X	X
Recycling Collection/Processing Facilities	X	X
Research and Development Facilities	X	P
Self-Storage Facilities	X	C
Soil and Mineral Extraction Activities	X	X
Warehouses	X	P
Wholesale Sales and Distribution Centers (Indoors)	X	P
Wholesale Sales and Distribution Centers (Outdoors)	X	X
Public and Institutional Uses		
Active Recreational Uses	P	P
Cemeteries	X	X
Colleges and Higher Educational Institutions	C	PS
Community Recreation Facility	X	X
Cultural Facilities and Structures	PS	X
Educational Institutions (K-12)	P	X
Essential Services		
Government Facilities	P	P
Government Offices	P	P
Hospitals	C	C
Nursery Schools or Day Care Centers (Children or Adults)	P	X
Passive Parks, Open Space, and Natural Areas	P	P
Places of Worship	PS	PS
Utility Facilities and Buildings	P	P
Wireless Telecommunication Facilities		

Planning Considerations

The parcels in question are contiguous on the north and west to parcels zoned C-3. The property on the north is developed as multi-family through a conditional use certificate. A portion of the property to the west is developed as condominiums. The I-1 that will be remaining, if approved, is separated by Benden Drive to the south and Noble Drive to the east.

REVIEW CRITERIA

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- A. The proposed amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;
- B. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- C. The proposed amendment will promote public health, safety, and general welfare;
- D. The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
- E. The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
- F. Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
- G. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- H. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
- I. The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- J. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

PLANNING AND ZONING DIVISION STAFF RECOMMENDATION

Staff supports recommending approval of application PC-23-29 to amend the zoning of property on the northwest corner of Benden Drive and Noble Drive with addresses of 2000 Noble Drive (parcel 67-02982.003) and 2020 Noble Drive (parcel 67-02982.004).

The staff's recommendation is based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and does not consider any specific use or plan for the site. It is the staff's assessment that:



Planning Commission
November 2, 2023

- The application is consistent with the objectives of the C-3 zoning district, as the property is developed as offices.



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5238

October 19, 2023

Dear Property Owner,

You are receiving this notice because you are an owner of property within 200 ft. of an application submitted to the City of Wooster Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding the application described below at 6:30 p.m. on November 2, 2023. The meeting will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio.

PC-23-29 - Chad Knupp, on behalf of The Village Network requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 10.25 acres at 2000 and 2020 Noble Drive with parcel numbers 67-02982.003 and 67-02982.004 on the northwest corner of the intersection of Benden Drive and Noble Drive from I-1 (Office/Limited Industrial) Zoning District to C-3 (General Commercial) Zoning District.

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application.

For further information, to submit written comments prior to the meeting, please contact:

City of Wooster, Planning and Zoning Division
538 North Market Street, Wooster, Ohio
vmarion@woosteroh.com
(330) 263-5238

<u>Parcel</u>	<u>Owner</u>	<u>Address</u>	<u>City</u>
67-02687.043	1877 EAGLE PASS LLC	P.O. BOX 1445	WOOSTER OHIO 44691
67-02687.018	AKERS DICK & GLENDA SUE S/T	2095 EAGLE PASS	WOOSTER OHIO 44691
67-02982.006	BLACK DIAMOND APARTMENTS LLC	1643 BRENTWOOD DRIVE	WOOSTER OHIO 44691
67-02987.000	DONALD & ALICE NOBLE FOUNDATION INC THE	121 N MARKET STREET	WOOSTER OHIO 44691
67-02687.044	EAI DEVELOPMENT LLC	1935 EAGLE PASS	WOOSTER OHIO 44691
67-02687.024	FETZER ARLENE SUE	P.O. BOX 93	CRESTON OHIO 44217
67-02687.034	FLICKINGER LISA	2059 EAGLE PASS	WOOSTER OHIO 44691
67-02687.027	HERNANDEZ LAURA EVANGELINA AHEDO	1208 LAKE MANOR DRIVE	FOREST VIRGINIA 24551
67-02687.004	HOWMAN ROCIO	1409 HUNT CLUB DRIVE	WOOSTER OHIO 44691
67-02687.017	IMHOFF HANNAH M	2093 EAGLE PASS	WOOSTER OHIO 44691
67-02687.028	JOC INVESTMENTS LTD	4149 ZUERCHER ROAD	APPLE CREEK OHIO 44606
67-02687.025	MARTIN PRISCILLA F	2075 EAGLE PASS	WOOSTER OHIO 44691
67-02687.020	MAST KENNETH R & NANCY A S/T	2099 EAGLE PASS	WOOSTER OHIO 44691
67-02687.003	MIDLAND COUNCIL OF GOVERNMENTS	2125 EAGLE PASS	WOOSTER OHIO 44691
67-02687.019	MILLER GARY A	1349 DOVER ROAD	APPLE CREEK OHIO 44606
67-02687.031	MILLER STACEY & CHERRONDA	5610 S CARR ROAD	APPLE CREEK OHIO 44606
67-02687.033	MOSER NORMAN R	2057 EAGLE PASS	WOOSTER OHIO 44691
67-02987.003	ONEEIGHTY INC	104 SPINK STREET	WOOSTER OHIO 44691
67-02687.052	SIMMS SCOTT & CATHY S/T	1609 WEDGEWOOD DRIVE	WOOSTER OHIO 44691
67-02687.021	SLOAN DOUGLAS P & SHERRIE K TRUSTEES	2065 EAGLE PASS	WOOSTER OHIO 44691
67-02687.023	SWYSGOOD CHARLES G & DOROTHY L S/T	2069 EAGLE PASS	WOOSTER OHIO 44691
67-02687.032	TSH RENTALS LLC	2542 BARRINGTON WAY UNIT 443	WOOSTER OHIO 44691
67-02982.003	VILLAGE NETWORK THE	2000 NOBLE DRIVE	WOOSTER OHIO 44691
67-02687.000	WEAVER ADA MAE TRUSTEE	105 HERITAGE GREEN LANE	DALTON OHIO 44618
67-02687.026	WEAVER JOHN MICHAEL	2695 MECHANICSBURG ROAD	WOOSTER OHIO 44691
67-02982.002	WESTERN RESERVE MUTUAL CASUALTY COMPANY	2845 BENDEN DRIVE	WOOSTER OHIO 44691
67-02687.014	YODER ROY E & KATY J S/T	6506 TOWNSHIP ROAD 603	MILLERSBURG OHIO 44654



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691
Phone: 330-263-5235 Fax: 330-263-5274

October 18, 2023

DAILY RECORD

PLEASE PUBLISH October 22, 2023

The City of Wooster will hold regular meetings of the Planning Commission and Board of Building and Zoning Appeals on Thursday, November 2, 2023. The meetings will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio.

The Planning Commission will hold public hearings for the following applications at their meeting, which will begin at 6:30 pm: Chad Knupp, on behalf of The Village Network, requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 10.25 acres at 2000 and 2020 Noble Drive with parcel numbers 67-02982.003 and 67-02982.004 on the northwest corner of the intersection of Benden Drive and Noble Drive from I-1 (Office/Limited Industrial) Zoning District to C-3 (General Commercial) Zoning District.

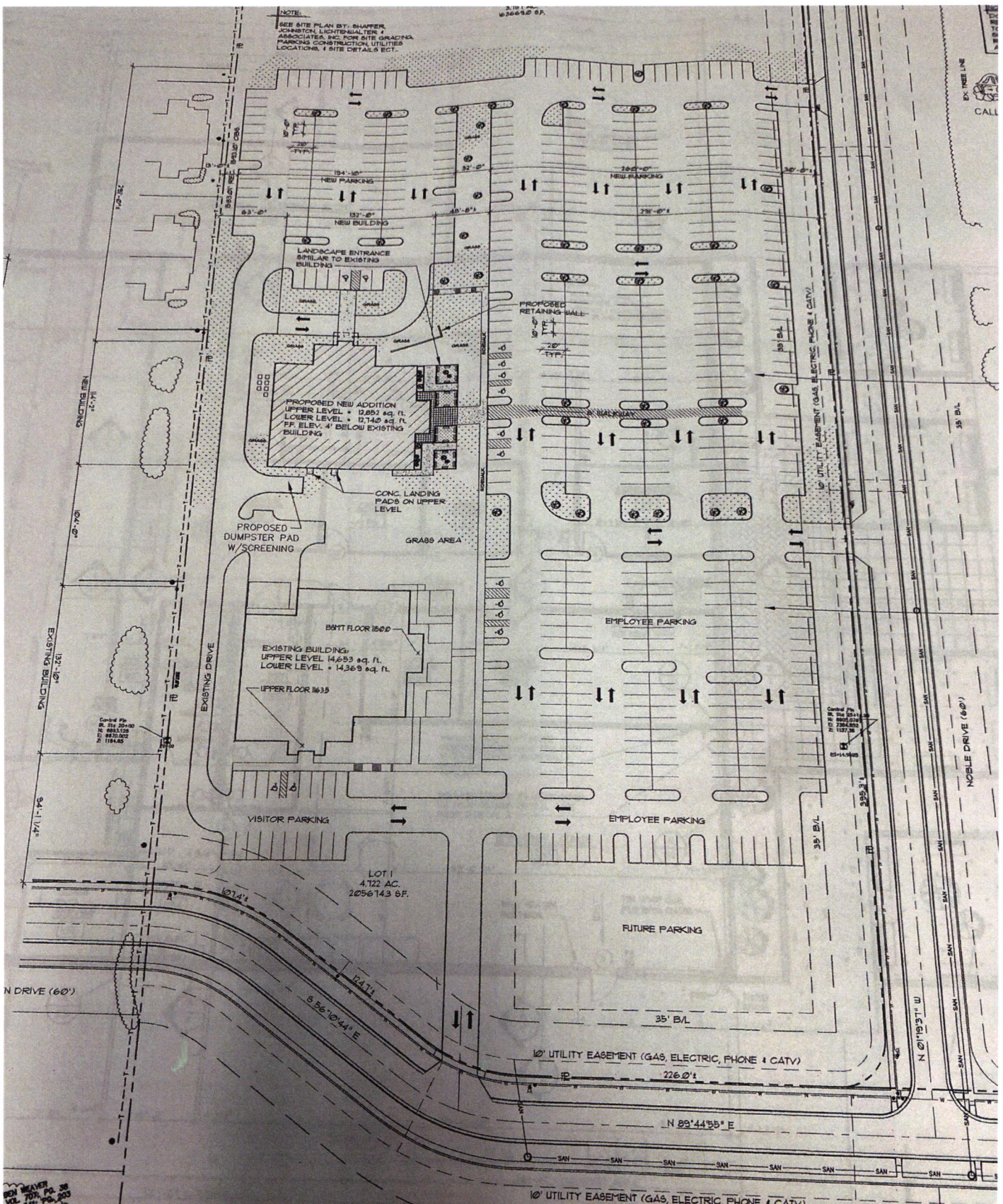
The Board of Building and Zoning Appeals will hold public hearings for the following applications at their meeting, which will begin at 7:30 pm: Justin Starlin requesting Area Variances from Planning and Zoning Code Section 1117.02 to allow reductions to the previously established wetland buffer area, riparian setbacks, and relief from the required signage identifying the riparian setback within the Spring Run development primarily on a property with parcel number 67-02914.060 and several contiguous parcels located on the south side of Kadas Lane, west side of Stella Court and north side of Jesse Owens Drive in an R-2 (Single-Family Residential) zoning district.

All interested parties are welcome to attend and will be given the opportunity to address the Commission and Board during the public hearing portion of the meetings and submit evidence and written comments with respect to the applications. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids, please contact Vincent Marion, Planning and Zoning Manager, at vmarion@woosteroh.com, (330) 263-5238 or 538 North Market Street, Wooster, Ohio.



NOTE:
 SEE SITE PLAN BY SHAFER
 JOHNSON, LICHTENHALTER &
 ASSOCIATES, INC. FOR SITE GRADING,
 PARKING CONSTRUCTION, UTILITIES
 LOCATIONS, & SITE DETAILS ETC.

3,181 AC.
 6,264,820 SF.



SITE PLAN

SCALE: 1" = 50'-0"

BOB WEAVER
 REG. 707, PG. 38
 VOL. 641, PG. 203



Parcel	Address	Owner	Appraised
67-02982.004 447 - OFFICE BLDG.1 & 2 STORIES	2020 NOBLE DR WOOSTER OH 44691 KILLBUCK TWP	VILLAGE NETWORK THE SOLD: 9/19/2023 \$945,000.00	\$1,500,590.00 ACRES: 5.5000

Sketches

01	PAVCC	160200 sqft
A1	PORCHENC	52 sqft
A2	CNPY3	52 sqft
A3	OFFICE/PORCHCOM	384 sqft
B1	OFFICE	12440 sqft

EagleView Mini Map

OBJECTID: 36847

LOCATION VALUATION LEGAL NOTES RESIDENTIAL AGRICULTURAL COMMERCIAL SALES LAND IMPROVEMENTS TAX
PRC

Parcel	Address	Owner	Appraised
67-02982.003 680 - CHARITABLE EXEMPTIONS	2000 NOBLE DR WOOSTER OH 44691 KILLBUCK TWP	VILLAGE NETWORK THE SOLD: 6/17/2014 \$3,985,000.00	\$3,690,820.00 ACRES: 4.7500

Sketches

06	PAVA S	82000 sqft
06	FENCECL	800 sqft
A3	PORCHCM	372 sqft
A4	PORCHCM	33 sqft
B1	OFFICE	14324 sqft

EagleView Mini Map

OBJECTID: 36511

LOCATION VALUATION LEGAL NOTES RESIDENTIAL AGRICULTURAL COMMERCIAL SALES LAND IMPROVEMENTS TAX
PRC



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street, Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

November 3, 2023

Dear Chad Knupp,

At the November 2, 2023 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-23-29, Chad Knupp, on behalf of The Village Network requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 10.25 acres at 2000 and 2020 Noble Drive with parcel numbers 67-02982.003 and 67-02982.004 on the northwest corner of the intersection of Benden Drive and Noble Drive from I-1 (Office/Limited Industrial) Zoning District to C-1 (Office/Institutional) Zoning District., to City Council.

The motion received the necessary votes and the application will be forwarded to City Council with a recommendation of approval from the Planning Commission.

Please feel free to contact me at (330) 263-5238 or vmarion@woosteroh.com if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Vince Marion". The signature is fluid and cursive.

Vince Marion
Planning and Zoning Manager

RESOLUTION NO. 2023-74

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 INSTALLATION OF CITY HALL CHILLER EQUIPMENT AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, the City Hall chiller equipment is past its useful life and needs to be replaced;
and

WHEREAS, a replacement will lower costs due to increased efficiency.

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 installation of City Hall chiller equipment.

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 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: 11-20-2023 2nd Reading: _____ 3rd Reading _____

Passed: _____, 2023 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023
Mayor

Introduced by: Barb Knapic

Res 2023-74

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Building Standards	Meeting Date Requested November 20, 2023
Project Name City Hall Chiller Replacement	Estimated Total Funds/Costs \$259,000 Capital Imp
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 2024 Appropriations Budget	
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 replacement of the City Hall chiller equipment.	
Justification / Benefits The existing equipment is used to cool City Hall and is over 20 years old. This equipment has required increased maintenance and is past it's useful life.	
Will this Project affect the City's Operating Costs Utility Bills will be lower due to increased efficiency of the new system.	
What Alternatives Exist and what are the Implications of the Alternatives We could continue to use the current equipment until it fails. This will mean increasing maintenance costs and the building will be unusable with failure until new equipment is installed. This process takes several months plus equipment lead time.	
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 bids	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Tim Monea	Date: 11/3/2023

Approved for Agenda Yes No

RESOLUTION NO. 2023-78

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A PROFESSIONAL OR TECHNICAL SERVICES CONTRACT WITH THE WOOSTER SOCCER ASSOCIATION FOR SOCCER-RELATED ACTIVITIES AND SERVICES

WHEREAS, the Recreation Division sponsors a year-round program of competitive sports activities, and requires the services of individuals and organizations experienced in serving as coaches and managers for the various activities; and the Wooster Soccer Association can provide such services; and

WHEREAS, this City Council has determined that prompt action is necessary to begin the process of implementing this program and the cost thereof will be included in the 2024 Appropriations Budget.

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

SECTION 1. The Director of Administration is authorized to enter into a professional or technical services contract with the Wooster Soccer Association for services for city-sponsored soccer activities.

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

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

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

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

Passed: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023
Mayor

Introduced by: Scott Myers

Res
2023-27

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Recreation	Meeting Date Requested 12/4/2023
Project Name Contract w/Wooster Soccer Association	Estimated Total Funds/Costs \$70,000.00
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request The Wooster Recreation Dept. requests to enter into a contract with the Wooster Soccer Association, who will provide Referees, Coaches, Supervisors and Administration for the 2024 soccer program at the City of Wooster Soccer Complex.	
Justification / Benefits Please note that this is a budgeted O & M amount for 2024. These expenditures are funded through user fees. The budgeted expenditures are offset by budgeted revenue.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives The City could elect to contract individually with all all referees, coaches and supervisors, but this would result in additional time, expense and paperwork for multiple city departments.	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: Due to a long standing partnership with the Wooster Soccer Association, the entity is uniquely qualified to provide this recreation service to our community.	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Ashley Hershberger	Date: November 7, 2023

Approved for Agenda Yes No

RESOLUTION NO. 2023-79

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

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

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

WHEREAS, this City Council has determined that prompt action is necessary to begin the process of implementing this program and the cost thereof will be included in the 2024 Appropriations Budget.

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

SECTION 1. The Director of Administration is authorized to enter into a professional administrative services contract with the Wooster YMCA for services related to the management and operation of the City of Wooster's swimming facilities for the 2024 season, in accordance with specifications on file in the office of the Director of Administration.

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

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

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

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

Passed: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023
Mayor

Introduced by: Scott Myers

Res
2023-79

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Recreation	Meeting Date Requested 12/4/2023
Project Name YMCA Pool Management Contract	Estimated Total Funds/Costs \$197,075.00
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request The City of Wooster and YMCA of Wayne County wish to enter into a contract to manage the City of Wooster's Aquatic Facilities for the 2024 summer season. The scope of this partnership includes day to day operations, staffing, cleaning, and pool set-up of all aquatic facilities. The goal of the partnership is to reduce the expenses at all City aquatic facilities while still providing the same level of Recreational and Competitive swimming opportunities. Contract amount - \$197,075.00.	
Justification / Benefits By contracting with the YMCA, the City will save time (HR processing employees) and money (PERS). All City pass holders will be able to use their passes at the Ellen Shapiro Natatorium May 25 through December 31, 2024.	
Will this Project affect the City's Operating Costs This will reduce the City's operating cost.	
What Alternatives Exist and what are the Implications of the Alternatives No local alternative options. The City could elect to manage the pools, but at a higher financial amount.	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: The YMCA of Wayne County is the only local entity qualified to provide this service.	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Ashley Hershberger	Date: November 7, 2023

Approved for Agenda Yes No

RESOLUTION NO. 2023-80

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO CONTRACT WITH COMMUNITY ACTION OF WAYNE/MEDINA COUNTIES FOR THE PROVISION OF TRANSPORTATION SERVICES FOR QUALIFIED PARTICIPANTS AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, for more than ten years the municipal government has subsidized a program of transportation services for qualified participants; and

WHEREAS, the Community Action of Wayne/Medina Counties (CAW/M) has administered a program on behalf of the municipal government for transportation services for certain qualified City of Wooster residents; and

WHEREAS, this Council deems that prompt action is necessary to continue to afford this needed service to city residents; and the cost of such services is budgeted.

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

SECTION 1. The Director of Administration is authorized to contract with CAW/M for the provision of transportation services to qualified participants through the management and administration of the Transportation Pass Program.

SECTION 2. The cost of such contract will be included in the 2024 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 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: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023 _____
Mayor

Introduced by: Scott Myers

Nov 2023-20

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division	Recreation	Meeting Date Requested	12/4/2023
Project Name	Transportation Program w/CAWM	Estimated Total Funds/Costs	\$500,000.00
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED			
If No, How is the Purchase to be Funded?			
Description of Request Requesting a resolution authorizing the Director of Administration to contract with Community Action of Wayne/Medina Counties (CAWM) for the provision of transportation services for qualified participants. This contract would be over \$50,000 and is a budgeted item for 2024. In an effort to promote transportation services in the City of Wooster, CAWM would remain the administrator of the Transportation pass program for the residents of the City of Wooster. The Mobility Manager, a grant funded position through the Ohio Department of Transportation (ODOT), operates through CAWM and will oversee the program, grant funding available through the proposed subsidy and partnerships with local agencies and transportation companies. The contract with CAWM would be renewed and the City of Wooster would continue to subsidize the program, being billed monthly for transportation passes, administrative fees and transportation company grants.			
Justification / Benefits The proposed contract would include subsidizing: - Passes for low income, elderly, disabled and veteran residents, low income clients of social service agencies, accessible transportation, employment and education to include day-care stops, non-profit summer learning and after school programs. - Mini-grants for transportation companies that would assist in bringing vehicles up to code in addition to proper training and licensing for employees			
Will this Project affect the City's Operating Costs No			
What Alternatives Exist and what are the Implications of the Alternatives Full price transportation which is often times not affordable option for the populations that are served through this program.			
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: Community Action of Wayne/Medina holds the Mobility Manager grant through ODOT and is the overseeing organization of transportation in Wayne County.			
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons			
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.			
Manager Requesting: Ashley Hershberger		Date: November 7, 2023	

Approved for Agenda Yes No

RESOLUTION NO. 2023-81

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT WITH THE WAYNE COUNTY COMMISSIONERS FOR THE PROSECUTION OF MUNICIPAL ORDINANCES BY THE WAYNE COUNTY PROSECUTOR AND FOR PAYMENT FOR SUCH SERVICES, AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, it is necessary to provide for the prosecution of ordinance or state code violations occurring within the municipality; and

WHEREAS, the City of Wooster has, since 1976, contracted with the Wayne County Commissioners to provide such services through the office of the Wayne County Prosecuting Attorney; and

WHEREAS, this Council finds that prompt action is necessary in order to maintain the continuity of services.

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

SECTION 1. The Director of Administration is authorized to renew an agreement with the Wayne County Commissioners for the prosecution of ordinance and state code violations within the municipality.

SECTION 2. The cost of the contract will be budgeted in the Law Department Fund for FY 2024.

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 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: _____ Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023
Mayor

Introduced by: Craig Sanders

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2023-81

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Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division	Law	Meeting Date Requested	12/4/23
Project Name	PROSECUTORS AGREEMENT		Estimated Total Funds/Costs: None
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The contract funds will be appropriated in the 2024 budget. If YES, three readings NOT REQUIRED			
If No, How is the Purchase to be Funded?			
Description of Request The City and County enter an annual agreement for the County to provide prosecutor services before the Wayne County Municipal Court. This request is for a one-year agreement with a 5% increase to keep in line with labor cost increases.			
Justification / Benefits: Passing this legislation will provide continuity to the prosecutors services. The County Prosecutor provides a service that would be more expensive if the City handled its prosecutions on its own.			
Will this Project affect the City's Operating Costs NO			
What Alternatives Exist and what are the Implications of the Alternatives We could spend more to hire additional Law Department staff to perform the same functions.			
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: The Ohio Revised Code specifically authorizes the City to contract with the County Prosecutor for these services.			
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 Immediate enactment is necessary since the current contract expires at the end of 2023.			
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.			
Manager Requesting:	John Scavelli		Date: 11-28-23

Approved for Agenda Yes No

RESOLUTION NO. 2023-82

A RESOLUTION AUTHORIZING AMENDING RESOLUTION NO.
2023-39 AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, the State of Ohio recommends several amendments to Resolution 2023-39.

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

SECTION 1. That Resolution 2023-39 is hereby amended to read as follows:

WHEREAS, the State of Ohio Department of Development provides financial assistance to local governments for the purpose of addressing local housing needs for low and moderate income persons, and in conjunction with FY 2023/25, is urging cities and counties to partner for purposes of receiving and administering funds available under the Small Cities Community Development Block Grant Community Housing Impact and Preservation (CHIP) Program; and

WHEREAS, this City Council desires to renew a partnership agreement between the City of Wooster, Wayne County, and the City of Orrville, for purposes of making an application to the ~~Ohio Development Services Agency~~ **Department of Development** for the purpose of receiving and administering such grant funds for FY 2023/25; and

WHEREAS, two public hearings are required to apply for the above-referenced grant programs in order to gain input for expenditure of said funds; the first was held on May 26, 2023, and the second was held on June 5, 2023, **and no further comments or questions from the public have been provided;** and

WHEREAS, to proceed in the grant application process, the State of Ohio has advised the City of Wooster that legislation is required, by December 11, 2023, to demonstrate the City of Wooster's responsibility for and authority over the entire grant, if awarded, and has now necessitated an amendment to Resolution 2023-39; and

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

SECTION 1. That the Mayor is hereby authorized to renew a partnership agreement with Wayne County and the City of Orrville for purposes of applying to the Ohio Department of Development for purposes of receiving and administering funds available under the Small Cities Community Development Block Grant Community Housing Impact and Preservation (CHIP) Program for FY 2023/25, in the amount of One Million and Forty-Five Thousand Dollars, to be comprised of HOME and Community Development Block Grant (CDBG) federal funds and potentially Ohio Housing Trust Fund monies.

SECTION 2. It is expressly understood that the City of Wooster shall be have authority over the entire grant on behalf of all partners within the Partnership Agreement, and that the City of Wooster shall be fully responsible to the State of Ohio for the execution and performance of the program.

Re
2023-82

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Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Development	Meeting Date Requested December 4, 2023
Project Name 2023 CHIP Partnership Program	Estimated Total Funds/Costs \$1,045,000
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? General Fund - Reimbursed by Grant through ODSA	
Description of Request Council passed Resolution 2023-39 to allow the Mayor to renew its CHIP Partnership Agreement with Wayne County and the City of Orrville (the three parties together constituting the "Partnership"), and to submit a COMPETITIVE application to Ohio Department of Development on behalf of the Partnership for the 2023-2025 CHIP funding cycle. The amount of assistance requested was \$1,045,000, with \$350,000 to be spent within city limits. The Ohio Department of Development informed the City of Wooster November 21, 2023 that to continue with the application process, legislation must be provided, no later than December 11, 2023, affirming "the City of Wooster's responsibility for and authority over the entire grant". Therefore, staff recommends the attached amended version of Resolution 2023-34 with rules suspended.	
Justification / Benefits The Partnership projects 35 homes may be saved for LMI households countywide through this program, including 13 or more in the City of Wooster. The grant program preserves housing for low-income households while enhancing neighborhood aesthetics and improving the real estate tax base. Over 677 homes have been repaired County-wide since the programs inception.	
Will this Project affect the City's Operating Costs City staff time required. Stabilization of homes will maintain and potentially grow tax base.	
What Alternatives Exist and what are the Implications of the Alternatives City may forgo a partnership and accept a lower grant amount, or forgo the grant altogether. Both options limit housing repair opportunities for Wooster and its neighbors.	
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 Legislation, along with other application documents, are due by December 11, 2023.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea	Date: November 27, 2023

Approved for Agenda Yes No

ORDINANCE NO. 2023-31

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED CONSERVATION EASEMENT AGREEMENT WITH THE KILLBUCK WATERSHED LAND TRUST FOR THE PROTECTION AND PRESERVATION OF WOOSTER MEMORIAL PARK, AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, the city of Wooster is the owner of Wooster Memorial Park, which consists of approximately 325 acres located west of the city in Plain and Chester Townships; and

WHEREAS, the Friends of Wooster Memorial Park, an interest group dedicated to the protection and preservation of the park, has proposed that the city enter into an amended conservation easement agreement by which additional acreage of approximately 100 acres of the park would be protected against future development for other than park purposes. A map of the park and the two additional parcels is attached hereto.

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

SECTION 1. That the Mayor is hereby authorized to execute, by and on behalf of the City of Wooster, an amended conservation easement agreement with the Killbuck Watershed Land Trust providing for the preservation and protection of the existing Wooster Memorial Park and approximately 100 additional acres. The terms of such amended easement agreement will include, but not be limited to: (1) preservation of the existing park and its ecosystem in perpetuity; (2) prohibitions against subdivision, development, and extraction of timber or minerals, except in accordance with the direction of the Trust; and maintain an advisory committee to make recommendation to the city on matters affecting the park and the conservation easement.

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 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: _____, 2023 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2023
Mayor

Introduced by: Barb Knapic

0 Md 2023-31

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Request for Agenda Item

Authorization for Bid

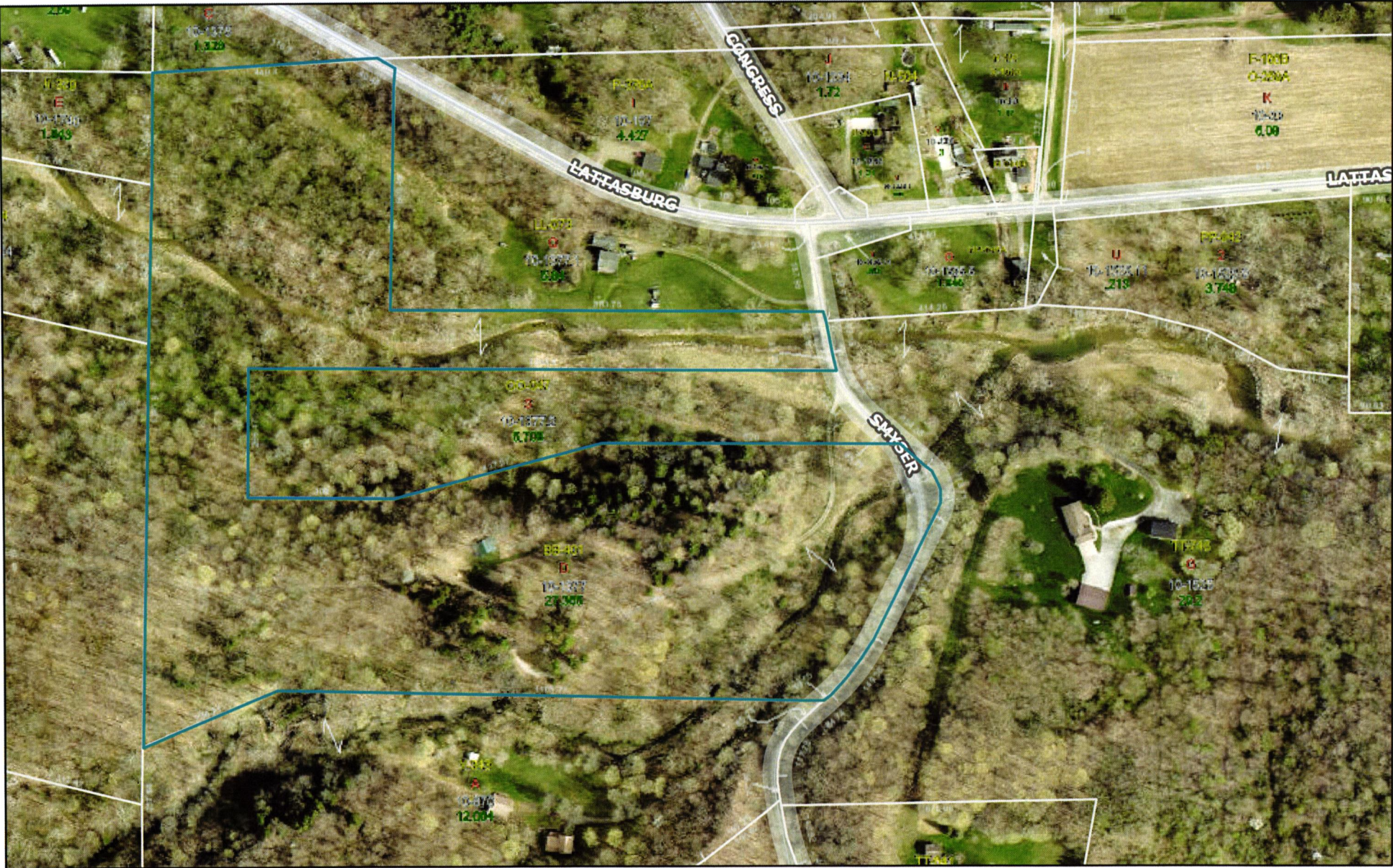
Purchase Capital Item

Non-Capital

Division PPM	Meeting Date Requested 12/4/23
Project Name PROSECUTORS AGREEMENT	Estimated Total Funds/Costs: None
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The contract funds will be appropriated in the 2024 budget. If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request This is legislation for the amendment of the conservation easement that applies to Wooster Memorial Park. Approximately 100 acres of have been donated to the City to be added to Wooster Memorial Park with the restriction that the additional land be added to the existing conservation easement. The easement itself has remained largely the same, except from small changes in order to comply with law.	
Justification / Benefits: Passing this legislation will provide additional lands as part of Wooster Memorial Park	
Will this Project affect the City's Operating Costs NO	
What Alternatives Exist and what are the Implications of the Alternatives We could refuse and forfeit the additional park lands.	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Not applicable	
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 Immediate enactment is necessary in order to record the easement by the end of 2023.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Curt Denning	Date: 11-28-23

Approved for Agenda Yes No

Friends of Wooster Memorial Park - Roller

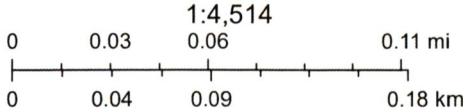


11/29/2023, 7:49:46 AM

Enable Survey Download

Road Right of Way

Parcels



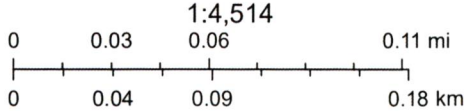
Friends of Wooster Memorial Park - Tooley



11/29/2023, 7:52:20 AM

Enable Survey Download
Parcels

Road Right of Way



Friends of Wooster Memorial Park - Kenwood

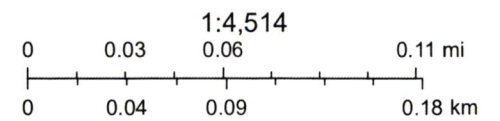


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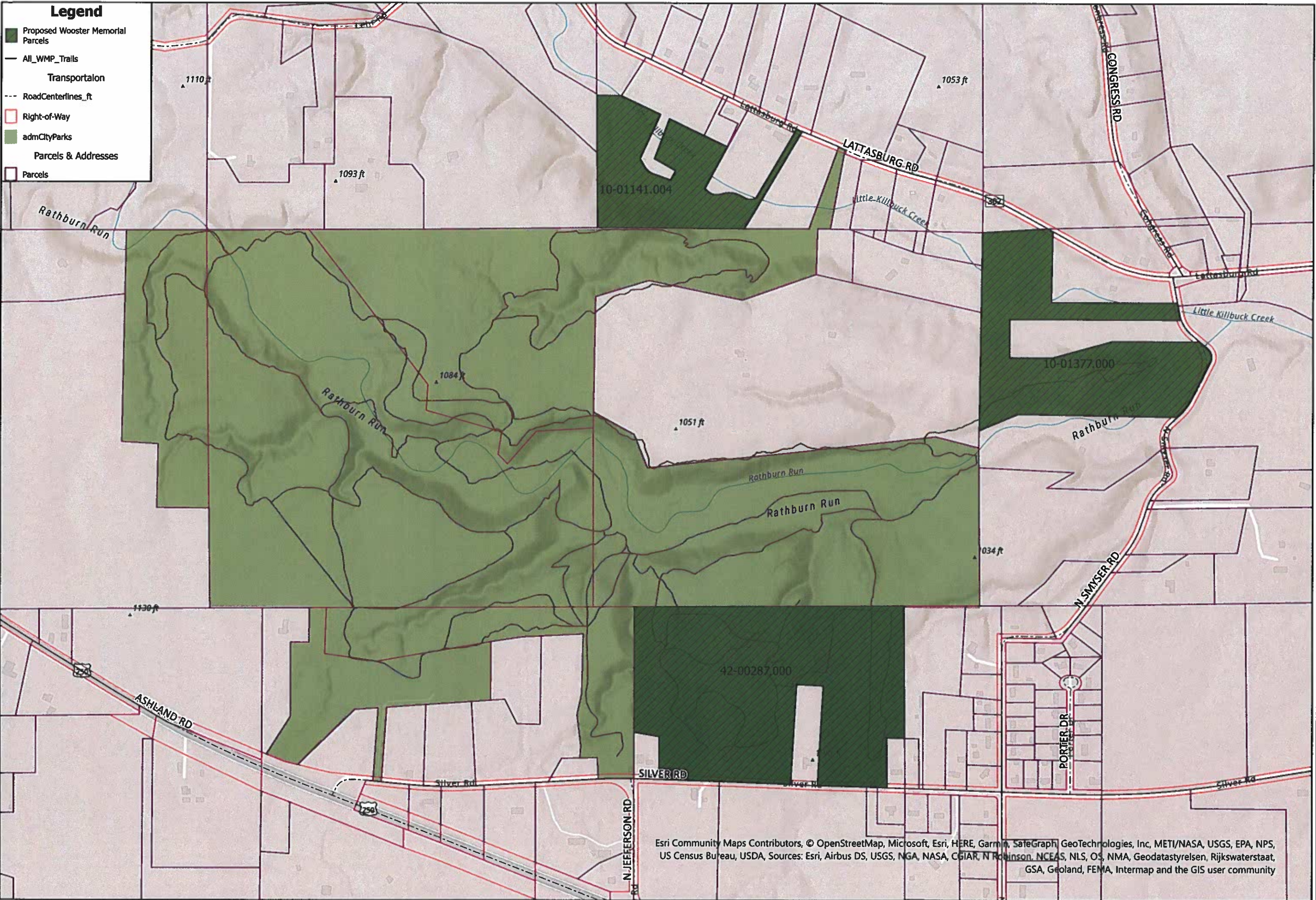
Enable Survey Download

Road Right of Way

Parcels

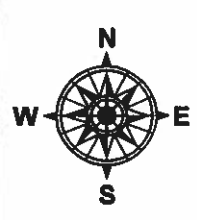


Path: M:\Engineering\Misc_Maps\2023\WoodsterMemorialPark\WoodsterMemorialPark.aprx 11/29/2023 9:32 AM



Legend

- Proposed Wooster Memorial Parcels
- All_WMP_Trails
- Transportation
- RoadCenterlines_ft
- Right-of-Way
- admCityParks
- Parcels & Addresses
- Parcels



NOTES:
 1) All utility locations are approximate. Call O.U.P.S. (800) 363-2764 for field markings.
 2) All boundaries shown ARE NOT survey quality and are for reference only.



GENERAL SITE PLAN

CITY OF WOOSTER
DIVISION OF ENGINEERING

538 N. MARKET ST.
 PH: (330) 263-5251

WOOSTER, OHIO 44691
 FAX: (330) 263-5283

JOHN RICE
 CITY ENGINEER

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