

FILED
CLERK'S OFFICE

AUG 27 P 4: 08

ORDINANCE NO. 2013-33

PAL UNDERWOOD
COUNTY AUDITOR

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF AKRON ROAD BETWEEN CERTAIN TERMINI BY GRADING, DRAINING, WIDENING, PAVING, RESURFACING, CONSTRUCTING CURBS, GUTTERS, SIDEWALKS AND DRIVEWAY APPROACHES, CONSTRUCTING A TURNING LANE, INSTALLING STORM SEWERS, CATCH BASINS, MANHOLES, WATER MAINS, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS AND DEVICES, AND ACQUIRING ANY REAL ESTATE AND INTERESTS THEREIN REQUIRED THEREBY, ALL TOGETHER WITH THE NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, this Council adopted Resolution No. 2011-07 on January 3, 2011, declaring the necessity of making the improvement described in Section 1 (the Resolution of Necessity) which improvement has been completed and the final cost thereof 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 Akron Road, from Old Airport Road to Gateway Drive, by grading, draining, widening, paving, resurfacing, constructing curbs, gutters, sidewalks and driveway approaches, constructing a turning lane, installing storm sewers, catch basins, manholes, water mains, fire hydrants, and traffic control signs and devices, and acquiring any real estate and interests therein required thereby, all together with the necessary appurtenances thereto, all as provided for and described in, and pursuant to, the Resolution of Necessity, amounting in the aggregate to \$398,163.64, 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 are in the same proportion to the estimated special assessments as the actual cost of the improvement is to the estimated cost of the improvement as originally filed, and do not exceed the limit of \$65.15 per foot front established in the Resolution of Necessity and as equalized by the Assessment Equalization Board.

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 4.50% 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.

I hereby certify this is a true and correct copy of the original on file.

Cwm M. H. Smith
Clerk Wooster City Council

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 an emergency measure 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 8-19-13 2nd reading _____ 3rd reading 8-19-13

Passed: August 19, 2013

Vote: 70

Attest: Amy M Hamilton
Clerk of Council

Michael P. Bytch
President of Council

Approved: August 20, 2013

R. J. Brown
Mayor

Introduced by: Jon E. Ulbright

FILED
AUDITOR'S OFFICE

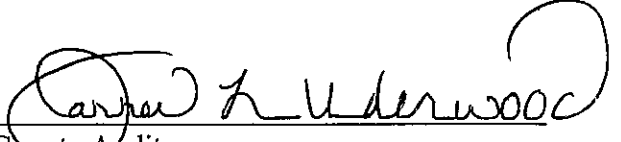
(Akron Road Project (Phase I))

2013 AUG 27 P 4: 08 SECTION 319.61 CERTIFICATE

APPA L UNDERWOOD
COUNTY AUDITOR

I certify that on this date there was delivered to me as Auditor of Wayne County a certified copy of Ordinance No. 2013- 33 passed August 19, 2013, by the Council of the City of Wooster, Ohio.

Dated: Aug 27, 2013


County Auditor
Wayne County

City of Wooster
 PENDING POSSIBLE ASSESSMENTS FOR 586 IMPROVEMENTS
 These property owners have until 9/30/2013 pay the assessment.
 Any owners who pay by 9/30/2013 will be removed from the final assessment roll
 Please contact Arden Smucker at City of Wooster Finance Department if any questions
 Phone 330-263-5200 Ext 344 Email asmucker@woosteroh.com

Owner	Mailing Address	City, State, Zip	Service Address	Parcel #	Annual Assessment	15 Year Total Assessment
DTB Land Development	P.O. Box 824	Massillon, Ohio 44646	2255 Gateway Dr.	67-02687.011	\$ 1,083.63	\$ 16,254.45
DG Strategic II	100 Mission Ridge	Goodlettsville TN 37072	Gateway Drive	67-02687.048	\$ 588.98	\$ 8,834.70
Jason T. Carrick	1402 Portage Road	Wooster, Ohio 44691	2208 Akron Road	67-02669.000	\$ 589.04	\$ 8,835.60
Aidl Inc.	1319 W. 130th Street	Hinckley, Ohio 44233	2249 Akron Road	67-02344.001	\$ 1,742.14	\$ 26,132.10
Otis & Betty Hawkins, Trustee	1768 Morgan	Wooster, Ohio 44691	2312 Akron Road	67-02314.001	\$ 2,523.30	\$ 37,849.50
MilkMart Properties II, LLC	P.O. Box 347	Columbus, IN 47201	2349 Akron Road	67-02316.000	\$ 833.15	\$ 12,497.25
SCP 2003D-51-LLC	1 CVS Drive	Woonsocket, RI 02895	2284 Back Orrville	67-02980.000	\$ 2,036.42	\$ 30,546.30
Campbell Oil Company	P.O. Box 907	Massillon, Ohio 44648	2424 Akron Road	67-02397.000	\$ 1,036.19	\$ 15,542.85
Davco Real Estate	6711 TR 351	Millersburg, Ohio 44654	2500 Akron Rd	67-02392.001	\$ 1,154.79	\$ 17,321.85
Berway Seven LLC	4242 S. Apple Creek Road	Apple Creek, Ohio 44606	Joshua Court	67-01941.003	\$ 369.32	\$ 5,539.80
Karl Kappus, Etal	26602 Sudbury Drive	North Olmsted, OH 44070	2410 Portage	67-02979.000	\$ 5,345.01	\$ 80,175.15
Martin Property	1864 Crestview	Orrville, Ohio 44667	2690 Akron Rd.	67-01942.000	\$ 1,218.43	\$ 18,276.45
Tommy J. & Patricia J. Swisher	1420 Wildwood Drive	Wooster OH 44691	2700 Akron Rd.	67-02436.009	\$ 1,568.40	\$ 23,526.00
Ternion Investments Inc.	P.O. Box 599	Wooster, OH 44691	2708 Akron Rd	67-02436.000	\$ 678.70	\$ 10,180.50
Edwards 585 Investments LLC	2714 Akron Road	Wooster, OH 44691	2714 Akron Rd	67-02436.003	\$ 738.28	\$ 11,074.20
The Reed Warehouse Inc.	2730 Akron Road	Wooster OH 44691	2730 Akron Rd.	67-02436.006	\$ 2,283.44	\$ 34,251.60
TZN Holdings LTD	P.O. Box 146	Wooster OH 44691	2990 Old Airport	67-02436.002	\$ 1,383.19	\$ 20,747.85
Village Network	2803 Akron Road	Wooster, Ohio 44691	2803 Akron Road	67-02983.000	\$ 4,162.49	\$ 62,437.35
LUK USA	P.O. Box 798	Wooster, Ohio 44691	3401 Old Airport Road	67-02100.000	\$ 3,985.84	\$ 59,787.60

FILED
 AUDITOR'S OFFICE
 2013 AUG 22 A 10:32
 15333 WOODBURN
 WAYNE COUNTY AUDITOR

DIRECTOR OF FINANCE
Andrei Dordea



FINANCE DEPARTMENT
PO Box 1128
Wooster, OH 44691
(330) 263-5200

CITY OF WOOSTER

October 3, 2013

Jara Underwood
Wayne County Auditor
County Administration Building
Wooster, Ohio 44691

Dear Ms. Underwood:

On behalf of the City of Wooster, I am requesting that you place the attached unpaid special assessment charges provided by Ordinance No. 2013-33 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 improvements of Akron Road, from Old Airport Road to Gateway Drive in Wooster, Ohio.

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. The total amount to be certified is \$499,811.31. Please see the attached schedule for details of this amount.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrei Dordea".

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

City of Wooster
 ASSESSMENTS FOR 585 IMPROVEMENTS

1st Year

15 YEARS

WOOSTER AKRON RD 15YR IMPROVEMENTS
 2013 - 2027 TAX YEARS

M 256767013

✓
 11/21/13
 UNK

Please contact Arden Smucker at City of Wooster Finance Department if any questions
 Phone 330-263-5200 Ext 344 Email asmucker@woosteroh.com

Owner	Mailing Address	City, State, Zip	Service Address	Parcel #	Annual Assessment	Assessment	15 Year Total
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Jason T. Carrick	1402 Portage Road	Wooster, Ohio 44691	2208 Akron Road	67-02669.000	\$ 589.04	\$ 8,835.65	✓
Aldi Inc.	1319 W. 130th Street	Hinckley, Ohio 44233	2249 Akron Road	67-02344.001	\$ 1,742.14	\$ 26,132.05	✓
Otis & Betty Hawkins, Trustee	1768 Morgan	Wooster, Ohio 44691	2312 Akron Road	67-02314.001	\$ 2,523.30	\$ 37,849.53	✓
MilkMart Properties II, LLC	P.O. Box 347	Columbus, IN 47201	2349 Akron Road	67-02316.000	\$ 833.15	\$ 12,497.31	✓
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Davco Real Estate	6711 TR 351	Millersburg, Ohio 44654	2500 Akron Rd	67-02392.001	\$ 1,154.79	\$ 17,321.88	✓
Berway Seven LLC	4242 S. Apple Creek Road	Apple Creek, Ohio 44606	Joshua Court	67-01941.003	\$ 369.32	\$ 5,539.80	✓
Karl Kappus, Etal	26602 Sudbury Drive	North Olmsted, OH 44070	2410 Portage	67-02979.000	\$ 5,345.01	\$ 80,175.18	✓
Martin Property	1864 Crestview	Orrville, Ohio 44667	2690 Akron Rd.	67-01942.000	\$ 1,568.40	\$ 23,525.95	✓
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The Reed Warehouse Inc.	2730 Akron Road	Wooster OH 44691	2730 Akron Rd.	67-02436.006	\$ 2,283.44	\$ 34,251.57	✓
TZN Holdings LTD	P.O. Box 146	Wooster OH 44691	2990 Old Airport	67-02436.002	\$ 1,383.19	\$ 20,747.86	✓
Village Network	2803 Akron Road	Wooster, Ohio 44691	2803 Akron Road	67-02983.000	\$ 4,162.49	\$ 62,437.39	✓
LUK USA	P.O. Box 798	Wooster, Ohio 44691	3401 Old Airport Road	67-02100.000	\$ 3,985.84	\$ 59,787.61	✓
Totals					\$ 33,320.74	\$ 499,814.31	✓