

11/22/24 scan to Treasurer: Cheri & Charles

Lydia Stahl

M257171124

From: Vincent Cicconetti <vcicconetti@woosteroh.com>
Sent: Friday, November 22, 2024 8:10 AM
To: Lydia Stahl
Subject: [External]Re: Melrose Drive Improvements

Hi Lydia,

Please move the Melrose assessment total of \$4,577.76 from retired parcel 71-00258.000 to the active parcel 71-00197.000. The total annual amount should be \$20,708.91 each year for 15 years. This is to be collected on the first half. The grand total of the assessment is \$310,633.65.

Is this email sufficient to make these adjustments?

Thanks,

Vince

On Wed, Nov 20, 2024 at 9:34 AM Lydia Stahl <lstahl@wayne-ohio.org> wrote:

Good Morning Vince,

Joanna was checking reports for the end of the year and found that parcel 71-00258.000 has combined into 71-00197.000 under the name of UMH Melrose LLC. Do you want the \$4,577.76 added to the \$16,131.15 for a total of \$20,708.91. If you do, please send a confirmation email (please check all math) and I will change the special assessment.

Thank you,

Lydia Stahl

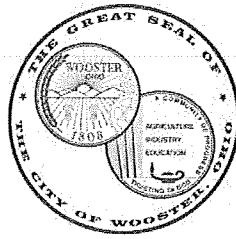
Wayne County Auditor's Office

Real Estate/Mobile Home Department

Combine Amt.
M257171124

✓ 10/4/24 scanned & emailed
Treas & Cherie
Charles

Wooster City Services
PO Box 1128
Wooster, OH 44691



Phone: (330) 263-5228
Fax: (330) 263-5262
wcs@woosteroh.com

WAYNE COUNTY
AUDITOR

September 27, 2024

Russell Robertson
Wayne County Auditor
County Administration Building
Wooster, Ohio 4491

Dear Mr. Robertson:

On behalf of the City of Wooster, I am requesting that you place the attached unpaid special assessment charges provided by Ordinance No. 2024-07 onto the tax duplicate and collect them along with the property taxes as provided by the Ordinances of the City of Wooster. The special assessment is for the Melrose Drive improvements.

The annual assessment to be billed should be included on the first real tax billing for each of the next 15 years for these properties beginning in 2024 (pay 2025). The total amount to be certified is \$578,560.20. Please see the attached schedule for details of this amount.

If you have any questions please do not hesitate to contact me.

2038 - 2039^P

Sincerely,

Andrei Dordea
Finance Director
City of Wooster
(330) 263-5225

✓ code 11/6/24
VM 257171 124

ORDINANCE NO. 2024-07

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF MELROSE DRIVE BETWEEN CERTAIN TERMINI BY GRADING, DRAINING, WIDENING, PAVING, RESURFACING, CONSTRUCTING CURBS, GUTTERS, A MULTI-USE PATH, SIDEWALKS AND DRIVEWAY APPROACHES, INSTALLING STORM SEWERS, CATCH BASINS, MANHOLES, WATER MAINS, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS AND DEVICES, AND ACQUIRING ANY REAL ESTATE AND INTERESTS, ALL TOGETHER WITH THE NECESSARY APPURTENANCES, AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, this Council adopted Resolution No. 2021-68, declaring the necessity of making the improvement described in Section 1 (the Resolution of Necessity) which improvement has been completed and the final cost determined;

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

SECTION 1. The special assessments for the cost and expense of improving Melrose Drive, by grading, draining, widening, paving, resurfacing, constructing curbs, gutters, a multi-use path, sidewalks and driveway approaches, installing storm sewers, catch basins, manholes, water mains, fire hydrants, and traffic control signs and devices, and acquiring any real estate and required interests, all together with the necessary appurtenances, all as provided for and described in, and pursuant to, the Resolution of Necessity, amounting in the aggregate to \$534,664.20, which were filed and are on file with the Clerk of Council, are adopted and confirmed. Those special assessments are levied and assessed upon the lots and lands provided for in the Resolution of Necessity in the respective amounts set forth in the final schedule of special assessments on file, which special assessments are not in excess of any statutory limitation.

SECTION 2. This Council finds and determines that the special assessments do not exceed the actual cost of the improvement and are in the same proportion to the estimated assessments as the actual costs of the improvement are to the estimated costs of the improvement.

SECTION 3. The special assessment against each lot or parcel of land shall be payable, in whole or in part, in cash or by check within 30 days after the passage of this ordinance, or at the option of the owner in fifteen annual installments with interest at the rate of 6.0 % per year, which interest rate is determined by this Council to be substantially equivalent to the fair market rate that would have been borne by securities issued in anticipation of the

collection of the special assessments if those securities had been issued by this City. All cash payments shall be made to the Director of Finance of this City. All special assessments remaining unpaid at the expiration of those 30 days shall be certified by the Clerk of Council to the County Auditor as provided by law to be placed on the tax duplicate and collected as taxes are collected.

SECTION 4. The Clerk of Council shall cause a notice of the passage of this ordinance to be published once in a newspaper of general circulation in this City and shall keep on file in the office of the Clerk of Council the special assessments.

SECTION 5. The Clerk of Council shall deliver a certified copy of this ordinance to the County Auditor within 20 days after its passage.

SECTION 6. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 7. This ordinance is declared to be necessary for the immediate preservation of the public peace, health, welfare and safety of the City, and for the further reason that the levy of the special assessments may be immediately effective so that advances made by this City in anticipation of that levy may be repaid from the collection of such assessments which assessments must be certified to the County Auditor by the date established by law and thereby preserve the credit of the City; wherefore, this ordinance shall be in full force and effect immediately upon 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 3/17/24 2nd reading 4/1/24 3rd reading 4/1/24

Passed: April 1, 2024

Vote: 7-0

Attest: Amey Hamilton
Clerk of Council

[Signature]
President of Council

Approved: 4/9, 2024

[Signature]
Mayor

Introduced by: Jennifer Warden

Parcel Number	Owner	Location	Benefited Acres	Annual Amount	15 yr Total
71-00121.041	WILLIAM J HENLEY	1550 BENT TREE DR	0.0000	105.69	1585.35
71-00121.039	ROBERT WILLIAM LAY	1584 BENT TREE DR	0.0000	105.69	1585.35
71-00121.038	JI TAEHYUN & MIHEE JON	1598 BENT TREE DR	0.0000	105.69	1585.35
71-00121.036	SABRINA M MILLER	3729 TURNBERRY LN	0.0000	105.69	1585.35
71-00121.014	JOHEL C & LISA BIELKE	1459 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.013	JOHN S COLEMAN	1475 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.019	VIRGIL P & MARY JANE WALTER	1502 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.020	ELSIE SUMMERS	1522 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.021	ROBERTSON TINA M & JOHN A S/T	1538 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.009	JOHN L & NANCY C TUNISON	1549 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.022	EMERSON H & DOLORES E HEILMAN	1558 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.008	DUONG THI	1567 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.023	VINICIUS SANTOS & DANIELE PIRES ANSELMO CUNEGATTO	1576 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.007	PAUL DAVID ANDREW JR	1587 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.004	CRAIG W ABBOTT	1641 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.002	GEORGE W & LISA M WYATT	1679 SUMMERLIN DR	0.0000	105.69	1585.35
71-00121.136	ROBERT P & MELISSA D FOSTER	1371 STRATFORD WAY	0.0000	105.69	1585.35
71-00121.135	GALONSKI WILLIAM & SHELLEY CONLEY GALONS	1385 STRATFORD WAY	0.0000	105.69	1585.35
71-00121.145	DIANNE S HANGE	1400 STRATFORD WAY	0.0000	105.69	1585.35
71-00121.133	ROBIN H MARTIN	1415 STRATFORD WAY	0.0000	105.69	1585.35
71-00121.147	CHARLES MICHAEL & PEGGY ANN BROWN	1428 STRATFORD WAY	0.0000	105.69	1585.35
71-00121.131	ROBERT J & BRENDA S SCHMID	1441 STRATFORD WAY	0.0000	105.69	1585.35
71-00121.090	SCOTT T & KARIN M SCHROER	1466 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.067	ERIC A & GAIL A TROYER WICKHAM	1473 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.091	RODRIGO A & MARIA F BAEZ OCAMPO CARTAGENA	1500 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.065	SAMUEL A & CHRISTINE M GLENN	1503 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.063	ANGELA & KELLY LEE CARMICHAEL	1531 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.061	PRASHANT M & GAURI V TUPEKAR KHADAKKAR	1565 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.060	JAMES & ASHLEY POYNTER	1601 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.084	FLAVIO NASCIMENTO & ROSANA MARIA ANCONA MATEUS	1650 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00121.057	CHARLES G & AMY F BRERETON	1669 SPRINGWOOD DR	0.0000	105.69	1585.35
71-00126.000	JOSEPH M & KAREN A SILVESTRI	3710 MELROSE DR	0.0000	105.69	1585.35
71-00124.000	DONALD CAMPBELL	3784 MELROSE DR	0.0000	105.69	1585.35
67-00782.000	JOSHUA B & ANGELA S HIXENBAUGH	3949 MELROSE DR	0.0000	105.69	1585.35
71-00084.000	BRYAN C ALAURA	4093 MELROSE DR	0.0000	105.69	1585.35
71-00083.000	GLENN R & JENNIFER L SHIPLEY	4121 MELROSE DR	0.0000	105.69	1585.35
71-00128.000	BAKER JEFFREY L	4122 MELROSE DR	0.0000	105.69	1585.35
71-00082.000	JOSHUA J WILSON	4163 MELROSE DR	0.0000	105.69	1585.35
71-00197.000	UMH MELROSE LLC	4400 MELROSE DR	0.0000	16,131.15	241967.3
71-00258.000	UMH MELROSE LLC	4400 MELROSE DR	0.0000	4,577.76	68666.4
71-00264.000	VERONICA V AGUIRRE	4666 MELROSE DR	0.0000	105.69	1585.35
71-00250.000	WILLIAM J LEMMON	4677 MELROSE DR	0.0000	6,235.79	93536.85
71-00267.000	JAMES E HIXSON	4706 MELROSE DR	0.0000	105.69	1585.35
71-00265.000	MICHAEL D & WENDY J SCOTT	4740 MELROSE DR	0.0000	105.69	1585.35
67-00166.000	MARY E BRICKER	MELROSE DR	0.0000	590.97	8864.55
71-00086.000	MARY E BRICKER	MELROSE DR	0.0000	8.74	131.1
71-00121.025	JOSEPH M & KAREN A SILVESTRI	MELROSE DR	0.0000	105.69	1585.35
71-00127.001	BAKER PROPERTIES ASHLAND LTD	MELROSE DR	0.0000	3,170.74	47561.1
71-00127.002	JOHN C HOCKETT	MELROSE DR	0.0000	985.68	14785.2
71-00239.003	JARVIS D & LAURA M HAINES	MELROSE DR	0.0000	105.69	1585.35
71-00121.030	KARIN C WIEST	1282 BANNOCK TRL	0.0000	105.69	1585.35
71-00121.027	JOSHUA A & MEREDITH A MULLET	1301 BANNOCK TRL	0.0000	105.69	1585.35
71-00121.026	DEEPAK V & MARY F VAIDYA	1363 BANNOCK TRL	0.0000	105.69	1585.35
71-00121.032	DENNY J P & LIZA D TALAMPAS	1400 BANNOCK TRL	0.0000	105.69	1585.35
71-00121.015	UDAY VAIDYA	3654 SUGARBUSH LN	0.0000	105.69	1585.35
71-00121.016	BOBBI E DOUGLAS	3672 SUGARBUSH LN	0.0000	105.69	1585.35
71-00121.050	NICHOLAS M & KRISTEN L CAULIER	3721 SUGARBUSH LN	0.0000	105.69	1585.35
71-00121.048	STEVEN VARNOLD & KATHLEEN A NUSSBAUM	3738 SUGARBUSH LN	0.0000	105.69	1585.35
71-00262.000	MATTHEW HENSEL	2383 E SMITHVILLE WESTERN RD	0.0000	105.69	1585.35
71-00239.000	TONEV STEPHANIE KASCO	2421 E SMITHVILLE WESTERN RD	0.0000	105.69	1585.35
71-00121.128	DAVIS RICHARDSON L	1419 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.000	LLOYD A & CASEY S SNYDER	1440 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.126	JOHN R SMITH	1457 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.103	YONG W LIU & SHU YU ZHUANG ZHUANG	1508 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.123	RAKKAR MANBIR & GAGANPREET SINGH S/T	1551 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.110	STEPHANIE M CARMEAN	1600 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.120	MARY A SUTTON	1621 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.119	JAMES A & NANCY M MCCREARY	1639 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.114	BRIAN & ELIZABETH TETER	1660 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.116	MIHAI & CAMELIA SERBAN	1683 FIRETHORN LN	0.0000	105.69	1585.35
71-00121.125	JOHN R & ALICIA D WEEMAN SMITH	FIRETHORN LN	0.0000	105.69	1585.35
71-00121.127	JOHN R & ALICIA D WEEMAN SMITH	FIRETHORN LN	0.0000	105.69	1585.35

Total 578560.2