



City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
Council Office Fax: 440-572-1648
www.strongsville.org

December 3, 2015

City Council

Michael J. Daymut
President of Council
Ward 1

Matthew A. Schonhut
Ward 2

James E. Carbone
Ward 3

J. Scott Maloney
Ward 4

Joseph C. DeMio
At-Large

Kenneth M. Dooner
President Pro Tem
At-Large

Duke Southworth
At-Large

Aimee Pientka, CMC
Clerk of Council
aimee.pientka@strongsville.org

Tiffany Mekeel
Assistant Clerk of Council
tiffany.mekeel@strongsville.org

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, December 7, 2015**, to be held in the Caucus Room and the Council Chamber at the ***Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road:***

Caucus will begin at 7:30 p.m. All committees listed will meet immediately following the previous committee:

7:30 P.M.

Planning Zoning and Engineering Committee will meet to discuss Ordinance Nos. 2015-213, 2015-214, 2015-245 and Resolution No. 2015-246.

Recreation and Community Services Committee will meet to discuss Ordinance Nos. 2015-247 and 2015-248.

Public Service and Conservation Committee will meet to discuss Resolution Nos. 2015-249, 2015-250, 2015-251 and 2015-252.

Finance Committee will meet to discuss Ordinance No. 2015-253.

A motion will be made to approve the Finance Committee meeting minutes of November 12, 2015.

Economic Development Committee will meet to discuss items pertinent to the committee.

Committee of the Whole will meet to discuss Resolution No. 2015-231 and Ordinance Nos. 2015-232, 2015-233, 2015-234, 2015-235, 2015-236 and 2015-237.

8:00 P.M.

Regular Council Meeting

Any other matters that may properly come before this Council may also be discussed.

BY ORDER OF THE COUNCIL:

Aimee Pientka, CMC
Clerk of Council

**STRONGSVILLE CITY COUNCIL REGULAR MEETING
MONDAY, DECEMBER 7, 2015 AT 8:00 P.M.**

Mike Kalinich Sr. City Council Chamber
18688 Royalton Road, Strongsville, Ohio

AGENDA

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
 - *Council Meeting – November 2, 2015*
6. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:
 - *Administration of Oath of Office to newly-appointed Fire Captain Matthew R. Tilbert.*
 - *Administration of Oath of Office to newly-appointed Fire Lieutenants:*
 - *Thomas T. Zinn, Jr.*
 - *Andrew R. Green*
 - *John L. Douglas*
7. PUBLIC HEARING:
 - Ordinance No. 2015-213 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD, BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 10-19-15. Favorable recommendation by Planning Commission 10-22-15. Second reading 11-2-15.*
 - Ordinance No. 2015-214 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 10-19-15. Favorable recommendation by Planning Commission 10-22-15. Second reading 11-2-15.*

8. REPORTS OF COUNCIL COMMITTEE:

- SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Southworth:
- SCHOOL BOARD – Mr. Carbone:
- BUILDING AND UTILITIES – Mr. Schonhut:
- COMMUNICATIONS AND TECHNOLOGY – Mr. Schonhut:
- ECONOMIC DEVELOPMENT – Mr. Daymut:
- FINANCE – Mr. Dooner:
- PLANNING, ZONING AND ENGINEERING – Mr. Maloney:
- PUBLIC SAFETY AND HEALTH – Mr. DeMio:
- PUBLIC SERVICE AND CONSERVATION – Mr. Carbone:
- Motion to note and approve the owner's designation of wishes for interments in the Strongsville Municipal Cemetery, Section B, Lot # 51, Grave A.
- RECREATION AND COMMUNITY SERVICES – Mr. Southworth:
- COMMITTEE-OF-THE-WHOLE – Mr. Daymut:

9. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:

- MAYOR PERCIAK:
- FINANCE DEPARTMENT:
- LAW DEPARTMENT:

10. AUDIENCE PARTICIPATION:

11. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2015-213 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD, BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 10-19-15. Favorable recommendation by Planning Commission 10-22-15. Second reading 11-2-15.*

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- Resolution No. 2015-231 by Mayor Perciak and All Members of Council. A RESOLUTION PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE, THE QUESTION OF COUNCIL AMENDING SECTION 618.12 (HUNTING OR TRAPPING PROHIBITED) OF CHAPTER 618 ANIMALS OF PART SIX-GENERAL OFFENSES CODE OF THE CODIFIED ORDINANCES OF THE CITY TO AUTHORIZE A NUISANCE ABATEMENT INITIATIVE FOR BOTH SHORT TERM AND LONG TERM CONTROL AND REDUCTION OF THE WHITE-TAILED DEER POPULATION, IN COORDINATION WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES AND CONTIGUOUS, ADJOINING, POLITICAL SUBDIVISIONS THAT OPT TO ADOPT A SIMILAR PLAN FOR NUISANCE ABATEMENT, ESTABLISHING AN ELECTION DATE THEREFOR, AND DECLARING AN EMERGENCY. *First reading 11-2-15. Second reading 11-16-15.*

- Ordinance No. 2015-232 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A GOODYEAR 5/3 MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 11-16-15.*

- Ordinance No. 2015-233 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A DUNKIN DONUTS MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 11-16-15.*

- Ordinance No. 2015-234 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A 42/82 MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 11-16-15.*
- Ordinance No. 2015-235 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A BREW KETTLE MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 11-16-15.*
- Ordinance No. 2015-236 by Mayor Perciak and all Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A PEARL/LUNN MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 11-16-15.*
- Ordinance No. 2015-237 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A CLOVER SENIOR MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 11-16-15.*
- Ordinance No. 2015-245 by Mayor Perciak. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDMENT TO THE INDEPENDENT CONTRACTOR AGREEMENT WITH TACTICAL PLANNING, LLC AND GEORGE SMERIGAN, AS PLANNING CONSULTANT, FOR PROFESSIONAL SERVICES TO THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

- Resolution No. 2015-246 by Mayor Perciak and All Members of Council. A RESOLUTION PROVIDING FOR THE SUBMISSION OF ORDINANCE NO. 2015-213 TO THE ELECTORS, ESTABLISHING AN ELECTION DATE THEREFOR, AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-247 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF RECREATION & SENIOR SERVICES TO SUBMIT A PROPOSAL AND RECEIVE FUNDING FROM THE CUYAHOGA COUNTY DEPARTMENT OF SENIOR & ADULT SERVICES THROUGH ITS COMMUNITY SOCIAL SERVICES PROGRAM, IN CONNECTION WITH VARIOUS CITY SENIOR PROGRAMS, FUNCTIONS, MEALS AND TRANSPORTATION FOR 2016 AND 2017; AUTHORIZING EXECUTION OF ANY REQUIRED AGREEMENT AND DOCUMENTS RELATED THERETO; AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-248 by Mayor Perciak and Mr. Southworth. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 1 FOR AN INCREASE IN THE CONTRACT PRICE AND IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND PROFESSIONAL ROOFING SERVICES, INC., IN CONNECTION WITH THE REMOVAL AND REPLACEMENT OF EXISTING ROOFING OVER THE FITNESS AREA, LOCKER ROOMS AND ADMINISTRATIVE OFFICES AT THE CITY OF STRONGSVILLE WALTER F. EHRNFELT RECREATION & SENIOR CENTER, AND DECLARING AN EMERGENCY.
- Resolution No. 2015-249 by Mr. Carbone. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE PURCHASE OF READY MIX CONCRETE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE.
- Resolution No. 2015-250 by Mr. Carbone. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR UNIFORM RENTAL SERVICE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE.
- Resolution No. 2015-251 by Mr. Carbone. A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY [*Norris*].
- Resolution No. 2015-252 by Mr. Carbone. A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY [*Stroemple/Troyan*].
- Ordinance No. 2015-253 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO FOR THE YEAR 2016.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

13. MISCELLANEOUS BUSINESS:

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 213

By: Mr. Maloney

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD, BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

WHEREAS, the owners of certain property located at 15733 Pearl Road, in the City of Strongsville, known as being Permanent Parcel No. 397-01-012, have submitted, through their authorized agent, a petition requesting rezoning of a portion of such property from R1-75 (One Family 75) classification to PF (Public Facilities) classification; and

WHEREAS, the same owners of additional property located at 18485 Shurmer Road, in the City of Strongsville, and known as being Permanent Parcel No. 397-01-023 have submitted an additional petition requesting rezoning of all such property from R1-75 (One Family 75) classification to PF (Public Facilities) classification; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in each ward in which the change is applicable to property in the ward.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of a portion of Permanent Parcel No. 397-01-012, being that certain property described in Exhibit "A" and depicted in Exhibit "B", which are attached hereto and incorporated herein as if fully rewritten; and all of Permanent Parcel No. 397-01-023, being that certain property described in Exhibit "C" and depicted in Exhibit "D", also attached hereto and incorporated herein as if fully rewritten, from R1-75 (One Family 75) classification to PF (Public Facilities) classification, provided that such amendments are approved at a regularly scheduled election by a majority vote of the electors voting thereon in the City of Strongsville and in each ward in which the changes are applicable to the property in the ward.

Section 2. That, if approved by the electors as set forth in Section 1 above, the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning changes in classification as provided in this Ordinance.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to meet the deadline for submittal of this issue to the ballot in accordance with law, to afford the applicant an opportunity to submit plans and commence construction, and to enhance economic development within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First Reading: October 19, 2015 Referred to Planning Commission

Second Reading: November 2, 2015 October 20, 2015

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 213
Page 3

*Favorable recommendation by
Planning Commission*
Approved: October 22, 2015

Third Reading: _____

Public Hearing: _____

President of Council

Approved: _____

Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____

Clerk of Council

ORD. No. 2015-213 Amended: _____
1st Rdg. 10-19-15 Ref: PC/PBE
2nd Rdg. 11-2-15 Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 15-124
October 8, 2015

LEGAL DESCRIPTION
PARCEL 4
Permanent Parcel No. 397-01-012
Re-Zone One Family 75 (R1-75) to Public Facility (PF)
Strongsville, Ohio

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot Number 57, said premises being more particularly bounded and described as follows:

BEGINNING on the centerline of Pearl Road, U.S. Route 42 (variable width) at its intersection with the southerly line of a parcel of land conveyed to Altenheim Properties, Inc. by deed recorded in document number 200712200650 of Cuyahoga County Records, said point being distant due South, measured along said centerline, 951.79 feet from its intersection with the centerline of Shermer Road, thence Due North along the centerline of said Pearl Road, U.S. Route 42 (variable width), a distance of 193.05 feet to the northwest corner of said Altenheim Properties, Inc. lands, thence North 89°-04'-41" East along the northerly line of said Altenheim Properties, Inc. lands, a distance of 626.85 feet to a point and the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence continuing **North 89°-04'-41" East** along the northerly line of said Altenheim Properties, Inc. lands, a distance of **390.00 feet** to the northeast corner of said Altenheim Properties, Inc. lands;

Course No. 2: thence **South 00°-44'-56" West** along the easterly line of said Altenheim Properties, Inc. lands, a distance of **193.11 feet** to the southeast corner of said Altenheim Properties, Inc. lands;

Course No. 3: thence **South 89°-04'-41" West** along the southerly line of said Altenheim Properties, Inc. lands, a distance of **390.00 feet** to a point;

I:\CURRENT PROJECTS\15-224\documents\15-224 R1-75 to PF.doc

Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

EXHIBIT A

Course No. 4: thence **North 00°-44'-56" East** a distance of **193.11 feet** to a point in the northerly line of said Altenheim Properties, Inc. lands and the true place of beginning, said premises containing **1.728 acre** of land more or less, as described by **McSteen & Associates, Inc.** under Project No. 15-224 and being subject to all legal highways and easements of record.

I:\CURRENT PROJECTS\15-224\documents\15-224 R1-75 to PF.doc

Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

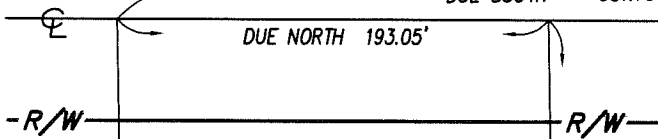
440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

PEARL ROAD (U. S. ROUTE 42)

Variable Width Public Right Of Way

DUE SOUTH 951.79'

DUE NORTH 193.05'



SHURMER ROAD
60' Public Right of Way

PART PPN 397-01-012
PARCEL 4
ALTENHEIM PROPERTIES, INC.
AFN 200712200650 C.C.R.

N 89°04'41" E 626.85'

N 00°44'56" E 193.11'

TRUE PLACE
OF BEGINNING

N 89°04'41" E 390.00'

PART PPN 397-01-012
PARCEL 4
ALTENHEIM PROPERTIES, INC.
AFN 200712200650 C.C.R.
1.728 Acres

S 89°04'41" W 390.00'

PPN 397-01-001
ECHO STRONGSVILLE, LLC
AFN 201210290454 C.C.R.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

for

PPN 397-01-012

**REZONE FROM ONE FAMILY 75 (R1-75)
to PUBLIC FACILITY (PF)**

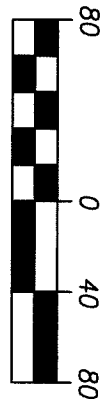
**CITY OF STRONGSVILLE
COUNTY OF CUYAHOGA - STATE OF OHIO**

JOB No. 15-224

PPN 397-01-007
ALTENHEIM PROPERTIES, INC.
AFN 200712200650 C.C.R.

NORTH

GRAPHIC SCALE



1 INCH = 80 FEET

S. L. 279
PPN 397-02-010
ELAINE GOMMEL
VOL. 96-8073
PG. 17 C.C.R.

S. L. 278
PPN 397-01-067
JAMES M. & ADELA E. PONTIKOS
VOL. 85-1650, PG. 9 C.C.R.

HUNTING MEADOWS SUBDIVISION No. 6
VOL. 213, PG. 68 C. C. M. R.

Petition For Zoning Change - Legal Description
Altenheim Properties, Inc.
397-01-023

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio:

And known as being Sublot No. 8 in Allstate Realty and Building Company's Breesewood Subdivision No. 1 of part of Original Strongsville Township Lot No. 44, as shown by the recorded plat in Volume 157 of Maps, Page 26 of Cuyahoga County Records as appears by said plat, be the same more or less but subject to all legal highways.

Permanent Parcel No.: 397-01-023

Property Address: 18485 Shurmer Road, Strongsville, Ohio 44136

EXHIBIT C

PPN 397-01-023

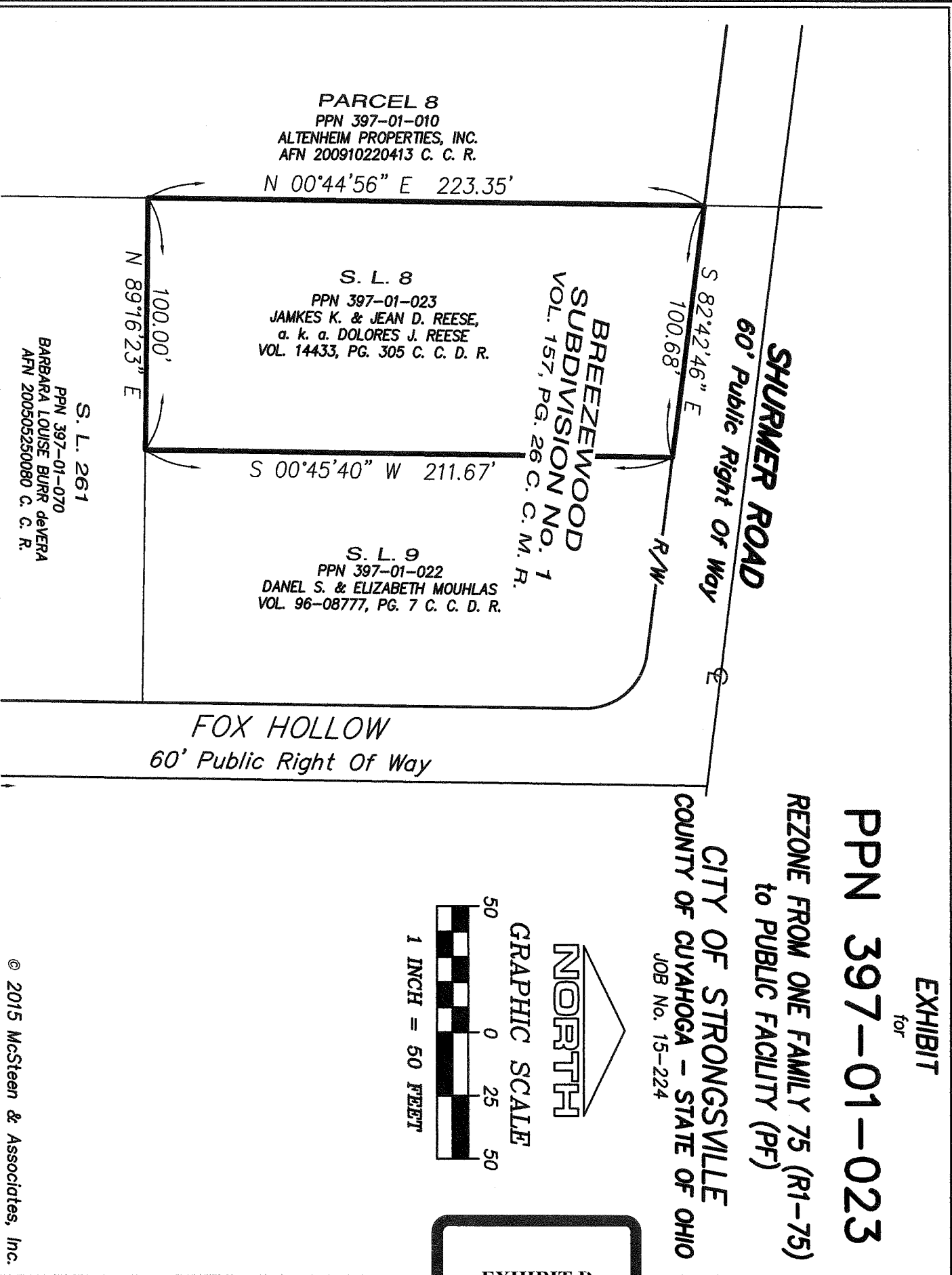
REZONE FROM ONE FAMILY 75 (R1-75)
to PUBLIC FACILITY (PF)

CITY OF STRONGSVILLE
COUNTY OF CUYAHOGA - STATE OF OHIO
JOB No. 15-224

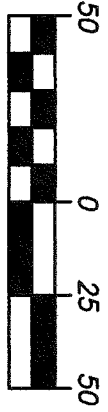
EXHIBIT

for

EXHIBIT D



GRAPHIC SCALE



PETITION FOR ZONING CHANGE

Ordinance Number: 2015-213

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class R1-75 use to a class PF use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: See Attached

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: See Attached

Please list other supporting documents (if any) which accompany this petition:

1. Legal Description
2. Survey Map
3. _____

THE PROPOSED USE OF THE PROPERTY IS: Undetermined - Eventual buffer for development on adjacent property.

Name, address and **telephone number** of applicant or applicant's agent:

Name: David R. Button, Esq.
Wegman, Hessler & Vanderburg
 Address: 6055 Rockside Woods Blvd., Suite 200, Cleveland, Ohio 44131

Telephone Number: (216) 642-3342

Altenheim Strategies, Inc.
By: Paul Psota, CEO

 Signature of Owner(s) Paul Psota, CEO

State of Ohio)
 County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Meade
 Notary Public

My commission expires 10/14/15

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2015-213

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 18485 Shurmer Road, Strongsville, Ohio 44136

Permanent Parcel No.: 397-01-023

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.)
Shurmer Road - North; Pearl Road - West; Drake Road - South; Fox Hollow - East

Number and type of buildings which now occupy property (if any): None

Acreage: 0.50

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy):
None

Said deed restrictions (will) (have) expire(d) on : N/A

Said property is presently under lease or otherwise encumbered as follows: None

Owner(s)	Percent of Ownership	
1. <u>Altenheim Properties, Inc.</u>	<u>100</u>	<u>%</u>
2. _____	_____	_____%
3. _____	_____	_____%

Altenheim Properties, Inc.
By: Paul Psota, CEO

Signature of Owner(s) Paul Psota, CEO

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Mesole

Notary Public

My commission expires 10/14/15

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

**Attachment to Petition For Zoning Change
Altenheim Properties, Inc.
397-01-023**

Such change is necessary for the preservation and enjoyment of a substantial property right because:

The subject property is currently a residential property that includes a house located to the east of the Altenheim's skilled nursing campus at 18627 Shurmer Road (corner of Pearl and Shurmer). It is zoned R1-75 one-family dwelling residential. The Altenheim is considering its future use of the campus and the construction of additional facilities on its campus. While the property is zoned for residential use it is better suited for public facilities use in order to preserve the Altenheim's right to effectively develop and use the entire campus, including the subject property. The most logical and appropriate use of the parcel is the expansion of the Altenheim's campus given its present location and close proximity to the existing skilled nursing facility to the west. Given the close proximity to the Altenheim's campus and its proposed further development of the adjacent property, it is unlikely that a prospective customer would choose to purchase the house and use it as a residence. Given the Altenheim's need to expand its operations and the lot's current circumstances, it only makes sense to rezone the property from R1-75 to PF to allow for the future construction of additional facilities on the adjacent property to the west and to allow the subject property to be used to provide the necessary buffer between the Altenheim's future development and the residential neighborhood to the east.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because:

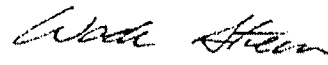
The intended use of the Property as an extension of the Altenheim campus will actually benefit the public welfare as the intended use will provide the applicant with the additional land it needs to expand its facilities and services to the residents of Strongsville and the surrounding communities. The services provided by the Altenheim are expected to be in greater demand as the population becomes older. The addition of new and expanded facilities will provide a more convenient option for such services for the residents of Strongsville; either as another option within the city itself or as an alternative to facilities outside of the city. Both of which are public benefits. The zoning change will have little impact on the surrounding owners as the subject property's expected use in the future is as a buffer from the expanded Altenheim campus.

①

Permanent Parcel # 397-01-023

Instrument: Fiduciary Deed	Date: 3/1/2013 3:04:00 PM
District #: 3340	Tax List Year: 2013
Grantor: ALTENHEIM PROPERTIES INC	Land Use Code: 5100
Balance Assumed: \$ 0.00	Land Value: 34,100
Total Consideration: \$ 118,000.00	Building Value: 91,700
Conv. Fee Paid: \$ 472.00	Total Value: 125,800
Transfer Fee Paid: \$ 0.50	Rcpt: c-03012013-12
Fee Paid by: Ohio Title Corp.	Inst #: 582110
Exempt Code:	Check #:

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 2
DEED 3/1/2013 3:17:45 PM
201303010620


Cuyahoga County Fiscal Officer

FIDUCIARY DEED
Statutory Form

KNOW ALL MEN BY THESE PRESENTS:

**JOHN P. KOSCIANSKI, GUARDIAN OF THE ESTATE OF
JEAN D. REESE AKA DELORES J. REESE**

the Grantor,

by the power conferred by **Cuyahoga County Probate Court, Case No. 2012 ADV 183968** and every other power, for the sum of **ONE HUNDRED EIGHTEEN THOUSAND DOLLARS (\$118,000.00)** paid, grants, with fiduciary covenants, to

ALTENHEIM PROPERTIES, INC., an Ohio Corporation

the Grantee,

whose **TAX MAILING ADDRESS** will be 18627 Shurmer Road,
Strongsville, OH 44136

does

Give, Grant, Bargain, Sell and Convey unto the said Grantee, its heirs and assigns, the following described premises:

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio:
And known as being Sublot No. 8 in Allstate Realty and Building Company's Breesewood Subdivision No. 1 of part of Original Strongsville Township Lot No. 44, as shown by the recorded plat in Volume 157 of Maps, Page 26 of Cuyahoga County Records as appears by said plat, be the same more or less but subject to all legal highways.

Premises commonly known as:
18485 Shurmer Road
Strongsville, OH 44136
Permanent Parcel No. 397-01-023

OHIO TITLE CORP
File No. 112227

Prior Instrument Reference: Volume 14433, Pages 305 and 306

PETITION FOR ZONING CHANGE

Ordinance Number: 2015-213

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class R1-75 use to a class PF use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: See Attached

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: See Attached

Please list other supporting documents (if any) which accompany this petition:

1. Legal Description
2. Survey Map
3. Preliminary Diagram of Proposed Development

THE PROPOSED USE OF THE PROPERTY IS: Buffer for development on front portion of the property. Rehabilitation and outpatient care facility.

Name, address and **telephone number** of applicant or applicant's agent:

Name: David R. Button, Esq.
Wegman, Hessler & Vanderburg
 Address: 6055 Rockside Woods Blvd., Suite 200, Cleveland, Ohio 44131

Telephone Number: (216) 642-3342

Altenheim Properties, Inc.
By: Paul Psota, CEO
 Signature of Owner(s) Paul Psota, CEO

State of Ohio)
 County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Meade
 Notary Public

My commission expires 10/14/15

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2015-213

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 15733 Pearl Road, Strongsville, Ohio 44136

Permanent Parcel No.: 397-01-012 (rear)

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.)
Shurmer Road - North; Pearl Road - West; Drake Road - South; Mallard Circle - East

Number and type of buildings which now occupy property (if any): None

Acreage: 1.7

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy):
None

Said deed restrictions (will) (have) expire(d) on : N/A

Said property is presently under lease or otherwise encumbered as follows: None

Owner(s)	Percent of Ownership	
1. <u>Altenheim Properties, Inc.</u>	<u>100</u>	<u>%</u>
2. _____	_____	_____%
3. _____	_____	_____%

Altenheim Properties, Inc.
By: Paul Psota, CEO
Signature of Owner(s) Paul Psota, CEO

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Meade
Notary Public

My commission expires 10/14/15

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

**Attachment to Petition For Zoning Change
Altenheim Properties, Inc.
397-01-012 (rear)**

Such change is necessary for the preservation and enjoyment of a substantial property right because:

The subject property is vacant and located between the Altenheim's skilled nursing campus at 18627 Shurmer Road (corner of Pearl and Shurmer) and the new Giant Eagle Market District at 15919 Pearl Road. It is split zoned GB - general business district in the front (approximately 624' x 193') and R1-75 one-family dwelling residential in the rear portion of the property (approximately 360' x 193'). The Altenheim has a current need to construct a rehabilitation hospital and outpatient facility that will be used to temporarily house and provide services to individuals convalescing and/or recuperating from surgeries and other medical procedures. While this portion of the subject property is zoned for residential use it is better suited for public facilities use in order to preserve the Altenheim's right to effectively develop and use the property other than as a vacant lot. The residential zoning must date back to a time when additional surrounding land was undeveloped and residential development was a possibility for this portion of the property. Now there is no other surrounding property that is undeveloped and the only adjacent parcel that is zoned residential is the property to the east, which is inaccessible as it is occupied by homes on a cul-de-sac; making the subject property land-locked from further residential development. The most logical and appropriate use of the parcel is the expansion of the Altenheim's campus given its present width and close proximity to the Giant Eagle location to the south. Given the Altenheim's need to expand its operations and the lot's current circumstances, it only makes sense to rezone the property to allow for the construction of the proposed rehabilitation hospital and outpatient facility toward the front of the parcel and the use of the rear portion for a landscaped yard and buffer from the adjoining neighborhood. The rezoning will allow the Altenheim to use the property, whereas the current zoning only promotes its continued vacancy.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because:

The intended use of the Property as an extension of the Altenheim campus will actually benefit the public welfare as the intended use as a yard and buffer from the proposed rehabilitation hospital and outpatient care facility will be more restrictive and create less of an impact on the local community than the types of businesses which were recently constructed to the south of the subject property. Also, the addition of a rehabilitation hospital and outpatient facility will provide a more convenient option for such services for the residents of Strongsville; either as another option within the city itself or as an alternative to facilities outside of the city. Both of which are public benefits. Further, the location of the proposed development will be toward the front of the property and closer to Pearl Road, as opposed to the residential properties

which border to the east. A substantial landscaped yard will buffer the adjacent residential properties and the rear yard setbacks provided in the public facility classification will be more stringent than the setbacks provided in the general business classification; providing the neighboring homeowners with additional buffering. Since the proposed use will have less of an impact on the surrounding community and a public benefit will result, the proposed rezoning request will not be materially detrimental to the public welfare nor detrimental to the real property located in the vicinity.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the **West Side Deutscher Frauen Verein**, an Ohio nonprofit corporation, dba The Altenheim ("Grantor"), for Ten Dollars (\$10.00) and other valuable consideration paid, grants, with general warranty covenants, to **Altenheim Properties, Inc.**, an Ohio nonprofit corporation ("Grantee"), with a tax mailing address of **18627 Shurmer Road, Strongsville, Ohio 44136**, the following described real property (collectively, the "Property"):

Parcel 1

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of original Strongsville Township Lot No. 57, and bounded and described as follows:

Beginning in the center line of Pearl Road, 66 feet wide, at the Southwesterly corner of land conveyed to Paul M. and F. Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records;

Thence Southerly along the center line of Pearl Road, 10 feet to a point and the principal place of beginning;

Thence Easterly parallel with the Southerly line of land so conveyed to Paul M. and F. Naylor as aforesaid, 240 feet to a point;

Thence Northerly parallel with the center line of Pearl Road, 10 feet to the Southeasterly corner of land conveyed to Paul M. and F. Naylor as aforesaid;

Thence North 89° 04' 10" East 780.11 feet to the Easterly line of said Original Lot No. 57;

Thence South 0° 44' 40" West, 256.73 feet to a point;

Thence South 89° 04' 10" West, 1016.77 feet to the center line of Pearl Road;

Thence Northerly along the center line of Pearl Road, 246.66 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-007

Prior Instrument Reference: Volume 15231, Page 597 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 2

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: and known as being part of Original Strongsville Township Lot No. 57 and bounded and described as follows:

*Chicago Title 2/25/1931
Ch. Acct.*



Permanent 397-01-006
Parcel #: 397-01-009
397-01-012

Type Instrument: Warranty Deed Ex	Date: 12/20/2007 3:43:00 PM
Tax District #: 3340	Tax List Year: 2007
Grantor: West Side Deutscher Frauen	Land Use Code: 4120
Grantee: ALTENHEIM PROPERTIES, IN	Land Value: 1,873,700
Balance Assumed: \$ 0.00	Building Value: 10,618,300
Total Consideration: \$ 0.00	Total Value: 12,492,000
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 1.50	Rcpt: D-12202007-23
Fee Paid by: Chicago Title Insurance C	Inst #: 325136
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

Beginning in the Centerline of Pearl Road at the Northwesterly corner of land conveyed to Paul M. Naylor and Florence Ann Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records.

Thence Southerly along the center line of Pearl Road, 125 feet to the Southwesterly corner of land conveyed to Paul M. Naylor and Florence A. Naylor by deed dated April 12, 1964 and recorded in Volume 11131, Page 11, of Cuyahoga County Records;

Thence Easterly along the Southerly line of land so conveyed to Paul M. Naylor and Florence A. Naylor 240 feet to the Southeasterly corner thereof;

Thence Northerly along the Easterly line of land so conveyed to Paul M. Naylor and Florence A. Naylor by deed recorded in Volume 11131, Page 11 and the Easterly line of land so conveyed to Paul M. Naylor and Florence Ann Naylor by deed recorded in Volume 7426, Page 212, 125 feet to the Northeasterly Corner thereof;

Thence Westerly along the Northerly line of land so conveyed to Paul M. Naylor and Florence Ann Naylor by deed recorded in Volume 7426, Page 212, 240 feet to the place of beginning be the same more or less, but subject to all legal highways.

Excepting therefrom that part conveyed to the State of Ohio by Deed filed November 28, 1983 and recorded in Volume 83-1781, Page 17 of Cuyahoga County Records.

Permanent Parcel No. 397-01-009

Prior Instrument Reference: Volume 95-02914, Page 48 of Cuyahoga County, Ohio Records
AKA 15561 Pearl Rd, Strongsville, OH 44136

Parcel 3

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, and bounded and described as follows:

Beginning in the center line of Shurmer Road, 60 feet wide, at its intersection with the Westerly line of land conveyed to Dennis L. and Paula A. Williams by deed dated March 12, 1978 and recorded in Volume 14687, Page 369 of Cuyahoga County Records;

Thence Southerly along the Westerly line of land conveyed to Dennis L. and Paula A. Williams as aforesaid, a distance of about 410.68 feet to the Southwest corner thereof;

Thence Easterly along the Southerly line of land conveyed to Dennis L. and Paula A. Williams as aforesaid;

And along its Easterly prolongation to the Northwesterly corner of land conveyed to Strongsville Missionary Church, Inc., by deed dated October 17, 1959 and recorded in Volume 9760, Page 393 and re-recorded in Volume 10678, Page 739 of Cuyahoga County Records;

Thence Southerly along the Westerly line of land so conveyed to Strongsville Missionary Church, Inc. 10 feet to the Southwesterly corner thereof in the Southerly line of land conveyed to William and Dorothy Cumberworth by deed dated January 10, 1952 and recorded in Volume 7439 page 131 of Cuyahoga County Records;

Thence Westerly along the Southerly line of land conveyed to William and Dorothy Cumberworth, as aforesaid, about 546.11 feet to the Southeast corner of land so conveyed to Paul M. and Florence Ann Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records;

Thence Northerly along the Easterly line of land so conveyed to Paul M. and Florence Ann Naylor aforesaid to the Northeast corner thereof, said point being also the Southeast corner of land so conveyed to Alice Tabasso and Dorothy Labyk by deed dated August 9, 1977 and recorded in Volume 14604, Page 761 of Cuyahoga County Records;

Thence Northerly along the Easterly line of land conveyed to Alice Tabasso and Dorothy Labyk as aforesaid, to the center line of land of Shurmer Road;

Thence Easterly along the center line of Shurmer Road to the place of beginning be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-006

Prior Instrument Reference: Volume 84-4006, Page 45 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 4

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot Number 57, bounded as follows:

Beginning in the centerline of Pearl Road at its intersection with the Southerly line of a parcel of land conveyed to James P. Ehrbar by deed recorded in Volume 4220, Page 286 of Cuyahoga County Records, said point being distant due South, measured along said centerline, 951.79 feet from its intersection with the centerline of Shurmer Road;

Thence due North along the centerline of Pearl Road 193.05 feet to a point;

Thence North 89 degrees, 04 minutes, 10 seconds East, parallel with the Southerly line of said land conveyed to James P. Ehrbar, 1016.77 feet to a point in the Easterly line of said land;

Thence South 0 degrees, 44 minutes, 40 seconds West, along said Easterly line 193.11 feet to the Southeasterly corner of said land conveyed to James P. Ehrbar;

Thence South 89 degrees, 04 minutes, 10 seconds West along the Southerly line of said land conveyed to James P. Ehrbar, 1014.26 feet to the place of beginning and containing 4.500 Acres of land according to the Survey of Warren J. Root, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

The courses used in this description are given to an assumed meridian and are used to indicate angles only.

Permanent Parcel No. 397-01-012

Prior Instrument Reference: AFN# 200002160494 of Cuyahoga County, Ohio Records
AKA 15733 Pearl Rd, Strongsville, OH 44136

Parcel 5

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot No. 57, bounded and described as follows:

Beginning in the center line of Shurmer Road, at its intersection with the Easterly line of said Original Lot No. 57, said line being also the Easterly line of a parcel of land conveyed to William Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 235.50 feet to the principal place of beginning of premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 387.91 feet to a point distant North 0° 44' 40" East, 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East, parallel with the said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East, 376.53 feet to the principal place of beginning according to the Survey of Warren J. Root, Civil Engineer and Surveyor, be the same more or less, but subject to all legal highways.

The courses used in this description are given to an assumed meridian and are used to indicate angles only.

Permanent Parcel No. 397-01-011 (PP# 397-01-011 was erroneously recorded as PP# 397-01-010 in the prior instrument)

Prior Instrument Reference: Volume 85-3664, Page 1 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 6

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, bounded as follows:

Beginning in the center line of Shurmer Road at its intersection with the Easterly line of said Original Lot No. 57 said line being also the Easterly line of a parcel of land conveyed to William

Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records.

Thence North 82° 35' 40" West along the Center line of Shurmer Road, 314.00 feet to the principal place of beginning of the premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 399.30 feet to a point distant North 0° 44' 40" East 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East parallel with said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East 387.91 feet to the principal place of beginning according to the survey of Warren J. Root, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-013

Prior Instrument Reference: Volume 86-6577, Page 11 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 7

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, bounded and described as follows:

Beginning in the center line of Shurmer Road at its intersection with the Easterly line of said Original Lot No. 57, said line being also the Easterly line of a parcel of land conveyed to William Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 392.50 feet to the principal place of beginning of premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 410.68 feet to a point distant North 0° 44' 40" East, 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East, parallel with said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East, 399.30 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: October 8, 2015

SUBJECT: Rezoning Application
Altenheim Properties, Inc.; Owner
PPNs 397-01-012, 397-01-023
Address: 15733, Pearl Road and 18485 Shurmer Road
From R1-75 and GB to PF

Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

akp
Attachments

cc: Thomas P. Perciak, Mayor
Kenneth A. Kraus, Law Director
Daniel J. Kolick, Asst. Law Director
George Smerigan, City Planner
All Members of Council
Carol Oprea, Planning Commission Secretary

City of Strongsville

Memorandum

To: Ken Kraus, Law Director

CC: Thomas P. Perciak, Mayor
Aimee Pientka, Clerk of Council

From: Lori Daley, Assistant City Engineer

Date: October 14, 2015

Re: Rezoning Application
Altenheim Properties, Inc.; Owner
PPN's 397-01-012 & 397-01-023
Address: 15733 Pearl Road and 18485 Shurmer Road
From R1-75 and GB to PF

Ken,

The legal descriptions included in the rezoning application for the above referenced parcels accurately describe the areas to be rezoned.

A portion of PPN 397-01-012 is to be rezoned from GB to PF

The remaining portion of PPN 397-01-012 and all of PPN 397-01-023 are to be rezoned from R1-75 to PF.

The attached exhibit is to accompany the legal description for PPN 397-01-023. It was omitted in the original application submittal.

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

Thank you.

EXHIBIT
for

PPN 397-01-023

REZONE FROM ONE FAMILY 75 (R1-75)
to PUBLIC FACILITY (PF)

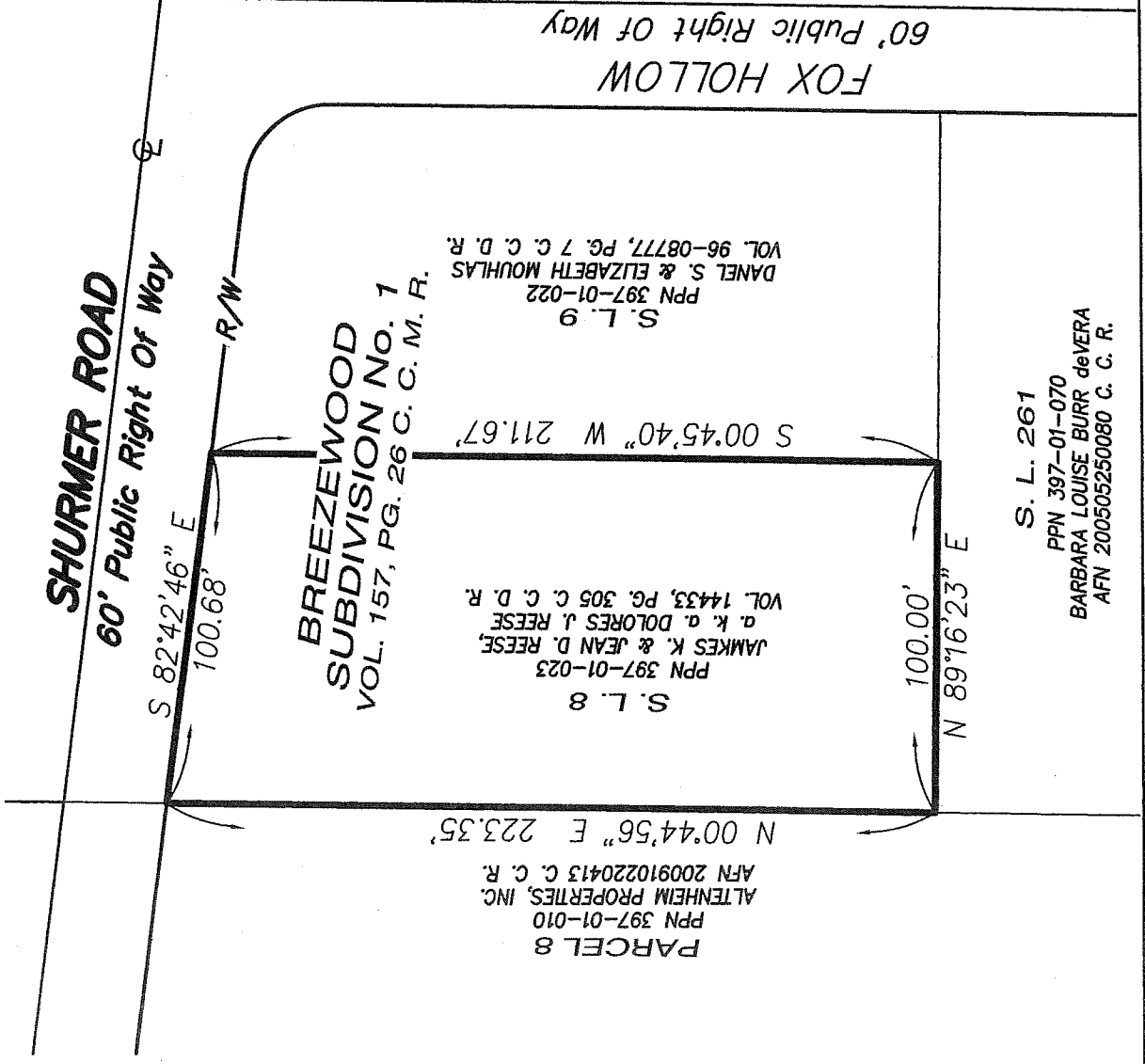
CITY OF STRONGSVILLE
COUNTY OF CUYAHOGA - STATE OF OHIO
JOB No. 15-224



GRAPHIC SCALE



1 INCH = 50 FEET



CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Aimee Pientka, Clerk of Council

DATE: October 20, 2015

SUBJECT: Referral from Council: Ordinance No. 2015-213
Ordinance No. 2015-214

At its regular meeting of October 19, 2015, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2015-213 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD, BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

- Ordinance No. 2015-214 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Copies of the ordinances are attached for Planning Commission review.

AKP
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: October 23, 2015

Please be advised that at its meeting of October 22, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2015-213:

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-214:

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 214

By: Mr. Maloney

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain property located at 15733 Pearl Road (being part of PPN 397-01-012), in the City of Strongsville, from GB (General Business) classification to PF (Public Facilities) classification, which property is more fully described in Exhibit "A" and depicted in Exhibit "B", all attached hereto and incorporated herein by reference.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning change in classification as provided in this Ordinance.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, to afford the applicant an opportunity to submit plans and commence construction, and to enhance economic development within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 214
Page 2

elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First Reading: October 19, 2015

Referred to Planning Commission

Second Reading: November 2, 2015

October 20, 2015

Favorable recommendation by Planning Commission
 Approved: October 22, 2015

Third Reading: _____

Public Hearing: _____

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-214 Amended: _____
 1st Rdg. 10-19-15 Ref: PC/PZE
 2nd Rdg. 11-2-15 Ref: _____
 3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 15-124
October 8, 2015

LEGAL DESCRIPTION
PARCEL 4
Permanent Parcel No. 397-01-012
Re-Zone General Business (GB) to Public Facility (PF)
Strongsville, Ohio

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot Number 57, said premises being more particularly bounded and described as follows:

BEGINNING on the centerline of Pearl Road, U.S. Route 42 (variable width) at its intersection with the southerly line of a parcel of land conveyed to Altenheim Properties, Inc. by deed recorded in document number 200712200650 of Cuyahoga County Records, said point being distant due South, measured along said centerline, 951.79 feet from its intersection with the centerline of Shermer Road and the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence **Due North** along the centerline of Pearl Road, U.S. Route 42 (variable width), a distance of **193.05 feet** to a point;

Course No. 2: thence **North 89°-04'-41" East** along the northerly line of said Altenheim Properties, Inc. lands, a distance of **626.85 feet** to a point;

Course No. 3: thence **South 00°-44'-56" West**, a distance of **193.11 feet** to a point in the southerly line of said Altenheim Properties, Inc. lands;

Course No. 4: thence **South 89°-04'-41" West** along the southerly line of said Altenheim Properties, Inc. lands, a distance of **624.32 feet** to the true place of beginning, said premises containing **2.772 acre** of land more or less, as described by **McSteen & Associates, Inc.** under Project No. 15-224 and being subject to all legal highways and easements of record.

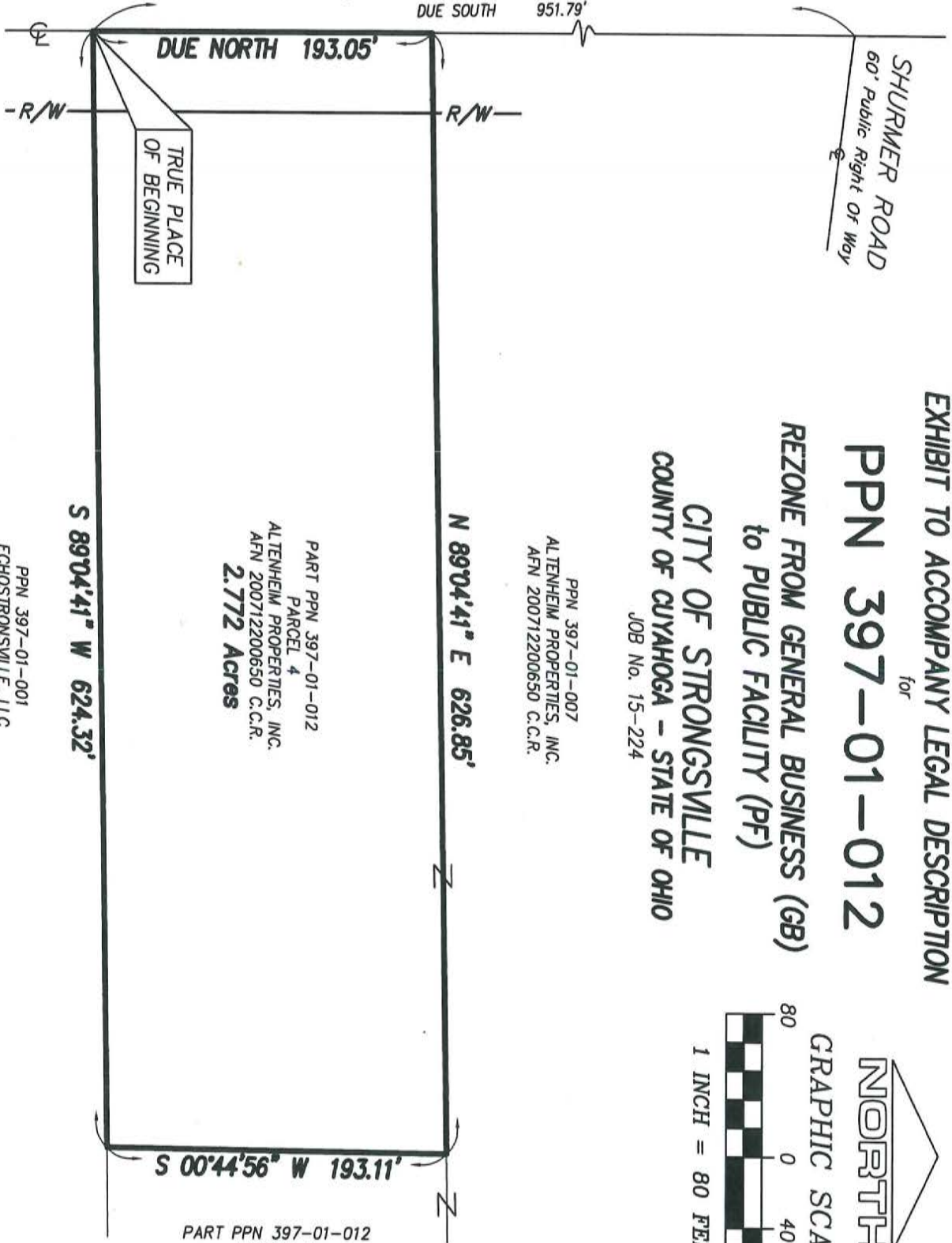
E:\CURRENT PROJECTS\15-224\documents\15-224 GB to PF .doc

Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

EXHIBIT A

PEARL ROAD (U. S. ROUTE 42)
 Variable Width Public Right Of Way



SHURMER ROAD
 60' Public Right Of Way

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

for
PPN 397-01-012

**REZONE FROM GENERAL BUSINESS (GB)
 to PUBLIC FACILITY (PF)**

**CITY OF STRONGSVILLE
 COUNTY OF CUYAHOGA - STATE OF OHIO**
 JOB No. 15-224

PPN 397-01-007
 ALTENHEIM PROPERTIES, INC.
 AFN 200712200650 C.C.R.

PART PPN 397-01-012
 PARCEL 4
 ALTENHEIM PROPERTIES, INC.
 AFN 200712200650 C.C.R.
2.772 Acres

S 89°04'41" W 624.32'

PPN 397-01-001
 ECHO STRONGSVILLE, LLC
 AFN 201210290454 C.C.R.

PART PPN 397-01-012
 PARCEL 4
 ALTENHEIM PROPERTIES, INC.
 AFN 200712200650 C.C.R.



GRAPHIC SCALE



EXHIBIT B

PETITION FOR ZONING CHANGE

Ordinance Number: 2015-214

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GB use to a class PF use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: See Attached

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: See Attached

Please list other supporting documents (if any) which accompany this petition:

1. Legal Description
2. Survey Map
3. Preliminary Diagram of Proposed Development

THE PROPOSED USE OF THE PROPERTY IS: Rehabilitation and outpatient care facility

Name, address and **telephone number** of applicant or applicant's agent:

Name: David R. Button, Esq.

Wegman, Hessler & Vanderburg

Address: 6055 Rockside Woods Blvd., Suite 200, Cleveland, Ohio 44131

Telephone Number: (216) 642-3342

A Henkeman Properties, Inc.
By: Paul Psota, CEO

Signature of Owner(s) Paul Psota, CEO

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Meade
Notary Public

My commission expires 10/14/15

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2015-214

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 15733 Pearl Road, Strongsville, Ohio 44136

Permanent Parcel No.: 397-01-012 (front)

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.)
Shurmer Road - North; Pearl Road - West; Drake Road - South; Mallard Circle - East

Number and type of buildings which now occupy property (if any): None

Acreage: 2.8

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy):
None

Said deed restrictions (will) (have) expire(d) on : N/A

Said property is presently under lease or otherwise encumbered as follows: None

	Owner(s)	Percent of Ownership	
1.	<u>Altenheim Properties, Inc.</u>	<u>100</u>	<u>%</u>
2.	<u></u>	<u></u>	<u>%</u>
3.	<u></u>	<u></u>	<u>%</u>

Altenheim Properties, Inc.
By: Paul Psota, CEO
Signature of Owner(s) Paul Psota, CEO

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Merkle
Notary Public

My commission expires 10/14/15

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

**Attachment to Petition For Zoning Change
Altenheim Properties, Inc.
397-01-012 (front)**

Such change is necessary for the preservation and enjoyment of a substantial property right because:

The subject property is vacant and located between the Altenheim's skilled nursing campus at 18627 Shurmer Road (corner of Pearl and Shurmer) and the new Giant Eagle Market District at 15919 Pearl Road. It is split zoned GB - general business district in the front (approximately 624' x 193') and R1-75 one-family dwelling residential in the rear portion of the property (approximately 360' x 193'). The Altenheim has a current need to construct a rehabilitation hospital and outpatient facility that will be used to temporarily house and provide services to individuals convalescing and/or recuperating from surgeries and other medical procedures. While the property is zoned for general business use it is better suited for public facilities use in order to preserve the Altenheim's right to effectively develop and use the property other than as a vacant lot. The most logical and appropriate use of the parcel is the expansion of the Altenheim's campus given its present width and close proximity to the Giant Eagle location to the south. The property, compared to other commercial lots in the vicinity, is fairly narrow and a stand-alone general business on that location would be difficult to justify economically. A commercial building would have to be relatively narrow and built toward the front of the lot since the rear portion of the property is currently zoned residential. Also, the location of the building and narrow lot would limit the available parking spaces for any business wishing to occupy the property. Given the Altenheim's need to expand its operations and the lot's current circumstances, it only makes sense to rezone the property to allow for the construction of the proposed rehabilitation hospital and outpatient facility. The patient stays and visits to the property will be temporary in nature; running from a matter of hours to a few weeks. The rezoning will allow the Altenheim to use the property, whereas the current zoning only promotes its continued vacancy.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because:

The intended use of the Property as an extension of the Altenheim campus will actually benefit the public welfare as the intended use as rehabilitation hospital and outpatient care facility will be more restrictive and create less impact on the local community than the types of businesses which could be placed on the premises under the general business zoning classification. Also, the addition of a rehabilitation hospital and outpatient facility will provide a more convenient option for such services for the residents of Strongsville; either as another option within the city itself or as an alternative to facilities outside of the city. Both of which are public benefits. Further, the location of the proposed building will be toward the front of the property and closer to Pearl Road, as opposed to the residential properties which border to the east. A substantial

landscaped yard will buffer the adjacent residential properties and the rear yard setbacks provided in the public facility classification will be more stringent than the setbacks provided in the general business classification; providing the neighboring homeowners with additional buffering. Since the proposed use will have less of an impact on the surrounding community than the uses which are permitted under a general business district and a public benefit will result, the proposed rezoning request will not be materially detrimental to the public welfare nor detrimental to the real property located in the vicinity.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the West Side Deutscher Frauen Verein, an Ohio nonprofit corporation, dba The Altenheim ("Grantor"), for Ten Dollars (\$10.00) and other valuable consideration paid, grants, with general warranty covenants, to Altenheim Properties, Inc., an Ohio nonprofit corporation ("Grantee"), with a tax mailing address of 18627 Shurmer Road, Strongsville, Ohio 44136, the following described real property (collectively, the "Property"):

Parcel 1

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of original Strongsville Township Lot No. 57, and bounded and described as follows:

Beginning in the center line of Pearl Road, 66 feet wide, at the Southwesterly corner of land conveyed to Paul M. and F. Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records;

Thence Southerly along the center line of Pearl Road,,10 feet to a point and the principal place of beginning;

Thence Easterly parallel with the Southerly line of land so conveyed to Paul M. and F. Naylor as aforesaid, 240 feet to a point;

Thence Northerly parallel with the center line of Pearl Road, 10 feet to the Southeasterly corner of land conveyed to Paul M. and F. Naylor as aforesaid;

Thence North 89° 04' 10" East 780.11 feet to the Easterly line of said Original Lot No. 57;

Thence South 0° 44' 40" West, 256.73 feet to a point;

Thence South 89° 04' 10" West, 1016.77 feet to the center line of Pearl Road;

Thence Northerly along the center line of Pearl Road, 246.66 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-007

Prior Instrument Reference: Volume 15231, Page 597 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 2

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: and known as being part of Original Strongsville Township Lot No. 57 and bounded and described as follows:

*Chicago Title 2751931
Ch. Assoc.*



Permanent 397-01-006
Parcel #: 397-01-009
397-01-012

Type Instrument: Warranty Deed Ex	Date: 12/20/2007 3:43:00 PM
Tax District #: 3340	Tax List Year: 2007
Grantor: West Side Deutscher Frauen	Land Use Code: 4120
Grantee: ALTENHEIM PROPERTIES, IN	Land Value: 1,873,700
Balance Assumed: \$ 0.00	Building Value: 10,618,300
Total Consideration: \$ 0.00	Total Value: 12,492,000
Conv Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 1.50	Rcpt: D-12202007-23
Fee Paid by: Chicago Title Insurance C	Inst #: 325136
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

Beginning in the Centerline of Pearl Road at the Northwesterly corner of land conveyed to Paul M. Naylor and Florence Ann Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records.

Thence Southerly along the center line of Pearl Road, 125 feet to the Southwesterly corner of land conveyed to Paul M. Naylor and Florence A. Naylor by deed dated April 12, 1964 and recorded in Volume 11131, Page 11, of Cuyahoga County Records;

Thence Easterly along the Southerly line of land so conveyed to Paul M. Naylor and Florence A. Naylor 240 feet to the Southeasterly corner thereof;

Thence Northerly along the Easterly line of land so conveyed to Paul M. Naylor and Florence A. Naylor by deed recorded in Volume 11131, Page 11 and the Easterly line of land so conveyed to Paul M. Naylor and Florence Ann Naylor by deed recorded in Volume 7426, Page 212, 125 feet to the Northeasterly Corner thereof;

Thence Westerly along the Northerly line of land so conveyed to Paul M. Naylor and Florence Ann Naylor by deed recorded in Volume 7426, Page 212, 240 feet to the place of beginning be the same more or less, but subject to all legal highways.

Excepting therefrom that part conveyed to the State of Ohio by Deed filed November 28, 1983 and recorded in Volume 83-1781, Page 17 of Cuyahoga County Records.

Permanent Parcel No. 397-01-009

Prior Instrument Reference: Volume 95-02914, Page 48 of Cuyahoga County, Ohio Records
AKA 15561 Pearl Rd, Strongsville, OH 44136

Parcel 3

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, and bounded and described as follows:

Beginning in the center line of Shurmer Road, 60 feet wide, at its intersection with the Westerly line of land conveyed to Dennis L. and Paula A. Williams by deed dated March 12, 1978 and recorded in Volume 14687, Page 369 of Cuyahoga County Records;

Thence Southerly along the Westerly line of land conveyed to Dennis L. and Paula A. Williams as aforesaid, a distance of about 410.68 feet to the Southwest corner thereof;

Thence Easterly along the Southerly line of land conveyed to Dennis L. and Paula A. Williams as aforesaid;

And along its Easterly prolongation to the Northwesterly corner of land conveyed to Strongsville Missionary Church, Inc., by deed dated October 17, 1959 and recorded in Volume 9760, Page 393 and re-recorded in Volume 10678, Page 739 of Cuyahoga County Records;

Thence Southerly along the Westerly line of land so conveyed to Strongsville Missionary Church, Inc. 10 feet to the Southwesterly corner thereof in the Southerly line of land conveyed to William and Dorothy Cumberworth by deed dated January 10, 1952 and recorded in Volume 7439 page 131 of Cuyahoga County Records;

Thence Westerly along the Southerly line of land conveyed to William and Dorothy Cumberworth, as aforesaid, about 546.11 feet to the Southeast corner of land so conveyed to Paul M. and Florence Ann Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records;

Thence Northerly along the Easterly line of land so conveyed to Paul M. and Florence Ann Naylor aforesaid to the Northeast corner thereof, said point being also the Southeast corner of land so conveyed to Alice Tabasso and Dorothy Labyk by deed dated August 9, 1977 and recorded in Volume 14604, Page 761 of Cuyahoga County Records;

Thence Northerly along the Easterly line of land conveyed to Alice Tabasso and Dorothy Labyk as aforesaid, to the center line of land of Shurmer Road;

Thence Easterly along the center line of Shurmer Road to the place of beginning be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-006

Prior Instrument Reference: Volume 84-4006, Page 45 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 4

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot Number 57, bounded as follows:

Beginning in the centerline of Pearl Road at its intersection with the Southerly line of a parcel of land conveyed to James P. Ehrbar by deed recorded in Volume 4220, Page 286 of Cuyahoga County Records, said point being distant due South, measured along said centerline, 951.79 feet from its intersection with the centerline of Shurmer Road;

Thence due North along the centerline of Pearl Road 193.05 feet to a point;

Thence North 89 degrees, 04 minutes, 10 seconds East, parallel with the Southerly line of said land conveyed to James P. Ehrbar, 1016.77 feet to a point in the Easterly line of said land;

Thence South 0 degrees, 44 minutes, 40 seconds West, along said Easterly line 193.11 feet to the Southeasterly corner of said land conveyed to James P. Ehrbar;

Thence South 89 degrees, 04 minutes, 10 seconds West along the Southerly line of said land conveyed to James P. Ehrbar, 1014.26 feet to the place of beginning and containing 4.500 Acres of land according to the Survey of Warren J. Root, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

The courses used in this description are given to an assumed meridian and are used to indicate angles only.

Permanent Parcel No. 397-01-012

Prior Instrument Reference: AFN# 200002160494 of Cuyahoga County, Ohio Records
AKA 15733 Pearl Rd, Strongsville, OH 44136

Parcel 5

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot No. 57, bounded and described as follows:

Beginning in the center line of Shurmer Road, at its intersection with the Easterly line of said Original Lot No. 57, said line being also the Easterly line of a parcel of land conveyed to William Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 235.50 feet to the principal place of beginning of premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 387.91 feet to a point distant North 0° 44' 40" East, 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East, parallel with the said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East, 376.53 feet to the principal place of beginning according to the Survey of Warren J. Root, Civil Engineer and Surveyor, be the same more or less, but subject to all legal highways.

The courses used in this description are given to an assumed meridian and are used to indicate angles only.

Permanent Parcel No. 397-01-011 (PP# 397-01-011 was erroneously recorded as PP# 397-01-010 in the prior instrument)

Prior Instrument Reference: Volume 85-3664, Page 1 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 6

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, bounded as follows:

Beginning in the center line of Shurmer Road at its intersection with the Easterly line of said Original Lot No. 57 said line being also the Easterly line of a parcel of land conveyed to William

Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records.

Thence North 82° 35' 40" West along the Center line of Shurmer Road, 314.00 feet to the principal place of beginning of the premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 399.30 feet to a point distant North 0° 44' 40" East 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East parallel with said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East 387.91 feet to the principal place of beginning according to the survey of Warren J. Root, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-013

Prior Instrument Reference: Volume 86-6577, Page 11 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 7

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, bounded and described as follows:

Beginning in the center line of Shurmer Road at its intersection with the Easterly line of said Original Lot No. 57, said line being also the Easterly line of a parcel of land conveyed to William Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 392.50 feet to the principal place of beginning of premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 410.68 feet to a point distant North 0° 44' 40" East, 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East, parallel with said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East, 399.30 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-024
Prior Instrument Reference: Volume 86-7123, Page 51 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

The Property is conveyed subject to (i) zoning ordinances and regulations, if any;
(ii) easements, covenants, conditions, reservations and restrictions of record; and (iii) general
real estate taxes and assessments, which are a lien but are not yet due and payable.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 20th
day of December, 2007.

West Side Deutscher Frauen Verein, an Ohio
nonprofit corporation, dba The Altenheim

By: Gregory M. McDaniel

Its: Executive Director

State of Ohio)
) SS.
County of Cuyahoga)

BEFORE ME, a Notary Public in and for said County and State, personally
appeared Gregory M. McDaniel the Exec. Dir., of West Side Deutscher
Frauen Verein, an Ohio nonprofit corporation, dba The Altenheim, who acknowledged to hold
the title set forth in the instrument, that he/she signed the instrument on behalf of the corporation
by proper authority, and the instrument was the act of the corporation for the purpose therein
stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at
Cleveland, Ohio this 20th day of December, 2007.

Paul P. Psota
NOTARY PUBLIC

This instrument was prepared by:
Deborah D. Zielinski, Esq.
Buckley King LPA
1400 Fifth Third Center
600 Superior Avenue, East
Cleveland, Ohio 44114
(216) 363-1400

PAUL P. PSOTA, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date
Section 147.03 R. C.

726\005\deeds\356 General Warranty Deed (execution copy).doc

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: October 8, 2015

SUBJECT: Rezoning Application
Altenheim Properties, Inc.; Owner
PPNs 397-01-012, 397-01-023
Address: 15733, Pearl Road and 18485 Shurmer Road
From R1-75 and GB to PF

Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

akp
Attachments

cc: Thomas P. Perciak, Mayor
Kenneth A. Kraus, Law Director
Daniel J. Kolick, Asst. Law Director
George Smerigan, City Planner
All Members of Council
Carol Oprea, Planning Commission Secretary

City of Strongsville

Memorandum

To: Ken Kraus, Law Director

CC: Thomas P. Perciak, Mayor
Aimee Pientka, Clerk of Council

From: Lori Daley, Assistant City Engineer

Date: October 14, 2015

Re: Rezoning Application
Altenheim Properties, Inc.; Owner
PPN's 397-01-012 & 397-01-023
Address: 15733 Pearl Road and 18485 Shurmer Road
From R1-75 and GB to PF

Ken,

The legal descriptions included in the rezoning application for the above referenced parcels accurately describe the areas to be rezoned.

A portion of PPN 397-01-012 is to be rezoned from GB to PF

The remaining portion of PPN 397-01-012 and all of PPN 397-01-023 are to be rezoned from R1-75 to PF.

The attached exhibit is to accompany the legal description for PPN 397-01-023. It was omitted in the original application submittal.

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

Thank you.

EXHIBIT
for

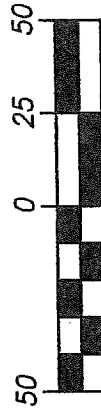
PPN 397-01-023

REZONE FROM ONE FAMILY 75 (R1-75)
to PUBLIC FACILITY (PF)

CITY OF STRONGSVILLE
COUNTY OF CUYAHOGA - STATE OF OHIO
JOB No. 15-224



GRAPHIC SCALE



1 INCH = 50 FEET

SHURMER ROAD

60' Public Right Of Way

S 82°42'46" E

100.68'

R/W

BREEZEWOOD
SUBDIVISION No. 1
VOL. 157, PG. 26 C. C. M. R.

PARCEL 8
PPN 397-01-010
ALTENHEIM PROPERTIES, INC.
AFN 200910220413 C. C. R.
N 00°44'56" E 223.35'

S. L. 8
PPN 397-01-023
JAMKES K. & JEAN D. REESE,
d. k. a. DOLORES J. REESE
VOL. 1443, PG. 305 C. C. D. R.

S. L. 9
PPN 397-01-022
DANIEL S. & ELIZABETH MOUHLAS
VOL. 96-0877, PG. 7 C. C. D. R.

S 00°45'40" W 211.67'

FOX HOLLOW
60' Public Right Of Way

100.00'

N 89°16'23" E

S. L. 261
PPN 397-01-070
BARBARA LOUISE BURR deVERA
AFN 200505250080 C. C. R.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Aimee Pientka, Clerk of Council

DATE: October 20, 2015

SUBJECT: Referral from Council: Ordinance No. 2015-213
Ordinance No. 2015-214

At its regular meeting of October 19, 2015, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2015-213 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD, BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-214 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Copies of the ordinances are attached for Planning Commission review.

AKP
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: October 23, 2015

Please be advised that at its meeting of October 22, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2015-213:

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-214:

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 231

By: Mayor Perciak and All Members of Council

A RESOLUTION PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE, THE QUESTION OF COUNCIL AMENDING SECTION 618.12 (HUNTING OR TRAPPING PROHIBITED) OF CHAPTER 618 ANIMALS OF PART SIX-GENERAL OFFENSES CODE OF THE CODIFIED ORDINANCES OF THE CITY TO AUTHORIZE A NUISANCE ABATEMENT INITIATIVE FOR BOTH SHORT TERM AND LONG TERM CONTROL AND REDUCTION OF THE WHITE-TAILED DEER POPULATION, IN COORDINATION WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES AND CONTIGUOUS, ADJOINING, POLITICAL SUBDIVISIONS THAT OPT TO ADOPT A SIMILAR PLAN FOR NUISANCE ABATEMENT, ESTABLISHING AN ELECTION DATE THEREFOR, AND DECLARING AN EMERGENCY.

WHEREAS, the white-tailed deer population in urban areas has grown to unmanageable numbers; and

WHEREAS, as a consequence thereof great financial loss has been suffered by public and private property owners, in the destruction of plants, flowers, trees and other edible landscaping; and

WHEREAS, deer/vehicle accidents increase annually and threaten the lives and property of all those who travel by vehicle on our streets and highways; and

WHEREAS, while hunting within the City of Strongsville is prohibited, the exploding regional deer population urgently requires deer management efforts; and

WHEREAS, this Council finds that the existing circumstances constitute an ongoing and serious nuisance which must be abated for the public health, safety and welfare; and

WHEREAS, the Mayor and Administration, working in conjunction with the Ohio Department of Natural Resources (“ODNR”) and in coordination with other similarly situated municipalities, seek to establish a “nuisance abatement initiative” to allow for the liberal issuance of permits from both the ODNR and the municipal police department (deer damage control permits) with the consent of and upon the application of property owners seeking relief; and

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2015 – 231
Page 2

WHEREAS, it therefore appears desirable to amend the Codified Ordinances of the City of Strongsville, Part Six General Offenses Code, Chapter 618 Animals, Section 618.12 (Hunting or Trapping Prohibited) to permit the limited hunting of white tailed deer by cross bow or long bow under terms and conditions established by the City if there is sufficient public support to do so; and

WHEREAS, this Council, therefore, has determined it desirable to submit to the voters of the municipality the question of their support for Council amending Section 618.12 (Hunting or Trapping Prohibited) of Chapter 618 Animals of Part Six-General Offenses Code of the Codified Ordinances of the City of Strongsville to authorize a nuisance abatement initiative for both short term and long term control and reduction of the white-tailed deer population, in coordination with the Ohio Department of Natural Resources and contiguous, adjoining, political subdivisions that opt to adopt a similar plan for nuisance abatement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby authorizes and directs the submission to the electors of the City of Strongsville at an election to be held at the usual places of voting within the City on Tuesday, March 15, 2016, between the hours of 6:30 a.m. and 7:30 p.m. of that day, for an advisory election on the question of Council's amending Section 618.12 (Hunting or Trapping Prohibited) of Chapter 618 Animals of Part Six-General Offenses Code of the Codified Ordinances of the City of Strongsville authorizing a nuisance abatement initiative for both short term and long term control and reduction of the white-tailed deer population, in coordination with the Ohio Department of Natural Resources and contiguous, adjoining, political subdivisions that opt to adopt a similar plan for nuisance abatement, which proposed amendment is set forth in full in Section 2 hereof.

Section 2. That the proposed amendment evidencing the question to be submitted to the electors of the City under this Resolution shall be as follows:

618.12 HUNTING OR TRAPPING PROHIBITED.

(a) No person shall hunt or trap animals or fowl within the Municipality, except that law enforcement officers, health officials, persons possessing a nuisance trapping permit issued by the Division of Wildlife of the State of Ohio, and a resident using a live box trap trapping on property which he owns or permanently occupies may trap wildlife or animals constituting a nuisance; **and except as provided in division (c) of this Section.**

(b) A person holding a nuisance trapping permit issued by the Division of Wildlife of the State of Ohio shall:

- (1) Notify the Animal Control Officer or the Police Department of his name, the location and time of placement of each trap placed in the Municipality prior to setting any such trap;
- (2) Use a box trap or a trap approved by the Division of Wildlife of the State of Ohio; and
- (3) Release such animal outside the City limits within twenty-four hours of trapping or in accordance with State of Ohio, Division of Wildlife regulations.

(c) The limited hunting of white-tailed deer by crossbow or long bow may be permitted within the City under the following terms and conditions:

- (1) The Chief of Police or his designated representative may, in his sole discretion, issue a Municipal Deer Control Permit to a qualified archer applicant (engaged to assist property owners aggrieved by deer damage) only as a corollary to and following the issuance by the ODNR of its own Deer Damage Control Permit to allow only bow-hunting (long bow and crossbow) of white-tailed deer.
- (2) The permit is limited to areas of not less than five (5) contiguous acres by State-Licensed hunters proficient in the use of bow and arrow, on such forms and subject to such rules and regulations as the Chief of Police may prescribe.
- (3) Hunting shall be conducted from an elevated platform only.
- (4) Written permission from the property owner(s) must be obtained.
- (5) A qualified archer shall be defined as an individual having obtained an approval/certification from the South Cuyahoga Sportsmen's Association or other State approved archery proficiency test site, valid Ohio hunting license, and all other applicable State requirements.
- (6) Compliance with all laws, rules and regulations of the City and State is required.
- (7) All applicants shall agree, in writing, to defend, indemnify and hold harmless the City for any negligent acts committed by the applicant.
- (8) Any other requirements as deemed necessary to preserve and protect the health, safety and

welfare of the residents shall be determined solely by the Chief of Police.

- (9) The Chief of Police is hereby authorized to promulgate any and all rules and regulations necessary to carry out the provisions of this section, and all other rules and regulations necessary to insure public health and safety, all of which shall be published.
- (10) Nothing in this section shall be deemed to prohibit the killing of rats and other undesirable rodents authorized to be killed by the Chief of Police using means for such killing which are also authorized by the Chief of Police.

~~(e)(d)~~ Whoever violates any provision of ~~this section~~ **divisions (a) or (b) of this Section** is guilty of a minor misdemeanor. **Whoever violates division (c) shall be guilty of a misdemeanor of the first degree.** Punishment shall be as provided in Section 698.02.
~~(Ord. 1992-175. Passed 11-2-92.)~~

Section 3. That it is the desire of this Council that the ballot language presented to the electors of the City of Strongsville shall be in substantially the following form:

ADVISORY ELECTION

CITY OF STRONGSVILLE

Shall the City Council amend Section 618.12 Hunting or Trapping Prohibited of the Codified Ordinances of the City of Strongsville to permit the limited hunting of white-tailed deer by crossbow or long bow by licensed individuals conducted from elevated platforms, under terms and conditions established by the State of Ohio and City of Strongsville, and under the supervision of the Chief of Police?

	Yes
	No

Section 4. That the Clerk of this Council is hereby directed to provide any required newspaper or other notice in accordance with the Ohio Revised Code, and to file a certified copy of this Resolution with the Cuyahoga County Board of Elections not later than December 16, 2015.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2015 – 231
Page 5

Section 5. That the Board of Elections of Cuyahoga County is requested to cause an appropriate notice to be duly given of the advisory election to be held on March 15, 2016, on the foregoing question and Ordinance of this City and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

Section 6. That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs, if any, of carrying out the authorizations and directions of this Resolution.

Section 7. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Resolution is required to be immediately effective in order to place this question on the ballot at the March 15, 2016 regular primary election in accordance with law. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

_____ Approved: _____
 President of Council Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

RES
 ORD. No. 2015-231 Amended: _____
 1st Rdg. 11-2-15 Ref: COW
 2nd Rdg. 11-16-15 Ref: COW
 3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 232

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **GOODYEAR 5/3** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcels described in **Exhibit A** hereto, as such parcels may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare.

Section 2. That pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is

passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. That as provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **GOODYEAR 5/3** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **GOODYEAR 5/3** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

(i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);

(ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and

(iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

CITY OF STRONGSVILLE, OHIO
 ORDINANCE NO. 2015 – 232
 PAGE 3

Section 5. That pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. That 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. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; 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 two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____, 2015

Date Approved: _____, 2015

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Donner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-232 Amended: _____
 1st Rdg. 11-16-15 Ref: COW
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Final Rtg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE

Goodyear 5/3 TIF Parcel Numbers

393-31-009

393-31-010

393-31-028

393-02-006

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements consist of

(i) the widening of and other improvements to Shurmer Road west from and including the intersection of Shurmer Road and Howe Road to the Shurmer Road and Pearl Road intersection, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

(ii) the widening of and other improvements to Pearl Road south from and including the intersection of Pearl Road and Shurmer Road to the Pearl Road and Drake Road intersection, and Pearl Road from the southern terminus north to Royalton Road and including all intersections along such route, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting or serving the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 233

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **DUNKIN DONUTS** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcels described in **Exhibit A** hereto, as such parcels may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare.

Section 2. That pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 233
PAGE 2

passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. That as provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **DUNKIN DONUTS** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **DUNKIN DONUTS** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

(i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);

(ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and

(iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

CITY OF STRONGSVILLE, OHIO
 ORDINANCE NO. 2015 - 233
 PAGE 3

Section 5. That pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. That 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. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; 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 two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____, 2015

Date Approved: _____, 2015

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Donner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-233 Amended: _____
 1st Rdg. 11-16-15 Ref: COW
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 4th Rdg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
Dunkin Donuts TIF Parcel Numbers

398-29-008

398-29-019

398-29-021

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements consist of the widening of and other improvements to Royalton Road east from and including the intersection of Royalton Road and Howe Road to and including the Royalton Road and West 130th Street intersection and including all such intersections along such route, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting or serving the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 234

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **42/82** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcels described in **Exhibit A** hereto, as such parcels may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare.

Section 2. That pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is

passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. That as provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the 42/82 Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the 42/82 Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

(i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);

(ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and

(iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

CITY OF STRONGSVILLE, OHIO
 ORDINANCE NO. 2015 - 234
 PAGE 3

Section 5. That pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. That 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. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; 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 two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____, 2015

Date Approved: _____, 2015

	<u>Yea</u>	<u>Nay</u>
Carbone	___	___
Daymut	___	___
DeMio	___	___
Donner	___	___
Maloney	___	___
Schonhut	___	___
Southworth	___	___

Attest: _____
 Clerk of Council

ORD. No. 2015-234 Amended: _____
 1st Rdg. 11-16-15 Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE

42/82 TIF Parcel Numbers

396-17-111

396-20-005

396-25-001

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements consist of

(i) the widening of and other improvements to Royalton Road east from and including the intersection of Royalton Road and Pearl Road to and including the I-71 Interchange and all intersection sections along such route, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

(ii) the widening of and other improvements to Pearl Road north from and including the intersection of Pearl Road and Lunn Road to the Ohio Turnpike Interchange and all intersections along such route, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting or serving the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 235

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **BREW KETTLE** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcels described in **Exhibit A** hereto, as such parcels may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare.

Section 2. That pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 235
PAGE 2

passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. That as provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **BREW KETTLE** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **BREW KETTLE** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

(i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);

(ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and

(iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

CITY OF STRONGSVILLE, OHIO
 ORDINANCE NO. 2015 - 235
 PAGE 3

Section 5. That pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. That 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. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; 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 two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____, 2015

Date Approved: _____, 2015

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Donner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-235 Amended: _____

1st Rdg. 11-16-15 Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Pub Hrg. _____

Adopted: _____ Created: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
Brew Kettle TIF Parcel Numbers

395-10-003

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements consist of the widening of and other improvements to Pearl Road north from and including the intersection of Whitney Road and Pearl Road to terminus and south from and including the intersection of Whitney Road and Peal Road to terminus and including all intersection sections along such route, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements.

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting or serving the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 236

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A PEARL/LUNN MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcels described in **Exhibit A** hereto, as such parcels may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare.

Section 2. That pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 236
PAGE 2

passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. That as provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **PEARL/LUNN** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **PEARL/LUNN** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);
- (ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and
- (iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

CITY OF STRONGSVILLE, OHIO
 ORDINANCE NO. 2015 - 236
 PAGE 3

Section 5. That pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. That 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. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; 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 two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

 President of Council
 Date Passed: _____, 2015

Approved: _____
 Mayor
 Date Approved: _____, 2015

	<u>Yea</u>	<u>Nay</u>
Carbone	___	___
Daymut	___	___
DeMio	___	___
Donner	___	___
Maloney	___	___
Schonhut	___	___
Southworth	___	___

Attest: _____
 Clerk of Council

ORD. No. 2015-236 Amended: _____
 1st Rdg. 11-16-15 Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
Pearl/Lunn TIF Parcel Numbers
396-19-003

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements consist of the widening of and other improvements to Lunn Road and Pearl Road intersection, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting or serving the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 237

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **CLOVER SENIOR** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcels described in **Exhibit A** hereto, as such parcels may be consolidated or split (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare.

Section 2. That pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 237
PAGE 2

passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. That as provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **CLOVER SENIOR** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **CLOVER SENIOR** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

(i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);

(ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and

(iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

CITY OF STRONGSVILLE, OHIO
 ORDINANCE NO. 2015 - 237
 PAGE 3

Section 5. That pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. That 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. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; 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 two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

 President of Council
 Date Passed: _____, 2015

Approved: _____
 Mayor
 Date Approved: _____, 2015

	<u>Yea</u>	<u>Nay</u>
Carbone	___	___
Daymut	___	___
DeMio	___	___
Donner	___	___
Maloney	___	___
Schonhut	___	___
Southworth	___	___

Attest: _____
 Clerk of Council

ORD. No. 2015-237 Amended: _____
 1st Rdg. 11-16-15 Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
Clover Senior TIF Parcel Numbers

396-25-003

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements consist of the widening of and other improvements to Howe Road northeast from and including the intersection of Howe Road and Drake Road to Royalton Road to and including the intersection of Howe Road and Royalton Road and including all intersections along such route, including improvements to, or construction or installation of, intersections, signalization, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Property and directly benefiting or serving the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 245

By: Mayor Perciak

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDMENT TO THE INDEPENDENT CONTRACTOR AGREEMENT WITH TACTICAL PLANNING, LLC AND GEORGE SMERIGAN, AS PLANNING CONSULTANT, FOR PROFESSIONAL SERVICES TO THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, by and through Ordinance No. 2013-209, passed on September 16, 2013, Council approved and authorized an Independent Contractor Agreement with Tactical Planning, LLC and George Smerigan, for professional planning services to assist the City's continuing planning and development program, including all planning services required by the City's Mayor, Council, Boards, Commissions and attorneys; and

WHEREAS, it is the desire of the City and the Independent Contractor consultant to amend the compensation for such consultant, commencing January 1, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized and directed to execute and enter into an Amendment to Agreement between Tactical Planning, LLC and George Smerigan and the City of Strongsville, for professional planning services, effective commencing January 1, 2016, which in all respects is hereby approved. A copy of said Amendment to Agreement is attached hereto as Exhibit A and incorporated herein by reference.

Section 2. That the funds for the purpose of said Amendment shall be appropriated and paid from the General Fund; and the Director of Finance of the City be and is hereby authorized and directed to issue payment in accordance with the terms and conditions of such Agreement.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to provide for fair compensation to the City's planning consultant, for the continuity of professional planning services to the City, its Mayor, Council Boards and Commissions. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2015-245 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

**AMENDMENT TO AGREEMENT
BETWEEN
CITY OF STRONGSVILLE, OHIO
AND
TACTICAL PLANNING, LLC and GEORGE SMERIGAN**

THIS AMENDMENT TO AGREEMENT made at Strongsville, Ohio, this ___ day of _____, 2015, by and between the **CITY OF STRONGSVILLE, Ohio**, hereinafter referred to as the "City," and **TACTICAL PLANNING, LLC and GEORGE SMERIGAN**, hereinafter collectively referred to as the "Consultant."

WITNESSETH:

WHEREAS, by and through Ordinance No. 2013-209, passed on September 16, 2013, City Council approved and authorized an Independent Contractor Agreement with Tactical Planning, LLC and George Smerigan, for professional planning services to assist the City's continuing planning and development program, including all planning services required by the City's Mayor, Council, Boards, Commissions and attorneys; and

WHEREAS, the parties now mutually desire to amend the compensation for the Consultant; and

WHEREAS, to this end, the within Amendment to the Agreement is hereby authorized.

NOW, THEREFORE, in consideration of the premises and the mutual covenants set forth in the Agreement and herein, it is agreed as follows:

1. That Section III Compensation of the Agreement be and is hereby amended to read as follows:

* * *

**SECTION III
COMPENSATION**

A. For services as described in Section I of this Agreement from September 17, 2013 through December 31, 2013, and thereafter if renewed, the City shall compensate the Consultant based upon a lump sum retainer fee on an annualized basis of ~~Thirty-Six Thousand~~ **Forty-Two Thousand** and No/100 Dollars (~~\$3642,000.00~~) per year, plus Reimbursable Expenses.

B. *Reimbursable Expenses.* Reimbursable Expenses are in addition to the Compensation for services as described in this Agreement made by the Consultant including the expenses of plan and map reproduction. Reimbursable Expenses shall be reasonable and documented, and shall not be accrued without prior written authorization of the City. They shall be paid monthly as incurred and invoiced by the Consultant.

C. *Payments to Consultant.* Payments for Services as defined in Section I of this Agreement shall be made monthly in the amount of Three Thousand **Five Hundred** and 00/100 Dollars (\$3,0500.00) at the beginning of each month.

D. Payments for "Additional Services" as referred to above in Section I and in the attached Exhibit A, shall be provided on an hourly rate basis at the rate of One Hundred Dollars (\$100.00) per hour, and/or at the City's option based upon a negotiated and mutually agreeable fixed fee amount.

* * *

2. This Amendment to Agreement amends, modifies and supplements the Agreement only as specifically set forth herein. All rights and obligations of the City and the Consultant under the Agreement and all other provisions not specifically amended herein remain unmodified and in full force and effect.

3. This Amendment to Agreement shall be binding upon the City and the Consultant and their respective legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Agreement the day and year first above written.

Signed in the presence of:

"CONSULTANT"
TACTICAL PLANNING, LLC and
GEORGE SMERIGAN

By: _____
George Smerigan, Managing Member

George Smerigan, Individually as Planner

"CITY"
CITY OF STRONGSVILLE

By: _____
Thomas P. Perciak, Mayor

CERTIFICATE OF DIRECTOR OF FINANCE

I hereby certify that the amount of money required to meet the expenditures called for by this Amendment to Agreement is in the treasury, to the credit of the fund for which it is to be drawn, or in the process of collection, and not appropriated for any other purpose.

Date

Director of Finance

CERTIFICATE OF LAW DIRECTOR

I have hereby reviewed approved the form of the foregoing Amendment to Agreement this ___ day of _____, 2015.

Kenneth A. Kraus, Law Director

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 246

By: Mayor Perciak and All Members of Council

**A RESOLUTION PROVIDING FOR THE SUBMISSION OF
ORDINANCE NO. 2015-213 TO THE ELECTORS,
ESTABLISHING AN ELECTION DATE THEREFOR, AND
DECLARING AN EMERGENCY.**

WHEREAS, on December 7, 2015, Council passed Ordinance No. 2015-213, entitled "An Ordinance amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the zoning classification of certain real estate located at 15733 Pearl Road, being a portion of PPN 397-01-012, and additional property at 18485 Shurmer Road, being all of PPN 397-01-023, all in the City of Strongsville, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency."; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in each ward in which the change is applicable to property in the ward, and the results of that election have been certified by the Board of Elections;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby sets the date of the next regularly scheduled Presidential Primary Election of March 15, 2016 for submission of Ordinance No. 2015-213 to the electors of the City of Strongsville, a copy of which is attached hereto and incorporated herein as if fully rewritten.

Section 2. That this Council hereby requests the Board of Elections to do all things necessary to provide for the submission of Ordinance No. 2015-213 on said date to the electors of the City of Strongsville.

Section 3. That it is the recommendation of this Council that the ballots for said question shall be in substantially the following form:

PROPOSED ZONING AMENDMENT

A majority affirmative vote of the electors voting thereon in the City and in Ward 2 are necessary for passage.

Shall the Zoning Map of Strongsville adopted by Section 1250.03 of the Codified Ordinances of Strongsville be amended to change the classification of certain real estate located at 15733 Pearl Road, being a portion of PPN 397-01-012, and additional property at 18485 Shurmer Road, being all of PPN 397-01-023, for the purpose of rezoning the properties from their present zoning classification of R1-75 (One Family 75) to PF (Public Facilities) classification?

YES

NO

Section 4. That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Resolution to the Board of Elections of Cuyahoga County on or before December 16, 2015.

Section 5. That the Board of Elections of Cuyahoga County is requested to cause an appropriate notice to be duly given of the regularly scheduled Presidential Primary Election to be held on March 15, 2016, on the foregoing Ordinance of this City and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

Section 6. That there is hereby appropriated from the General Fund a sufficient sum of money to pay any filing fee or other nominal costs associated with carrying out the authorizations and directions of this Resolution.

Section 7. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2015 - 246
Page 3

and welfare of the City, and for the further reason that, in accordance with the City Charter, it is immediately necessary to submit the aforementioned zoning amendment to the Board of Elections in order to meet the legal deadline and place said question before the electorate at the March 15, 2016 Presidential Primary Election. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

RES
 ORD. No. 2015-246 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 247

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF RECREATION & SENIOR SERVICES TO SUBMIT A PROPOSAL AND RECEIVE FUNDING FROM THE CUYAHOGA COUNTY DEPARTMENT OF SENIOR & ADULT SERVICES THROUGH ITS COMMUNITY SOCIAL SERVICES PROGRAM, IN CONNECTION WITH VARIOUS CITY SENIOR PROGRAMS, FUNCTIONS, MEALS AND TRANSPORTATION FOR 2016 AND 2017; AUTHORIZING EXECUTION OF ANY REQUIRED AGREEMENT AND DOCUMENTS RELATED THERETO; AND DECLARING AN EMERGENCY.

WHEREAS, Cuyahoga County has issued a Request for Proposal (RFP #30873) on behalf of its Division of Senior & Adult Services, soliciting proposals from agencies and organizations interested in providing 2016/2017 Community Social Services Programs (adult day, adult development, congregate meals, and/or transportation services) to Cuyahoga County; and

WHEREAS, the City of Strongsville's Department of Senior Services regularly offers and provides such services to its senior members; and

WHEREAS, the County's Community Social Services Program would provide reimbursements to the City for certain adult development activities now offered free to Strongsville Senior Center members relating to (i) physical and cognitive programs (at \$4.50/per hour); (ii) congregate meals programs (at \$5.50/per hour); and (iii) transportation trips (\$5.25 per one-way trip) for total funds not to exceed \$100,000.00 for each year; and

WHEREAS, the City's Department of Senior Services has a need to provide and fund such senior developmental activities for its senior members; and

WHEREAS, the Council and City Administration, therefore, are desirous of submitting a proposal to Cuyahoga County in order to participate in funding for the above senior adult developmental activities for the City's Senior Center.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That the Mayor and Director of Recreation & Senior Services be and are hereby authorized and directed to submit a proposal for and accept funds not to exceed the amount of \$100,000.00 for each of 2016 and 2017 from the Cuyahoga County Division of Senior & Adult Services through its Community Social Services Program, to assist the City of Strongsville's senior adult developmental programs,

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 247
Page 2

including physical and cognitive activities, meals and transportation, as more fully set forth in the Request for Proposal on file with the City's Director of Recreation & Senior Services; and further authorizing the Mayor to execute any required Agreement, and to further provide, execute and deliver such other information as may be required in connection therewith.

Section 2. That the Mayor, the Director of Finance, Director of Recreation & Senior Services and/or their designees be and are hereby authorized to do any and all other things necessary to perform the terms and conditions required by Cuyahoga County in this regard and in accordance with their respective responsibilities thereunder.

Section 3. That any funds required to meet the City's obligation, if any, under this Ordinance and the Request for Proposal will be appropriated and paid from the Multi-Purpose Complex Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to submit a proposal and be awarded such funding in order to continue and enhance the senior adult-related programs of the City's Department of Senior Services, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-247 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 248

By: Mayor Perciak and Mr. Southworth

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 1 FOR AN INCREASE IN THE CONTRACT PRICE AND IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND PROFESSIONAL ROOFING SERVICES, INC., IN CONNECTION WITH THE REMOVAL AND REPLACEMENT OF EXISTING ROOFING OVER THE FITNESS AREA, LOCKER ROOMS AND ADMINISTRATIVE OFFICES AT THE CITY OF STRONGSVILLE WALTER F. EHRNFELT RECREATION & SENIOR CENTER, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 2015-150, and after competitive bidding, Council authorized the Mayor to enter into a contract with Professional Roofing Services, Inc. ("Professional Roofing"), for removal and replacement of the existing roof over the fitness area, locker rooms and administrative offices at the Walter F. Ehrnfelt Recreation & Senior Center; and

WHEREAS, further additional work not contemplated in the original contract has become necessary and was requested by the City; and

WHEREAS, Professional Roofing, therefore, has submitted to the City's Building Commissioner a request for an adjustment in the contract price for the costs incurred due to the additional labor, materials and equipment necessary to complete the aforesaid work; and

WHEREAS, the City's Building Commissioner has recommended that it would be in the best interests of the City to provide payment to Professional Roofing for the work performed on the Project, generally being additional work required and requested by the City in order to install a third drain, drain pipe insulation and expansion joint, all as more fully set forth in Exhibit "A" attached hereto and incorporated herein as if fully rewritten, and to provide additional payment for such changes in the work in the amount of \$2,235.00, for a new total Project cost of \$298,925.00.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized and directed to issue and approve Change Order No. 1, as recommended by the City's Building Commissioner, and comprising additional work required and requested by the City, in the amount of \$2,235.00, as reflected in Exhibit "A"; and after the issuance and approval of said Change Order No. 1, to direct the Director of Finance to make payment to **PROFESSIONAL ROOFING SERVICES, INC.**, in the additional amount of \$2,235.00, thereby increasing the total Project cost to \$298,925.00.

Section 2. That the funds for the purposes of said contract and change order have been appropriated and shall be paid from the Recreation Capital Improvement Fund.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to provide compensation for additional work performed by the contractor on the Project, to facilitate payment to the contractor for unanticipated changes in the work, to avoid potential legal problems, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-248 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CHANGE ORDER

Order No. 1
Date: 12/1/15
Agreement Date: 8-21-15

Name of PROJECT: W. Ehrnfelt Rec. Center Roof Project

OWNER: City of Strongsville

CONTRACTOR: Professional Roofing Service Inc.

The following changes are hereby made to the CONTRACTOR DOCUMENTS:

Justification: Additional work requested by owner.

Change to CONTRACT PRICE: increase
Original CONTRACT PRICE \$ 296,690.00

Current CONTRACT PRICE adjusted by Previous CHANGE ORDER \$ 296,690.00

The CONTRACT PRICE due to this CHANGE ORDER will be increased (~~decreased~~) by:
\$ 2,235.00

The new CONTRACT PRICE including this CHANGE ORDER will be
\$ 298,925.00

Change to CONTRACT TIME: no change

The CONTRACT TIME will be (increased) (decreased) by no change
calendar day(s).

The date for completion of all WORK will be 11/13/15 (Date).

Requested by: Tony Biondillo

Recommended by: Tony Biondillo

Accepted by: [Signature] 12-2-15

Federal Agency Approval (where applicable): _____

NOV. 19. 2015



STRONGSVILLE REC CTR
ROOF PROJECT

I DEDUCTS

A. Allowances: not used

1. 100sf mobil deck ^{R&R} _{1/3} 7.50 SF \$ 750.00
(nailer R&R, walk pads all used 100%)

B. Coping not included at interior walls. 197' x 15.00 2805.00

TOTAL DEDUCTS \$ 3555.00

II ADDITIONAL WORK

A. 3rd Dra - Install & piping 800.00

B. Drain pipe insulation - Install 1350.00

C. Tapered Edge & Expansion Joint 182' x 20.00 3640.00

TOTAL ADDITIONS \$ 5790.00

DIFFERENCE \$ 2235.00

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 - 249

By: Mr. Carbone

A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE PURCHASE OF READY MIX CONCRETE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized to advertise for bids for the purchase of ready mix concrete for use by the Service Department of the City of Strongsville for 2016 and 2017, in accordance with specifications on file in the office of the Director of Public Service, which are in all respects hereby approved.

Section 2. That the funds for the purposes of this Resolution shall be appropriated and paid from the Street Construction, Maintenance and Repair Fund and the Sanitary Sewer Fund.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council
Approved: _____
Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2015-249 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 250

By: Mr. Carbone

A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR UNIFORM RENTAL SERVICE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized to advertise for bids for uniform rental service for use by the Service Department of the City of Strongsville for a period commencing February 1, 2016 and ending December 31, 2017, in accordance with specifications on file in the office of the Director of Public Service, which are in all respects hereby approved.

Section 2. That the funds for the purposes of this Resolution shall be appropriated and paid from the Street Construction, Maintenance and Repair Fund; General Fund and Sanitary Sewer Fund.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2015-250 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 251

By: Mr. Carbone

A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That pursuant to Codified Ordinance Section 1060.09, and consistent with documentation presented to the City, Council hereby authorizes the Sexton to transfer the certificates for burial rights in the Strongsville Municipal Cemetery for Graves B, D and F, in Lot 120 of Section F, and Grave B, in Lot 130 of Section F, from Marilyn Norris through a Power of Attorney on her behalf, as beneficiary of the Estate of Gene G. Norris, deceased, to his son, Thomas A. Norris; and further waives the City's right to repurchase such lots.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2015-251 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 252

By: Mr. Carbone

A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That pursuant to Codified Ordinance Section 1060.09, and consistent with documentation presented to the City, Council hereby authorizes the Sexton to transfer the certificate for burial rights in the Strongsville Municipal Cemetery for Grave F, in Lot 180, of Section C, from George Stroemple to Alice Troyan; and in addition, the certificate for burial rights for Grave H, in Lot 180, of Section C, from George Stroemple to Joseph Troyan; and further waives the City's right to repurchase such lots.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
 ORD. No. 2015-252 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 253
BY: MAYOR THOMAS P. PERCIAK

AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER
EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2016.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE,
COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1: THAT THERE BE APPROPRIATED FROM THE FOLLOWING FUNDS AND AS FURTHER DETAILED IN
THE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN:

		<u>General Fund - 101</u>			
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101 Total General Fund		\$ 15,679,100.00	\$ 7,808,800.00	\$ 12,002,800.00	\$ 35,490,700.00

		<u>Special Revenue Funds - 200</u>			
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	\$ 1,229,600.00	\$ -	\$ -	\$ 1,229,600.00
204	Street Construction & Maintenance	5,149,400.00	3,982,000.00	-	9,131,400.00
205	State Highway Maintenance	-	140,000.00	-	140,000.00
206	Motor Vehicle License Tax	-	300,000.00	-	300,000.00
207	Emergency Vehicle Fund	-	1,369,000.00	-	1,369,000.00
208	Fire Levy	7,343,800.00	793,000.00	-	8,136,800.00
209	Fire Pension	1,373,000.00	-	-	1,373,000.00
211	Clerk of Court	-	40,000.00	-	40,000.00
212	Drainage Levy	-	500,000.00	-	500,000.00
214	Multi-Purpose Complex	3,039,300.00	1,952,200.00	-	4,991,500.00
215	Southwest General Hospital	-	332,280.00	-	332,280.00
216	Law Enforcement Federal Seizures	-	2,000.00	-	2,000.00
217	Law Enforcement State Seizures	-	2,000.00	-	2,000.00
218	Law Enforcement Drug Fine	-	400.00	-	400.00
219	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
220	Tree Fund	-	100,000.00	-	100,000.00
222	Community Diversion	10,200.00	1,500.00	-	11,700.00
224	Earned Benefits	400,000.00	-	-	400,000.00
200 Total Special Revenue Funds		\$ 18,545,300.00	\$ 9,524,380.00	\$ -	\$ 28,069,680.00

		<u>Debt Service Funds - 300</u>			
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	\$ -	\$ 3,711,414.00	\$ -	\$ 3,711,414.00
333	Pearl Road TIF # 1 Fund	-	2,224,125.00	-	2,224,125.00
334	Royalton Road TIF Fund	-	205,500.00	-	205,500.00
335	Pearl Road TIF # 2 Fund	-	-	-	-
336	Pearl Road TIF # 3 Fund	-	-	-	-
300 Total Debt Service Funds		\$ -	\$ 6,141,039.00	\$ -	\$ 6,141,039.00

		<u>Capital Improvement Capital Project Funds - 400</u>			
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00
442	General Capital Improvement	-	5,659,834.00	-	5,659,834.00
400 Total Capital Project Funds		\$ -	\$ 5,709,834.00	\$ -	\$ 5,709,834.00

Enterprise Funds - 500

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
551	Sanitary Sewer	\$ 1,299,600.00	\$ 5,731,635.00	\$ -	\$ 7,031,235.00

Internal Service Fund - 600

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
664	Workers' Compensation Reserve	\$ -	\$ 620,000.00	\$ -	\$ 620,000.00

Grand Total All Funds \$ 35,524,000.00 \$ 35,535,688.00 \$ 12,002,800.00 \$ 83,062,488.00

Itemized list of Transfers and Advances by Fund

Description	Amount
General Fund to Street Construction Fund	\$ 3,370,000.00
General Fund to Fire Levy Fund	2,665,000.00
General Fund to Multi-Complex Fund	2,000,000.00
General Fund to Police Pension Fund	840,000.00
General Fund to Fire Pension Fund	1,000,000.00
General Fund to Earned Benefits Fund	600,000.00
General Fund to General Bond Retirement Fund	127,800.00
General Fund to General Capital Improvement Fund	1,400,000.00
Total Transfers	\$ 12,002,800.00

Section 2: That all expenditures within the fiscal year ending December 31, 2016 shall be made in accordance with the code accounts set forth above, and shall be made within the appropriations herein provided.

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4: AS AN ORDINANCE providing for the appropriation of monies and consistent with the City's Charter Article III, Section 13, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, or otherwise at the earliest time allowed by law.

President of Council

Approved: _____
Mayor

Date Passed

Date Approved

Attest: _____
Clerk of Council

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

ORD. No. 2015-253 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 1 of 2

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	\$ 307,300.00	\$ 26,000.00	\$ -	\$ 333,300.00
011411	Mayors Office	332,400.00	15,300.00	-	347,700.00
015412	Police Department	8,582,800.00	970,300.00	-	9,553,100.00
015412	Street Lighting	-	366,700.00	-	366,700.00
011413	Human Resources	218,000.00	100,200.00	-	318,200.00
011414	Finance Department	490,900.00	22,600.00	-	513,500.00
011415	Legal Department	436,800.00	125,900.00	-	562,700.00
011416	Communication & Technology	625,000.00	760,500.00	-	1,385,500.00
011417	Building Department	1,049,400.00	220,200.00	-	1,269,600.00
011418	Mayors Court	120,200.00	80,000.00	-	200,200.00
011420	Rubbish Department	-	2,441,500.00	-	2,441,500.00
011421	Cemetery Department	110,900.00	20,700.00	-	131,600.00
011421	County Board of Health	-	175,500.00	-	175,500.00
011422	Architectural Board of Review	-	6,000.00	-	6,000.00
011423	Planning Commission	102,300.00	61,000.00	-	163,300.00
011424	Civil Service	-	54,100.00	-	54,100.00
011425	Board of Appeals	-	11,000.00	-	11,000.00
011428	Parks Department	100,400.00	193,100.00	-	293,500.00
011430	General Miscellaneous	-	1,799,600.00	-	1,799,600.00
011435	Economic Development	137,600.00	144,600.00	-	282,200.00
015414	Corrections Officers	738,000.00	140,500.00	-	878,500.00
011435	Joint Dispatch Center	2,174,600.00	67,500.00	-	2,242,100.00
011452	Public Safety	152,500.00	6,000.00	-	158,500.00
011468	Non Government Transfers	-	-	12,002,800.00	12,002,800.00
Total General Fund		\$ 15,679,100.00	\$ 7,808,800.00	\$ 12,002,800.00	\$ 35,490,700.00
031000	Police Pension	1,229,600.00	-	-	1,229,600.00
046419	Street Repairs	4,260,700.00	2,227,500.00	-	6,488,200.00
046426	Traffic Signal Maintenance	220,600.00	230,500.00	-	451,100.00
046427	Snow Removal	-	689,000.00	-	689,000.00
046433	Municipal Garage	668,100.00	835,000.00	-	1,503,100.00
056000	State Highway Maintenance	-	140,000.00	-	140,000.00
066000	Motor Vehicle License Tax	-	300,000.00	-	300,000.00
075000	Emergency Vehicle Fund	-	1,369,000.00	-	1,369,000.00
085000	Fire Levy	7,343,800.00	426,100.00	-	7,769,900.00
085001	Fire Station Ward 1	-	44,000.00	-	44,000.00
085002	Fire Station Ward 2	-	32,100.00	-	32,100.00
085003	Fire Station Ward 3	-	181,900.00	-	181,900.00
085004	Fire Station Ward 4	-	108,900.00	-	108,900.00
095000	Fire Pension	1,373,000.00	-	-	1,373,000.00
111000	Clerk of Court	-	40,000.00	-	40,000.00
121000	Drainage Levy	-	500,000.00	-	500,000.00
143304	Sports Programs	258,800.00	166,600.00	-	425,400.00
143305	Recreation Administration	442,600.00	659,000.00	-	1,101,600.00
143306	Fitness	426,200.00	135,900.00	-	562,100.00
143309	Ice Rink	-	281,000.00	-	281,000.00
143310	Aquatics	636,700.00	98,100.00	-	734,800.00
143311	Recreation Programs	219,800.00	30,200.00	-	250,000.00
143430	Special Events	-	15,200.00	-	15,200.00
143431	Old Town Hall	9,900.00	16,100.00	-	26,000.00
143439	Senior Services	548,600.00	303,900.00	-	852,500.00
143451	Recreation Maintenance	496,700.00	203,000.00	-	699,700.00
143500	Program Refunds	-	43,200.00	-	43,200.00
152000	Southwest General Hospital	-	332,280.00	-	332,280.00
165000	Law Enforcement Federal Seizures	-	2,000.00	-	2,000.00
175000	Law Enforcement State Seizures	-	2,000.00	-	2,000.00
185000	Law Enforcement Drug Fine	-	400.00	-	400.00
195000	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
204000	Tree Maintenance	-	100,000.00	-	100,000.00
225000	Community Diversion	10,200.00	1,500.00	-	11,700.00
224000	Earned Benefits	400,000.00	-	-	400,000.00
Total Special Revenue Funds		\$ 18,545,300.00	\$ 9,524,380.00	\$ -	\$ 28,069,680.00

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 2 of 2

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	3,711,414.00	-	3,711,414.00
333000	Pearl Road TIF # 1	-	2,224,125.00	-	2,224,125.00
334000	Royalton Road TIF	-	205,500.00	-	205,500.00
335000	Pearl Road TIF # 2	-	-	-	-
336000	Pearl Road TIF # 3	-	-	-	-
	Total Debt Service	\$ -	\$ 6,141,039.00	\$ -	\$ 6,141,039.00
413000	Recreation Capital Improvement	-	50,000.00	-	50,000.00
421000	General Capital Improvement	-	5,659,834.00	-	5,659,834.00
	Total Capital Projects	\$ -	\$ 5,709,834.00	\$ -	\$ 5,709,834.00
512501	Engineering and Administration	633,700.00	857,400.00	-	1,491,100.00
512502	Plant Expenditures	-	2,623,500.00	-	2,623,500.00
512503	Line Expenditures	665,900.00	425,000.00	-	1,090,900.00
512504	Sewer Capital Improvements	-	1,500,000.00	-	1,500,000.00
512505	Sewer Debt Payments	-	325,735.00	-	325,735.00
	Total Sanitary Sewer	\$ 1,299,600.00	\$ 5,731,635.00	\$ -	\$ 7,031,235.00
664000	Workers Compensation	\$ -	\$ 620,000.00	\$ -	\$ 620,000.00
	GRAND TOTAL	\$ 35,524,000.00	\$ 35,535,688.00	\$ 12,002,800.00	\$ 83,062,488.00