



September 23, 2021

RE: Notice of Passage of Resolution of Necessity for the Phase 2 – Southwest Parking Lot Project

As we continue through the process to begin improving the Southwest Parking Lot, please read this entire notice and attached information for further details on the work that will take place in the parking lot off Watrusa Avenue.

The City of Wadsworth maintains this public parking lot for use by private citizens and businesses, with the improvement costs being shared with those properties that receive the most benefit from the parking lot.

City Council has recently passed a resolution declaring the necessity for repairing this parking lot as part of the Phase 2 – Southwest Parking Lot project. The intent of this project is to improve the condition of this parking lot, as well as make it more usable, functional, and aesthetically pleasing.

The total cost estimate for the improvements and each property owner's portion of the repairs are indicated in the attached Assessment Roll. These values are only an estimate and may change during the project bidding process this winter when actual costs are determined by competing contractors. The attached Assessment Roll assigns each property's share of the project cost up to a total capped amount of \$100,000. This is the amount that was estimated and shared with the property owners over two years ago. As you can imagine, costs have increased, but the City chose not to pass on the additional cost over what was previously presented to the property owners. The amount is derived by the following method that distributes the expense of the improvements relative to the amount of benefit obtained by each respective property owner. Thirty percent of the cost for each property is based on the building square footage, and seventy percent is based on the parking lot frontage.

After the extended time that was allowed this Fall for transferring the electric services over to the new underground service, the City will move forward with the bidding and awarding process so that construction can begin as soon as weather allows in the spring. At the conclusion of the Southwest Parking Lot construction next summer, billing for improvements performed by the City's contractor will be sent to property owners. All property owners will have the option to pay their bill upon receipt or to participate in a tax assessment program adding the fees to their Real Estate Taxes, essentially acting as a payment program.

Property owners can file an objection to these assessments with the Clerk of Council at 120 Maple Street, Wadsworth, Ohio 44281, within 2 weeks of the date of this notice.



If you have any questions or concerns, or would like more explanation than is in this notice, please call Gina Brescilli, with the Engineering Department at (330) 335-2854. We greatly appreciate your patience cooperation in our efforts to improve the Southwest Parking Lot.

Sincerely,

Gina Brescilli  
Civil Engineer II

Enclosures: Notice to Property Owners  
Phase 2 – Southwest Parking Lot Assessment Roll



**NOTICE TO PROPERTY OWNER**

You are hereby notified that on the twenty-first day of September, 2021, the Council of the City of Wadsworth, State of Ohio, duly passed Resolution No. 21-09 of which the following is a copy:

**A RESOLUTION DECLARING THE NECESSITY OF IMPROVING THE PHASE 2 – SOUTHWEST PARKING LOT WITH CONCRETE PAVEMENT; INTERLOCKING PAVERS; LANDSCAPING; STORM SEWER; PRIVATE SIDEWALKS, DECKING, STEPS, PARKING AREAS, DRIVEWAYS, PATIOS, ADA ACCESSIBLE RAMPS, DOWNSPOUTS, AND LANDSCAPING; GRADING; SIDEWALK; CURBING; REPAIRS TO THE PHASE 1 – SOUTHWEST PARKING LOT; AND OTHER SURFACE IMPROVEMENTS IN THE CITY OF WADSWORTH AND DECLARING AN EMERGENCY**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WADSWORTH, STATE OF OHIO:**

**Section 1.** That it is necessary to improve the Phase 2 – Southwest Parking Lot project with concrete pavement; interlocking pavers; landscaping; storm sewer; private sidewalks, decking, steps, parking areas, driveways, patios, ADA Accessible ramps, downspouts, and landscaping; grading; sidewalk; curbing; repairs to the Phase 1 – Southwest Parking Lot; and other surface improvements in the City of Wadsworth in accordance with plans, specifications and estimates of cost therefore prepared by the City Engineer and now on file in the office of the Clerk of Council. The lots or parcels of land to be assessed for the improvement shall be those listed on the attached Exhibit A.

**Section 2.** Said assessments shall be levied in proportion to the benefits which may result from the improvements and shall be paid, when levied, in ten (10) annual installments, with no interest on unpaid installments; provided however, that the owner of any property assessed may, at their option pay such assessment in cash within thirty (30) days after passage of this ordinance levying such assessments. The remainder of the cost of said improvements after the application of the assessments herein provided for shall be provided by the issuance of bonds as provided by law or from other funds available and appropriated for such purpose.

**Section 3.** That the Clerk of this Council is directed to cause a written notice of the passage of this resolution to be served on such property owners as required by law.

**Section 4.** That the plans, specifications and estimates of cost for said repair, replacement or construction of such sidewalks as heretofore filed are hereby approved.

**Section 5.** That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, safety and welfare in the City of Wadsworth in order to expedite the improvement of unsafe sidewalk; WHEREFORE, this resolution shall go into immediate effect provided that it receives a two thirds vote of all members of city council. If it receives approval by a majority of the members but less than a two-thirds vote, then it shall be effective at the earliest time permitted by law.

**Notice is further given that the Director of Public Service and City Engineer have prepared specifications governing the construction or repairs, which are on file with the Clerk of Council and Director of Public Service at City Hall, 120 Maple Street, Wadsworth, Ohio, and are open for public inspection.**

**BY ORDER OF THE COUNCIL OF THE CITY OF WADSWORTH**


  
Tammy L. Guenther, Clerk of Council

Exhibit A

TO RESOLUTION 21-09

PHASE 2 - SOUTHWEST PARKING LOT  
FINAL ASSESSMENT ROLL

HOUSE NUMBER	ADDRESS	LOT NUMBER	PARCEL NUMBER	PARKING FRONTAGE	ASSESSABLE FRONTAGE	BUILDING AREA	ASSESSABLE AREA	OWNER	COST
		COST PER FOOT =	\$227.5535		70%			TOTAL COST	\$ 426,382.00
		FRONTAGE =	307.62					TOTAL CITY COST	\$326,382.00
		COST PER AREA =	0.68					PROPERTY OWNERS' COST (\$100,000)	\$ 100,000.00
		AREA =	43,911.00		30%				
102	S MAIN STREET	152,151,150,149	040-20C-05-021	35.08	35.08	12,769	12,769	MAIN & COLLEGE LLC	\$ 16,706.36
110	S MAIN STREET	152,153	040-20C-05-022	0.00	0.00	1,656	1,656	2950 WEST MARKET STREET LLC	\$ 1,131.38
112-1/2	S MAIN STREET	153	040-20C-05-023	7.84	7.84	1,932	1,932	IRA HOUSE LLC	\$ 3,103.96
114-118	S MAIN STREET	154,149	040-20C-05-024	23.00	23.00	3,404	3,404	ROLYN INVESTMENTS LLC	\$ 7,559.34
120	S MAIN STREET	154,149	040-20C-05-025	9.00	9.00	1,206	1,206	YOUNG CHARLES & JUDY	\$ 2,871.92
122	S MAIN STREET	154	040-20C-05-026	22.00	22.00	3,056	3,056	PRICE P RUSSELL	\$ 7,094.04
126-1/2	S MAIN STREET	154	040-20C-05-027	22.00	22.00	2,740	2,740	MID MAIN LLC	\$ 6,878.14
130	S MAIN STREET	154	040-20C-05-028	23.00	23.00	3,680	3,680	AKERS PROPERTIES LIMITED	\$ 7,747.91
111	COLLEGE STREET	149	040-20C-05-019	22.44	22.44	1,680	1,680	BRADLEY A DENNING	\$ 6,254.08
115-117	COLLEGE STREET	148	040-20C-05-018	50.00	50.00	3,428	3,428	JOHN J JR & RENEE A AMEDEO	\$ 13,719.68
119	COLLEGE STREET	1791, 1803	040-20C-05-017	13.38	13.38	1,452	1,452	GREGORY A & LORI A WUNDERLE	\$ 4,036.67
121-1/2	COLLEGE STREET	1791, 1803	040-20C-05-016	25.28	25.28	2,215	2,215	SUARTE LTD	\$ 7,265.84
123	COLLEGE STREET	1791, 1803	040-20C-05-015	14.50	14.50	808	808	GRAFF'S PLUMBING & HEATING INC	\$ 3,851.55
131	COLLEGE STREET	1791, 1803	040-20C-05-014	40.10	40.10	3,885	3,885	GEMMA PROPERTIES LLC	\$ 11,779.13
				307.62	307.62	43911	43911	ASSESSED PRIVATE PROPERTY	\$ 100,000.00
							0	CITY PROPERTY	
							0	INTERSECTIONS	
					307.62	43911	43911	SUBTOTAL	\$ 100,000.00