

# City of Strongsville

16099 Foltz Parkway  
Strongsville, Ohio 44149-5598  
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[www.strongsville.org](http://www.strongsville.org)

February 1, 2024

## City Council

James A. Kaminski  
Ward 1

Annmarie P. Roff  
Ward 2

Thomas M. Clark  
Ward 3

Gordon C. Short  
Ward 4

James E. Carbone  
At-Large

Kelly A. Kosek  
At-Large

Brian M. Spring  
At-Large

Aimee Pientka, MMC  
Clerk of Council

## MEETING NOTICE

City Council has scheduled the following meetings for **Monday, February 5, 2024**, 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 6:45 p.m.** *All committees listed will meet immediately following the previous committee:*

**6:45 P.M.** **Planning, Zoning & Engineering Committee** will meet to discuss Ordinance Nos. 2024-006 and 2024-011.

**Public Service & Conservation Committee** will meet to discuss Ordinance Nos. 2024-012, 2024-013 and 2024-014.

**Committee of the Whole** will meet to discuss Ordinance No. 2024-005.

**7:00 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, MMC  
Clerk of Council

**STRONGSVILLE CITY COUNCIL REGULAR MEETING**  
**MONDAY, FEBRUARY 5, 2024 AT 7:00 P.M.**  
Mike Kalinich Sr. City Council Chamber  
18688 Royalton Road, Strongsville, Ohio

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**AGENDA**

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
  - *Regular Council Meeting – January 16, 2024*
6. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:
7. REPORTS OF COUNCIL COMMITTEE:
  - ECONOMIC DEVELOPMENT – Clark
  - BUILDING & UTILITIES – Roff
  - PUBLIC SAFETY AND HEALTH – Roff
  - RECREATION AND COMMUNITY SERVICES – Spring
  - SCHOOL BOARD – Spring
  - FINANCE – Short
  - SOUTHWEST GENERAL HEALTH SYSTEM – Short
  - COMMUNICATIONS AND TECHNOLOGY – Kaminski
  - PLANNING, ZONING AND ENGINEERING – Kosek
  - PUBLIC SERVICE AND CONSERVATION – Kosek
  - COMMITTEE-OF-THE-WHOLE – Carbone
8. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:
  - MAYOR PERCIAK:
  - FINANCE DEPARTMENT:
  - LAW DEPARTMENT:
9. AUDIENCE PARTICIPATION:

10. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2024-005 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 841 "RECREATIONAL MARIJUANA" OF TITLE TWO OF PART EIGHT-BUSINESS REGULATION AND TAXATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING THE SALE OF RECREATIONAL MARIJUANA, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 01-02-24. Favorable recommendation by the Planning Commission 01-11-24. Second reading 01-16-24.*
- Ordinance No. 2024-006 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1242.07, 1258.04, 1258.11(a), 1258.12 AND 1270.05 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING PERMITTED USES AND REGULATIONS REGARDING SHOPPING CENTER DISTRICTS, AND DECLARING AN EMERGENCY. *First reading 01-16-24.*
- Ordinance No. 2024-011 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 5 FOR AN INCREASE IN THE CONTRACT PRICE AND FOR AN EXTENSION OF THE CONTRACT COMPLETION DATE, IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND GILBANE BUILDING COMPANY IN CONNECTION WITH THE STRONGSVILLE TOWN CENTER PROJECT, AND DECLARING AN EMERGENCY.
- Ordinance No. 2024-012 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A STATE OF OHIO ADMINISTRATIVE SERVICES CONTRACT FOR THE PURCHASE OF ONE (1) NEW FORD E-450 DRW CUTAWAY MOUNTED MAINLINE TV INSPECTION SYSTEM VEHICLE (CAMERA TRUCK) WITH APPURTENANCES, MANUFACTURED BY CUES, INC., FOR USE BY THE DEPARTMENT OF PUBLIC SERVICE OF THE CITY, WITH THE SALE, TRADE-IN AND CREDIT OF AN EXISTING OBSOLETE CAMERA TRUCK, AND DECLARING AN EMERGENCY.
- Ordinance No. 2024-013 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S SERVICE DEPARTMENT, AND DECLARING AN EMERGENCY.
- Ordinance No. 2024-014 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF A CERTAIN OBSOLETE AND SURPLUS VEHICLE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

11. COMMUNICATIONS, PETITIONS AND CLAIMS:

Application for Permit: TRFO - D2 - D3 - D6: To: La Chula, LLC, **DBA: El Taco Macho of Strongsville** 1<sup>st</sup> FL only, 14795 Pearl Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 02/08/2024).

12. MISCELLANEOUS BUSINESS:

13. ADJOURNMENT:



**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2024 – 005**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE ENACTING A NEW CHAPTER 841  
"RECREATIONAL MARIJUANA" OF TITLE TWO OF PART EIGHT-  
BUSINESS REGULATION AND TAXATION CODE OF THE  
CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE  
CONCERNING THE SALE OF RECREATIONAL MARIJUANA, AND  
DECLARING AN EMERGENCY.**

WHEREAS, on November 7, 2023, electors in the State of Ohio General Election approved an issue known as Issue 2, an initiative petition to create a new Chapter 3780 of the Ohio Revised Code regarding adult use cannabis control to authorize and regulate the cultivation, processing, sale, purchase, possession, home grow, and adult use cannabis by adults at least twenty-one years of age; and

WHEREAS, on December 7, 2023, Chapter 3780 of the Ohio Revised Code went into effect; and

WHEREAS, Section 3780.25 of the Ohio Revised Code reads in pertinent part as follows:

- (A) The legislative authority of a municipal corporation may adopt an ordinance, or board of township trustees may adopt a resolution, by majority vote to prohibit, or limit the number of adult use cannabis operators permitted under this chapter within the municipal corporation or within the unincorporated territory of the township, respectively; and

WHEREAS, in addition to Chapter 3780.25, Art. XVIII, §3 of the Ohio Constitution ("Home Rule amendment"), provides that "... municipalities shall have authority to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other similar regulations, as are not in conflict with general laws."; and

WHEREAS, the City Council of the City of Strongsville further determines that the sale of adult use cannabis within the City of Strongsville does not promote and provide for the public peace, health, safety, convenience, comfort, prosperity and general welfare of its residents and pursuant to the authority granted by Art. XVIII, §3 of the Ohio Constitution and Section 3780.25 of the Ohio Revised Code, the City Council does wish to prohibit "adult use cannabis operators" within the City of Strongsville; and

WHEREAS, this Council finds it necessary to adopt a new Chapter 841 entitled "Recreational Marijuana" of the Codified Ordinances of the City of Strongsville to maintain the public peace, health and safety.

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

**Section 1.** That this Council hereby enacts a new Chapter 841 Recreational Marijuana, of Title Two of Part Eight-Business Regulation and Taxation Code of the Codified Ordinances of the City of Strongsville, to read in its entirety as follows:

**CHAPTER 841**  
**Recreational Marijuana**

**841.01 Definitions.**

**841.02 Prohibitions.**

**841.99 Penalty.**

**841.01 DEFINITIONS.**

As may be used in this Chapter, the following definitions set forth in Section 3780.01 of Chapter 3780 of the current Revised Code are applicable and restated herein:

(a) "Adult use cannabis" or "cannabis" or "marijuana" means marihuana as defined in Section 3719.01 of the Revised Code.

(b) "Adult use cannabis operator" means a level I adult use cultivator, a level II adult use cultivator, a level III adult use cultivator, an adult use processor, and an adult use dispensary.

(c) "Adult use cultivator" means a level I adult use cultivator or a level II adult use cultivator.

(d) "Adult use dispensary" means a person licensed pursuant to Section 3780.15 of the Revised Code, Chapter 3780 of the Revised Code and any rules promulgated thereunder to sell adult use cannabis as authorized.

(e) "Adult use processor" means a person licensed pursuant to Section 3780.14 of the Revised Code, Chapter 3780 of the Revised Code and any rules promulgated thereunder to manufacture adult use cannabis as authorized.

(f) "Cultivation area" means the boundaries of the enclosed areas in which adult use cannabis is cultivated during the vegetative stage and flowering stage of the cultivation process. For purposes of calculating the cultivation area square footage, enclosed areas used solely for the storage and maintenance of mother plants, clones, or seedlings shall not be included.

(g) "Cultivation facility" means a facility where an adult use cultivator or a level III adult use cultivator is authorized to operate.

(h) "Dispensary" means a person who has a certificate of operation to operate a dispensary under Chapter 3796 of the Revised Code and Chapter 3796 of the Administrative Code.

(i) "Level I adult use cultivator" means either a person who has a certificate of operation as a level I cultivator and who is licensed pursuant to Section 3780.12 of the Revised Code, Chapter 3780 of the Revised Code and any rules promulgated thereunder to cultivate adult use cannabis as authorized, or a person who is licensed as a level I adult use cultivator pursuant to Section 3780.12 of the Revised Code, Chapter 3780 of the Revised Code and any rules promulgated thereunder to cultivate adult use cannabis as authorized.

(j) "Level II adult use cultivator" means either a person who has a certificate of operation as a level II cultivator and who is licensed pursuant to Section 3780.12 of the Revised Code, Chapter 3780 of the Revised Code and any rules promulgated thereunder to cultivate adult use cannabis as authorized, or a person who is licensed as a level II adult use cultivator pursuant to Section 3780.12 of the Revised Code, Chapter 3780 of the Revised Code and any rules promulgated thereunder to cultivate adult use cannabis as authorized.

(k) "Level III adult use cultivator" means a person licensed pursuant to Section 3780.13 of the Revised Code, Chapter 3780 of the Revised Code and any rules promulgated thereunder to cultivate adult use cannabis as authorized.

(l) "Level I cultivator" means a person who has a certificate of operation to operate as a level I cultivator under Chapter 3796 of the Revised Code and Chapter 3796 of the Administrative Code.

(m) "Level II cultivator" means a person who has a certificate of operation to operate as a level II cultivator under Chapter 3796 of the Revised Code and Chapter 3796 of the Administrative Code.

(n) "License" means a license by the division of cannabis control to a license applicant pursuant to Chapter 3780 of the Revised Code and the rules adopted thereunder.

(o) "License applicant" means an individual or person who applies for a license under Chapter 3780 of the Revised Code.

(p) "License holder" or "Licensee" means an adult use cannabis operator, adult use testing laboratory or an individual who is licensed under the provisions of Chapter 3780 of the Revised Code.

(q) "Manufacture" means the process of converting harvested plant material into adult use extract by physical or chemical means for use as an ingredient in an adult use cannabis product.

(r) "Person" includes, but is not limited to, an individual or a combination of individuals; a sole proprietorship, a firm, a company, a joint venture, a partnership of any type, a joint-stock company, a corporation of any type, a corporate subsidiary of any type, a limited liability company, a business trust, or any other business entity or organization; an assignee; a receiver; a trustee in bankruptcy; an unincorporated association, club, society, or other unincorporated entity or organization; entities that are disregarded for federal income tax purposes; and any other nongovernmental, artificial, legal entity that is capable of engaging in business.

(s) "Processor" means a person who has been issued a processing certificate of operation pursuant to Chapter 3796 of the Revised Code and Chapter 3796 of the Administrative Code.

#### **841.02 PROHIBITIONS.**

(a) No person or entity shall operate within the City of Strongsville as an Adult Use Cannabis Operator.

(b) No person or entity owning, renting, leasing, or having any interest whatsoever in real property located within the City of Strongsville shall operate, authorize or permit any person or entity to operate within the City of Strongsville as an Adult Use Cannabis Operator.

(c) No person or entity shall enter upon or occupy any public property, street, or right-of-way within the City of Strongsville to operate as an Adult Use Cannabis Operator within the City of Strongsville.

#### **841.99 PENALTY.**

(a) Whoever violates Section 841.02(a) and/or Section 841.02(b) is guilty of a misdemeanor of the first degree. Each violation shall be deemed to be a separate offense.

(b) Whoever violates Section 841.02(c) is guilty of a misdemeanor of the first degree. Each violation shall be deemed to be a separate offense.

**Section 2.** 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 of 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 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 address the issues associated with the regulation of recreational marijuana due to the passage of State Issue 2. 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: January 2, 2024

Second reading: January 16, 2024

Third reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Referred to Planning Commission

January 3, 2024

Favorable recommendation  
Approved: by Planning Commission  
January 11, 2024

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_  
Mayor

Date Passed: \_\_\_\_\_

Date Approved: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: \_\_\_\_\_  
Clerk of Council

Ord. No. <u>2024-005</u>	Amended: _____
1 <sup>st</sup> Rdg. <u>01-02-24</u>	Ref: <u>PC/P2E</u>
2 <sup>nd</sup> Rdg. <u>01-16-24</u>	Ref: <u>P2E</u>
3 <sup>rd</sup> Rdg. _____	Ref: _____

Public Hrg. _____	Ref: _____
Adopted: _____	Defeated: _____

**CITY OF STRONGSVILLE**  
**OFFICE OF THE COUNCIL**

**MEMORANDUM**

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**TO:** Mitzi Anderson, Administrator to Boards & Commissions  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** January 3, 2024  
**SUBJECT:** Referral from Council: Ordinance No. 2024-005

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At its regular meeting of January 2, 2024, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2024-005 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 841 "RECREATIONAL MARIJUANA" OF TITLE TWO OF PART EIGHT-BUSINESS REGULATION AND TAXATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING THE SALE OF RECREATIONAL MARIJUANA, AND DECLARING AN EMERGENCY. *First reading and refer to the Planning Commission 01-02-24.*

A copy of this ordinance is attached for Planning Commission review.

AKP  
Attachments

## MEMORANDUM

**TO:** Aimee Pientka, Council Clerk  
Neal Jamison, Law Director

**FROM:** Mitzi Anderson, Administrator, Boards & Commissions

**SUBJECT:** Referrals to Council

**DATE:** January 12, 2024

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Please be advised that at its meeting of January 11, 2024, the Strongsville Planning Commission gave Favorable Recommendation to the following;

**ORDINANCE NO. 2024-005:**

An Ordinance Enacting a New Chapter 841 "Recreational Marijuana" of Title Two of Part Eight-Business Regulation and Taxation Code of the Codified Ordinances of the City of Strongsville Concerning the Sale of Recreational Marijuana, and Declaring an Emergency.



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 006

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTIONS 1242.07, 1258.04, 1258.11(a), 1258.12 and 1270.05 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING PERMITTED USES AND REGULATIONS REGARDING SHOPPING CENTER DISTRICTS, 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 existing Section 1242.07 of Chapter 1242 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

**1242.07 CONDITIONAL USE PERMITS.**

Conditional use permits shall be required for certain types of main uses as defined in Sections 1250.02 and ~~1240.08(c)(18)(D) generally publicly operated or a facility which affects the public interest.~~ Such use may be permitted and desirable in certain districts but not without consideration in each case of the effect of the use upon neighboring land and the public need for the particular location. The application of the planning standards for determining the location and extent of such use is a planning function and not in the nature of a variance or appeal. Enumerated throughout this Zoning Code are certain uses and the districts in which conditional uses may be permitted, provided the following standards are fulfilled and a conditional use permit is granted by the Planning Commission.

- (a) Application. The application for such permits received from the proponent shall be submitted by the Building Commissioner to the Planning Commission. The Commission shall hold a hearing thereon, notice of which may be published in a newspaper of general circulation, or mailed to the owners of property contiguous to and across the street from the parcel for which a conditional use permit is requested, at least fifteen days before the hearing. The Commission shall take action upon such application within sixty days from the date of receiving such application. Failure to act within such period shall be deemed approval.
- (b) Standards for Evaluating Conditional Use Permits. An application for a conditional use permit shall not be approved unless the following conditions and standards are complied with as set forth for the following districts:
  - (1) Residential Districts.
    - A. The proposed use is properly located in relation to any adopted and pedestrian circulation.
    - B. When located on a local street the proposed use will generate the least possible traffic through a residential neighborhood.
    - C. The proposed use is necessary to serve the surrounding residential areas which cannot be served satisfactorily if the same use is located in a nearby less restrictive district where it may be permitted by right.

- D. The location, design and operation of such use will not discourage the appropriate development or impair the value of the surrounding Residential District.
- E. For temporary structures every conditional use permit shall be reviewed every six months and may be renewed only while the construction operations are pursued diligently.

(2) Business, Research, Service and Industrial Districts.

- A. The proposed use is necessary to serve the community needs, and existing similar facilities located in a less restrictive or more remote district in which the use may be permitted by right are inadequate.
- B. The proposed use is not closer than appropriate in the particular situation to schools, churches and other places of assembly.
- C. The location, extent and intensity of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of greater noise, smoke, dust, odors, fumes, vibrations or glare than is normal or is permitted by the performance standards of the district.
- D. The proposed use will form a harmonious part of the Business, Research, Service and Industrial District, taking into account, among others, convenience of access to and relationship of the proposed use to other permitted uses in the district;
- E. The proposed use will be permitted in the proposed district rather than one in which it is permitted by right, because the applicant has demonstrated in its application to the Planning Commission that the proposed use is of only such limited nature and extent as is required to serve the needs of the district, or, when determined applicable by the Planning Commission, the needs of the community; and
- F. The hours of operation and concentration of vehicles in connection with proposed use will not be more hazardous or dangerous than the normal traffic of the district.

(3) Game room and amusement arcade standards. In addition to complying with the above general standards, in the use of all or part of a structure for a game room or amusement arcade, the location and arrangement of amusement devices shall comply with the following specific standards:

- A. As a part of the application for a conditional use permit, the applicant shall submit a floor plan, drawn to scale, showing the size, location and arrangement of each mechanical amusement device. For the purposes of this subsection, depth is measured perpendicular to any player or user side of an amusement device, and width is measured perpendicular to any non-player side of the device.
- B. Non-tabletop devices. In addition to the actual floor plan dimensions of the device, an open area of five feet in depth shall be provided on any player side and an open area of three feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.
- C. Tabletop devices.
  - 1. Designed to be played in a seated position: In addition to the actual floor plan dimensions of the device, an open



- area of four feet in depth shall be provided on any player side, and an open area of three feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.
2. Designed to be played in a standing position, e.g. billiard tables, air hockey tables, shuffleboard tables, bowling machines: In addition to the actual floor plan dimensions of the device, an open area of six feet in depth shall be provided on any player side of the device, and an open area of four feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.
- D. The area and location requirements shall be met exclusive of any aiseways, corridors, passageways, or other circulation patterns necessary or required for applicant's business by the laws of the City or the State. The actual installation shall be in conformity with the plans submitted as the basis for issuance of the conditional use permit.
- ~~(Ord. 2005-210, Passed 2-21-06)~~
- (4) Brewpub or Microbrewery. For purposes of these regulations, a brewpub or microbrewery shall be defined as an establishment which produces alcoholic beverages, including beers, ales, meads, hard ciders, wines and spirits, **where a substantial portion of said product is sold for consumption off-site**, and which contains restaurant facilities for the on-site consumption of food and beverages. In addition to complying with the **applicable** requirements and standards in Sections 1242.07 ~~(a), (b)(2), and (b)(10)~~, each brewpub or microbrewery shall comply with the following specific standards and conditions:
- A. Each brewpub or microbrewery shall manufacture and sell alcoholic beverages in accordance with the provisions of the Ohio Division of Liquor Control and shall maintain current licenses as required by said agency.
- B. Each brewpub or microbrewery shall include an attached restaurant for on-site consumption of food and beverages which restaurant shall be a minimum of fifteen percent (15%) of the total square footage of the entire facility, including but not limited to the manufacturing, bottling and storage areas.
- C. The maximum size of any brewpub or microbrewery shall not exceed 60,000 square feet.
- D. Each brewpub or microbrewery shall have direct access to an arterial street for delivery of materials and shipping of products, **unless part of a Regional Shopping Center**, with a traffic design to be approved by the Planning Commission.
- E. Brewpubs or microbreweries shall have retail outlets for the sale of alcoholic beverages for off-site consumption **or on-site consumption as part of a restaurant or bar**.
- F. No brewpub or microbrewery shall abut property zoned residential as set out in Section 1252.02 except RMF-1 districts **or as part of a Regional Shopping Center**.
- G. Each brewpub or microbrewery shall be architecturally compatible with the surrounding commercial uses.



- H. The minimum lot area for any brewpub or microbrewery shall be six (6) acres **unless part of a Regional Shopping Center.**
- I. The emission of odorous matter or smells in such quantities as to produce a public nuisance or hazard is not permitted.
- J. The facility shall not generate truck traffic materially different in truck size or frequency from that truck traffic generated by the surrounding commercial uses.

~~(Ord. 2015-114. Passed 7-20-15.)~~

- (5) Sale of Religious Materials. In addition to complying with the requirements and standards in paragraphs (a) and (b)(1) of Section 1242.07, the sale of religious materials as an accessory use to a main use of land for church or other religious facility purposes shall comply with the following standards and requirements:

- A. The accessory use of the sale of religious materials shall be conducted by or under the direction and control of the religious institution or organization occupying the main use on the zoning lot.
- B. The materials offered for sale shall be substantially related to the furtherance and advancement of the worship or other religious purposes of the religious institution or organization occupying the main use on the zoning lot.
- C. Such accessory use shall be conducted within the main building or an accessory building which has been approved by the Planning Commission.
- D. The building area designated for such accessory use shall in no event exceed 2,500 square feet.
- E. The main use and all accessory uses shall meet the off-street parking requirements of Chapter 1270 of the Zoning Code and in particular, where applicable, the mixed use standards as set forth in C.O. Section 1270.06(b) **and (c).**
- F. The main use and all accessory uses shall meet the requirements and standards of Chapter 1256 of the Zoning Code.

~~(Ord. 2010-096. Passed 6-6-11.)~~

- (6) Wireless Telecommunication Facilities. In addition to complying with the standards in paragraphs (B)(1) and (2), the use of land for a wireless telecommunication facility shall comply with the procedures, standards and requirements set forth in C.O. Chapter 1273.

- (7) Crematories. In addition to complying with the requirements and standards in Codified Ordinance Sections 1242.07(b)(2) and b(11), the Planning Commission shall consider the following standards and requirements in determining whether crematories should be permitted and if so, the scope of such crematories and the safeguards required by the Planning Commission. The following terms shall have the meanings as set forth herein:

- A. "Mortuaries" (Funeral Home) means a place for the care, preparation for burial, or disposition of dead human bodies or the conducting of funerals.
- B. "Funeral Director" means a person who engages, in whole or in part, in funeral directing and who is licensed by the State of Ohio (ORC Chapter 4717: Embalmers, Funeral Directors, Crematories).

- C. "Crematory Facility" means the physical location at which a cremation chamber is located and the cremation process takes place. It does not include an infectious waste incineration facility or a solid waste incineration facility.
- D. "Crematory" means the building or portion of a building that houses the holding facility and the cremation chamber
- E. "Cremation" means the technical process of using heat and flame to reduce human remains to bone fragments or ashes or any combination thereof. "Cremation" includes processing and may include the pulverization of bone fragments.
- F. "Cremation Chamber" means the enclosed space within which cremation takes place.
- G. "Cremated Remains" means all human remains recovered after the completion of the cremation process, which may include the residue of any foreign matter such as casket material, dental work, or eyeglasses that were cremated with the human remains.
- H. "Operator of a Crematory Facility" means the sole proprietorship, partnership, corporation, limited liability company, or other business entity responsible for the overall operation of a crematory facility.
- I. "Pulverization" means the reduction of identifiable bone fragments to granulated particles by manual or mechanical means after the completion of the cremation process.
- J. "Board of Embalmers and Funeral Directors" means the Board appointed by the Governor whose duties include the transaction of the business, and management of the affairs of the Board of Embalmers and Funeral Directors and Crematory Review Board; and, the administration and enforcement of ORC Chapter 4717. The Board is also responsible for the licensing of: embalmers; funeral directors; the operation of funeral homes; the operation of embalming; and the licensing and operation of crematory facilities.
  - 1. A crematory facility shall be operated as an Accessory Use at the location of a licensed funeral home and only by a licensed funeral director.
  - 2. A crematory shall be operated for the performance of cremation and pulverization of dead human bodies and human body parts. The cremation of animals shall not be permitted.
  - 3. A crematory facility shall be adequately equipped and maintained in a clean and sanitary manner. The crematory shall contain only the articles, facilities, and instruments necessary for carrying out the business of the crematory. The crematory shall contain a separate area for the performance of cremation and pulverization, including a refrigerated body holding area.
  - 4. The scattering of cremated remains of dead human bodies or body parts at the funeral home site shall not be permitted.
  - 5. All required air quality emission permits including, but not limited to particulate matter and carbon monoxide



- emissions must be obtained and kept in good standing by the funeral home/crematory facility from the Cleveland Division of Air Quality.
6. Crematories must meet all applicable requirements of the Ohio Building Code (OBC).
  7. Emission stacks shall be sensitively located and treated in a manner so as to be compatible with the funeral home's architectural design.
  8. Landscape screening of the funeral home/crematory facility from adjacent properties may be required, where appropriate.
  9. (Funeral Home/Crematory) Building and site landscape improvement plans must be reviewed and approved by the Architectural Review Board.
  10. A crematory shall be designed, constructed and maintained so as not to cause or become a nuisance by way of particulate matter, offensive smells, noise, smoke, or any other reason.
  11. A crematory building shall be set back a minimum distance of 150 feet from any residential lot line.
- (8) Outdoor Dining. In addition to complying with the requirements and standards in Codified Ordinance Sections 1242.07(b)(2) ~~and (b)(9)~~, the Planning Commission shall consider the following standards and requirements in determining whether an outdoor dining area should be permitted and if so, the scope of such outdoor dining area, and the safeguards required by the Planning Commission:
- A. The location of the requested area in relation to residential uses or other uses that may be adversely affected by the outdoor dining area;
  - B. The hours of operation;
  - C. The use of outside speakers for music, announcements, or paging;
  - D. The safety of the outside dining area customers in relation to pedestrian and vehicular traffic;
  - E. The outdoor playing of music, dancing, or use of alcoholic beverages;
  - F. The location of the outdoor eating area in regard to the location of doors and exits in the event of a fire or other calamity;
  - G. The use of fencing, bollards, planters and/or other structures to protect the customers;
  - H. The effect of the outdoor dining area on the required parking spaces or traffic patterns; and
  - I. Compliance with all ADA, building code, and fire code requirements.
- (9) Propane canister sale and/or exchange. In addition to complying with the above standards and as provided in Chapter 1258 (General Business District), Chapter 1258 (Motorist Service District), and Chapter 1262 (General Industrial District), the Planning Commission shall consider the following standards and requirements in determining whether the outdoor sale or exchange of propane canisters shall be permitted, and if so, the scope of such use and the safeguards required by the Planning

Commission:

- A. The location of the outdoor propane sales/exchange area shall be fixed, and shall not adversely impact the safety of customers as related to pedestrian and vehicular circulation.
- B. The outdoor propane area shall not obstruct egress at doors and exits in the event of fire or other calamity.
- C. Fencing, caging, bollards and/or other structures shall be used to protect the storage area.
- D. The design and color of outdoor propane storage areas shall be sensitive to building architecture and the location of the storage area.
- E. The individual canister size shall not exceed twenty (20) pounds in volume, except in areas zoned General Industrial.
- F. The total storage area shall not exceed the volumes set out in the Ohio Fire Code.
- G. Tanks may be exchanged, but not filled at the site except in areas zoned General Industrial.
- H. All tanks being stored must be undamaged, undented, not rusted, and in good condition.
- I. There must be full compliance with all applicable Building Code and Fire Code requirements.
- J. An annual permit must be obtained from the Fire Marshal ~~pursuant to Codified Ordinances Section 1601.16.~~

- (10) Pawn Shops, Paraphernalia Stores, Vape Shops, Vaporizer Stores, Tattoo Parlors, Body Piercing Shops, Check Cashing Stores, Pay Day Loan Operations, Hookah Lounges, Smoke Lounges, and Vapor Lounges. In addition to complying with all other requirements of this Zoning Code, these uses shall comply with the following requirements and standards:

- A. No such use shall be established or operated within 500 feet of a school or public park property.
- B. No such use shall be established or operated within 500 feet of an existing use of the same type.
- C. No such use shall be operated or open for business between the hours of 12:00 midnight and 8:00 AM.

- (11) Regional Shopping Centers.

A. Hotels

- 1. **Parking for hotels shall be provided in conformance with Section 1270.05(c)(2).**
- 2. **Each hotel may be required to provide underground parking or a parking garage for a portion of the required parking as determined by the Planning Commission.**
- 3. **Each hotel shall have a minimum of a three (3) star rating as defined by widely recognized travel services such as Trip Advisor.**
- 4. **The architectural treatment of each hotel building shall be primarily finished masonry and designed to complement and be harmonious with the established architectural character of the Regional Shopping Center as determined by the Architectural Review**



**Board and Planning Commission.**

**B. Fitness Centers, Sports Facilities and Exercise Facilities**

1. Parking shall be included as part of the parking calculation for the entire center pursuant to Section 1270.05(c)(2).

**C. Medical Facilities**

1. Medical Facilities may include clinics and urgent care facilities licensed by the State of Ohio, but shall not include facilities with patient beds for overnight stays or care. However, a limited number of patient beds may be permitted if authorized under a Conditional Use Permit for the purpose of permitting short-term stays necessitated by emergencies or other unusual circumstances.
2. Parking for medical facilities shall be provided at a rate of one (1) space for each 250 square feet of gross floor area.

**D. Outdoor Playing Fields and Training Areas.**

1. Shall be accessory to a principally permitted use.
2. Shall be fenced and/or screened in a manner approved by the Planning Commission.

~~(4112)~~ Safeguards and conditions. In addition to complying with the above general standards set forth in this section, conditions appropriate to each particular application may also be set forth in the permit.

~~(4213)~~ Approval. The approval of a conditional use permit shall become null and void if the construction of the building or site improvements are not started within a six-month period after date of approval.

~~(Ord. 2016-158. Passed 11-21-16.)~~

**Section 2.** That existing Section 1258.04 of Chapter 1258, of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

**1258.04 USE REGULATIONS; SHOPPING CENTER DISTRICT.**

Buildings and land shall be used and buildings shall be designed, erected, altered, moved or maintained in whole or in part in Shopping Center Districts only for the uses set forth in the following schedules and regulations:

- (a) Main Buildings and Uses Permitted. ~~Indoor theaters; freestanding restaurants; and offices, stores, services and other use classifications as permitted in General Business Districts, except dwellings, wholesale offices and showrooms, mortuaries, transmittal towers, telephone exchanges, transformer stations, bus passenger stations, hotels and motels; The following principal uses conducted wholly within enclosed buildings:~~
  - (1) Retail Stores and Shops, except wholesale offices and showrooms, mortuaries, transmittal towers, telephone exchanges, bus passenger stations, hotels and motels;
  - (2) Personal Services, but excluding services listed in Sections 1258.06(a)(4), 1258.06(a)(5), and 1258.06(a)(6);
  - (3) Offices;



- (4) Restaurants, which may include accessory outdoor eating areas provided that a Conditional Use Permit is granted for outdoor seating in accordance with the appropriate standards set forth in Section 1242.07; and
- (b) Main Uses Regional Shopping Centers. The following principal uses may be permitted in addition to those listed in Section 1258.04(a) only as part of a unified and cohesive Regional Shopping Center which shall include an interior sheltered walk or promenade that provides access to a variety of retail stores, restaurants, and service uses:
  - (1) Hotels with a minimum three (3) star rating as defined by widely recognized travel services such as Trip Advisor, provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
  - (2) Fitness Centers, Sports Facilities, Exercise Facilities, and Amusement Facilities excluding carnival types of uses, provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
  - (3) Medical Facilities including clinics and urgent care facilities, but excluding facilities with patient beds for overnight stays provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
  - (4) Theaters;
  - (5) Outdoor gathering spaces, activities, and dining areas;
  - (6) Grocery stores provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
  - (7) Outdoor playing fields or training areas as accessory to a main use provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07; and
- (c) Similar Main Uses Permitted. Any other general business store, shop, ~~or~~ service **or amusement facility** not listed above or in any subsequent use classification and determined as similar by the Planning Commission in accordance with standards set forth in Section 1242.08 of this Zoning Code **except wholesale offices and showrooms, mortuaries, transmittal towers, telephone exchanges, transformer stations, and bus passenger stations;** and
- (ed) Accessory Uses Permitted. Any accessory use such as storage of goods or processing operations which are clearly incident to conducting a retail business, office or service establishment or other permitted main use, provided such an accessory use is compatible with contiguous office, retail and service establishments.
  - (1) Accessory off-street parking and loading facilities as required in Chapter 1270 of this Zoning Code;
  - (2) Signs in Shopping Center Districts shall be designed, erected, altered, reconstructed, moved and maintained, in whole or in part,

in accordance with the type, design size, location, illumination and other provisions set forth in Chapter 1272 of this Zoning Code;

**(3) Parking structures provided that a Conditional Use Permit is granted in accordance with the standards and procedures set forth in Section 1242.07 of this Zoning Code;**

~~(3) Oil and gas well drilling, operation and maintenance, provided that a conditional use permit is granted in accordance with standards and procedures set forth in Section 1242.07 of this Zoning Code;~~

**(43)(4) Outdoor dining in conjunction with an approved sit-down restaurant, provided that a conditional use permit is granted in accordance with standards and procedures set forth in Section 1242.07 of this Zoning Code.**

~~(Ord. 2009-155. Passed 11-16-09.)~~

**Section 3.** That existing Section 1258.11(a) of Chapter 1258, of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

**1258.11 YARD REGULATIONS; BUSINESS DISTRICTS.**

In all Business Districts, buildings and land shall abut a dedicated street for the required lot width, and shall be used, and buildings shall be designed, erected, altered, moved or maintained, in whole or in part, only in accordance with the following schedule and regulations:

(a) Schedule of Yards and Setbacks for Business Uses. In Business Districts, the yards shall be not less than set forth in the following schedule:

<b>Schedule of Minimum Yard and Setback (SB) Dimensions</b>							
District	Main & Accessory Building & Use	SB Abutting Prospect, Pearl, Sprague & Royalton Rds. & W. 130 <sup>th</sup> St. (ft.)	Front Yard SB Abutting Other Sts. (Distance from St. R-O-W) (ft.)	Side Yard Abutting Residential District (ft.)	SB Abutting Non-Residential District (ft.)	Rear Yard Abutting Residential District (ft.)	SB Abutting Non-Residential District (ft.)
Local Business	Offices, stores and services	125 from centerline	50	20	None but min. 10 between buildings	20	10
	Sales in open yards	50 from right of way	35	Not allowed	Not allowed	Not allowed	Not allowed
	Parking areas and drives	20 from right of way	20	10	5	10	5



General Business and Restaurant-Recreation-al Services	Offices, stores, services, mortuaries, amusement and recreation	125 from center-line	80	30	None but min.10 between buildings	30	10
	Sales in open yards	90 from center-line	45	Not allowed	Not allowed	Not allowed	Not allowed
	Parking areas and drives	75 from center-line	30	10	5	10	5
Shopping Center	<del>Offices, stores, services amusement and recreation</del> <b>All Main and Accessory Uses</b>	200 from center-line	150	100	50	100	50
	Sales in open yards	Not allowed*	Not allowed*	Not allowed*	10	Not allowed*	10
	Parking areas and drives	40 from right of way	40	20	10	20	10
Motorist Service	All Main and Accessory Uses	125 from center-line	50	50	25	50	25
Motorist Service	Parking areas and drives	30 from right of way	30	20	10	20	10

\*Except as provided in Section 1258.04(b).

\* \* \*

~~(Ord. 2014-132. Passed 9-2-14.)~~

**Section 3.** That existing Section 1258.12 of Chapter 1258, of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

**1258.12 HEIGHT REGULATIONS.**

The height of any main or accessory building shall not exceed thirty-five feet in any Local Business, Motorist Service or Restaurant-Recreational Services District, and sixty feet in any General Business or **Neighborhood** Shopping Center District, except that an indoor tennis facility in a Motorist Service District shall not exceed forty-five feet. ~~Office u~~**Uses** within a **Regional** Shopping Center District ~~at a community or regional shopping center, as defined in Section 1258.15,~~ shall not exceed ~~sixty-seventy~~ feet in height. Mechanical space for building equipment placed on the building roof may be allowed above the maximum height specified, provided that such mechanical space is set back a minimum of fifteen feet from any exterior wall, does not exceed fifteen feet in height and is adequately screened from view, and provided, further, that such mechanical space and screening are approved by the Planning Commission.

~~(Ord 1978-165. Passed 10-16-78.)~~

**Section 4.** That Section 1270.05 of Chapter 1270 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville is hereby amended in order that Section 1270.05 shall read in its entirety as follows:

**1270.05 SCHEDULE OF PARKING REQUIREMENTS.**

Accessory off-street parking facilities shall be provided in quantities not less than set forth in the following schedule:

	<b>Building Use</b>	<b>Minimum Spaces Required</b>
(a)	<b>Residential</b>	
	(1) One-family dwellings	2 per dwelling unit
	(2) Two-family dwellings	2 per dwelling unit
	(3) Townhouse cluster*	2 per dwelling unit
	(4) Multi-family/Apartment*	2-1/2 per dwelling unit
	(5) Rented rooms	1 per rented room, plus 2 for each resident family
	*Additional guest off-street parking may be required as determined by the Planning Commission.	
(b)	<b>Community Facilities</b>	
	(1) Governmental: Municipal, County, State and Federal buildings, principally administrative functions	1 per 300 sq. ft. of floor area used by the public, plus 1 for each 2 employees
	(2) Civic: Art galleries, libraries, museums, churches, club and community centers	1 per 500 sq. ft. (*)
	(3) Educational: Primary and secondary public; private schools	1 per 1,000 sq. ft. (*)
	(4) Places of assembly: Auditoriums, lodge halls, gymnasiums and stadiums	1 per 4 seats
	(5) Health and welfare:	
	A. General and special hospitals	1 per 500 sq. ft.
	B. Institutions for children and for aged, nursing homes, sanitariums	1 per bed or dwelling unit plus 1 per 1,000 sq. ft. of administrative space
	C. Medical centers	7 per 1,000 sq. ft. of gross floor areas
	(6) Recreation: Skating rink, swimming pools	1 per 50 sq. ft. of area devoted to the activity or 1 per 2 members

	*For the assembly parts of the building, one space per each four seats, or one space for each forty-eight square feet of assembly floor area, shall be added.	
(c)	<b>Business and Offices</b>	
	(1) Retail stores, services and offices other than community and regional shopping centers, as defined in Section 1258.15:	
	A. Without food services	4.5 spaces per 1,000 sq. ft. of gross building floor area
	B. With food services	4.5 spaces per 1,000 sq. ft. of gross building floor area used for retail uses. Parking for food service uses shall be provided in accordance with Subsections (4) and/or (5) hereof.
	(2) <b>Neighborhood</b> Community and Regional Shopping Centers, as defined in Section 1258.15	<p><del>54</del> spaces per 1,000 sq. ft. of gross leasable retail area (GLRA) Gross leasable retail area is the total floor area designed for tenant occupancy and exclusive use, including <del>the retail areas of basements,</del> mezzanines and upper floors, <b>but not including basements and other areas used solely for storage,</b> if any, expressed in square feet, measured from center lines of joint partitions and the exterior of outside walls. This does not include office buildings in which medical, dental, research and other kinds of special organizations are housed. It does include banks, <b>restaurants,</b> and other similar activities which may be part of a shopping center.</p> <p>Parking for office space usage at or immediately adjacent to community and regional shopping centers shall be provided at the rate of 2.5 spaces for each 1,000 sq. ft. of office floor area.</p> <p><b>For hotels within a Regional Shopping Center, parking requirements will be 1 per guest room (there will not be additional parking required for employees).</b></p> <p><b>For a Regional Shopping Center, the minimum required parking spaces may be modified by the Planning Commission based on the mixture of uses and the ability to utilize shared parking.</b></p> <p><b>For all uses within the Regional Shopping Center, the required parking shall be determined only by the requirements set forth in Section 1207.05(c)(2) and (c)(7) and the parking requirements for other uses set forth in Section 1207.05(c) are not applicable.</b></p>



(3)	Hotels, motels, tourist home	1 per guest room, plus 1 for each employee
(4)	Carry-out restaurant without seating	10 spaces per 1,000 sq. ft. of gross floor area
(5)	Sit down restaurant	1 space for every 2 interior seats plus 1 space for every 4 outdoor or patio seats
(6)	Food stores	5 per 1,000 sq. ft. of gross floor area
(7)	Offices:	
	A. Medical and dental	1 per 200 sq. ft.
	B. Other;	1 per 250 sq. ft.
(8)	Mortuaries	40 plus 1 space per 200 sq. ft.
(9)	Places of assembly, theaters, halls, arenas	1 per 4 seats
(10)	Commercial recreation:	
	A. Open commercial amusement	1 per 500 sq. ft.
	B. Bowling alleys	7 per 1,000 sq. ft. of gross floor area
	C. Indoor tennis facility	5-1/2 spaces per court
(d)	<b>Service and Manufacturing</b>	
(1)	Wholesale, distribution, laboratories, general services, machine shops and similar establishments	1 per employee on the two largest successive shifts
(2)	Manufacturing plants	1 per employee on the two largest successive shifts
(e)	<b>Sexually oriented businesses</b>	18 per 1,000 sq. ft. of gross floor area

- (f) For specific buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed building or use.

~~(Ord. 2018-005. Passed 3-19-18.)~~

**Section 5.** That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

**Section 6.** 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.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 006

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**Section 7.** That this Ordinance is hereby declared 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 in order to provide for permitted uses within the Shopping Center Districts. 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: January 16, 2024

Referred to Planning Commission

Second reading: \_\_\_\_\_

Third reading: \_\_\_\_\_

Approved: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_  
Mayor

Date Passed: \_\_\_\_\_

Date Approved: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: \_\_\_\_\_  
Clerk of Council

Ord. No. 2024-006 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 01-16-24 Ref: P2E  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2024 – 011**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 5 FOR AN INCREASE IN THE CONTRACT PRICE AND FOR AN EXTENSION OF THE CONTRACT COMPLETION DATE, IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND GILBANE BUILDING COMPANY IN CONNECTION WITH THE STRONGSVILLE TOWN CENTER PROJECT, AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to Ordinance No. 2023-106, Council authorized the Mayor to enter into a contract with Gilbane Building Company, in connection with the Strongsville Town Center Project, in the City of Strongsville, (the "Project"), in an amount not to exceed \$8,901,779.00; and

WHEREAS, by and through Ordinance No. 2023-137, the City's authorized Owner's Representative for the Project, RFC Contracting, Inc., determined it would be in the best interests of the City to approve Change Order No. 1 to include as part of the Project additional work required for tree clearing for construction, in the amount of \$31,851.00 for an increase in the total Project cost to \$8,933,630.00; and

WHEREAS, in addition, by and through Ordinance No. 2023-158, the City's authorized Owner's Representative had determined it would be in the best interests of the City to approve Change Order Nos. 2, 3, and 4 to include as part of the Project additional work required to address existing storm sewers and structures, removal of trees due to revised grading and an alternate lighting package for a cost savings, all in the amount of \$6,502.00 for a net increase in the total Project cost to \$8,940,132.00; and

WHEREAS, at this time, the City's authorized Owner's Representative has now recommended, and the City Engineer has determined, it would be in the best interests of the City to include further changes in the work performed or to be performed on the Project by Gilbane Building Company, generally being additional site work and multiple sub-contractor costs and scope items, as requested by the City and due to unforeseen circumstances encountered in the field, all as more fully set forth collectively in Exhibit A, attached hereto and incorporated herein as if fully rewritten, and thereby resulting in an increase for Change Order No. 5 of \$171,483.00, and a new total Project cost of \$9,111,615.00; and

WHEREAS, due to delays and the aforementioned multiple sub-contractor costs and scope-related items, Gilbane Building Company has requested an extension of time of Forty-Two (42) days to substantially complete the work, with a new Substantial Completion date of August 9, 2024; and

WHEREAS, the City's Owner's Representative and City Engineer have recommended that an extension of time to substantially complete the work by August 9, 2024 would be warranted and is reasonably required at this time.



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 011

Page 2

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. 5 to the contract in the amount of \$171,483.00, as recommended by the City's Owner's Representative and City Engineer, and reflected collectively in Exhibit A; and after the issuance and approval of said Change Order No. 5 and compliance with the terms and conditions of the contract, to direct the Director of Finance to make payment to **GILBANE BUILDING COMPANY** in the additional amount of \$171,483.00, thereby increasing the total Project cost to \$9,111,615.00.

**Section 2.** That the Mayor be and is further authorized to extend the contract's Substantial Completion time by Forty-Two (42) days to August 9, 2024, as recommended by the City's Owner's Representative and City Engineer.

**Section 3.** That the funds necessary for this Ordinance have been appropriated and shall be paid from the Town Center 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 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 changes in the work in order to properly complete the Project, to provide sufficient time for substantial completion, and to facilitate payment to the contractor for changes in the work, to avoid potential legal problems, and 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

Date Passed: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Approved: \_\_\_\_\_  
Mayor

Date Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

Ord. No. 2024-011 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

# AIA® Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Strongsville Town Center  
18100 Royalton Road  
Strongsville, OH 44136

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: 07/26/2023

**CHANGE ORDER INFORMATION:**  
Change Order Number: 005  
Date: January 24, 2024

**OWNER:** *(Name and address)*  
City of Strongsville  
16099 Foltz Parkway  
Strongsville, OH 44149

**ARCHITECT:** *(Name and address)*  
Brandstetter Carroll, Inc.  
1220 West Sixth Street, Suite 300  
Cleveland, OH 44113

**CONTRACTOR:** *(Name and address)*  
Gilbane Building Company  
950 Main Avenue, Suite 1410  
Cleveland, OH 44113

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

COR-5 Additional time and cost for design revision through Bulletin 5.

The original Contract Sum was	\$ 8,901,779.00
The net change by previously authorized Change Orders	\$ 38,353.00
The Contract Sum prior to this Change Order was	\$ 8,940,132.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 171,483.00
The new Contract Sum including this Change Order will be	\$ 9,111,615.00

The Contract Time will be increased by Forty-Two (42) days.  
The new date of Substantial Completion will be 08/09/2024

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

*Brandstetter Carroll, Inc.*

**ARCHITECT** *(Firm name)*

*Nancy K. Nozile*

**SIGNATURE**

*Nancy K. Nozile, vp*

**PRINTED NAME AND TITLE**

*1-24-2024*

**DATE**

**CONTRACTOR**

**R** *(Firm name)*

*Digitally signed by Dan Focht*

DN: C=US,  
E=dfocht@gilbaneco.com,  
O=Gilbane Building  
Company, OU=Project  
Manager, CN=Dan Focht  
Date: 2024.01.26  
Time: 15:51:05-05'00'

**PRINTED**

**DATE**

**OWNER** *(Firm name)*

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**





January 25, 2024

LEXINGTON  
859.268.1933

CINCINNATI  
513.651.4224

CLEVELAND  
216.241.4480

DALLAS  
469.941.4926

DENTON  
940.387.8182

NORMAN  
405.360.0810

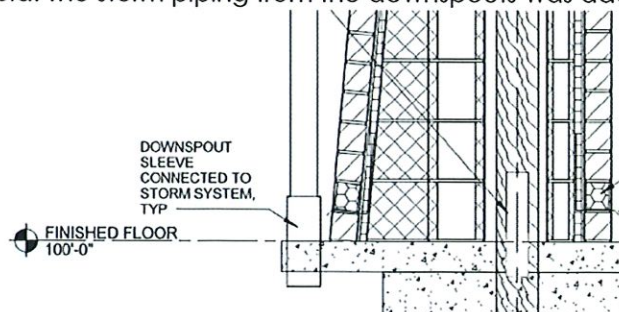
Roger Riachi  
RFC Contracting  
13477 Prospect Road  
Strongsville, Ohio 44149

Re: Strongsville Town Center – COR 5: Bulletin 1-5.

Mr. Riachi,

Following Gilbane's review of the previous letter, the approved items are revised per the outline below. The total amount recommended for approval at this time is \$171,483.00.

ITEM	AMOUNT	DECISION
Bid Package 02A Fabrizi		
1. Sawcut at Communication Center:	\$3,875.62	<b>NO</b>
a. This scope will be eliminated in a future Bulletin as part of the Roundabout revisions.		
2. Removal of pipe under driveway	\$1,537.53	<b>YES</b>
a. Cost listed on 1/3/2024 was \$1,537.53. Cost listed on 1/10/2024 was \$3,843.82.		
3. Grading changes at main site and roundabout	\$51,312.54	<b>YES</b>
4. Finish grading at main site and roundabout	\$8,197.20	<b>YES</b>
a. Cost listed on 1/3/2024 was \$8,197.20. Cost listed on 1/10/2024 was \$9,005.31.		
5. Storm alignment and underdrains at tennis	\$1,858.62	<b>YES</b>
6. Storm rims and depth, new structures	\$49,675.57	<b>YES</b>
a. Cost listed on 1/3/2024 was \$49,675.57. Cost listed on 1/10/2024 was \$50,624.38.		
7. Downspout drainage at pavilion	\$30,757.22	<b>DISCUSS</b>
a. The bid drawings showed the downspouts with notes to tie to storm system. The downspout fittings and boots should have been in base bid. The storm piping from the downspouts was added in Bulletin 05.		



- b. Storm line at Maintenance Garage was added in Bulletin 05 and eliminated in Bulletin 09.

8.	Bottle Filler at tennis courts	\$28,254.98	<b>DISCUSS</b>
	a. The bottle filler was shown in the bid documents. The waterline was not shown in the bid documents and was added in Bulletin 03. Cost for bottle filler should be eliminated.		
	b. Cost listed on 1/3/2023 was \$28,254.98. Cost listed on 1/10/2024 was \$44,498.79.		
9.	Grading and underdrain at retaining wall	\$3,637.74	<b>YES</b>
Bid Package 02C GeoSci			
1.	Retesting of soil compaction after grading revisions	\$3,235.00	<b>HOLD</b>
	a. Hold for actual cost after work is completed.		
Bid Package 02D Rafter A			
1.	Additional survey	\$5,000.00	<b>HOLD</b>
		\$255.00	<b>YES</b>
	a. \$5,000 for site construction layout is noted as a budget estimate only, billed as needed per hourly rates. Hold this item until work is completed and hours are submitted.		
	b. \$255.00 for topographic survey at Maintenance Garage area. APPROVED.		
Bid Package 03A R.J. Platten			
1.	Additional concrete	\$53,600.00	<b>PARTIAL</b>
	a. Additional concrete at bike rack is acceptable	\$2,265.19.	<b>YES</b>
	b. Additional concrete at trash receptacles is acceptable	\$2,151.02.	<b>YES</b>
	c. Additional concrete at Octagon Pavilion will be eliminated.	\$18,425.85.	
	d. Additional concrete at Material Storage Area eliminated in Bulletin 07.	\$13,806.54.	
	e. Additional trench drain eliminated in Bulletin 09.	\$16,950.88.	
Bid Package 08A Sixth City Glazing			
1.	Glazing for door at Office	\$460.00	<b>YES</b>
Bid Package 08C FBS			
1.	New door at Office	\$375.00	<b>YES</b>
Bid Package 09A Yerman & Young			
1.	Finishing of cedar slat ceiling at Office	\$576.00	<b>YES</b>
Bid Package 09D Construction Smith			
1.	Additional cedar slat ceiling in Office & credits for toilet accessories	\$1,505.00	<b>YES</b>
Bid Package 12B Lighting Dynamics			
1.	Utility bollards at Octagon Pavilion	\$1,500.00	<b>YES</b>

Bid Package 22A Commerce Plumbing

1. Plumbing fixture credits	(\$3,070.00)	YES
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Bid Package 23A Imperial H&C

1. HVAC changes for Office	\$1,846.00	YES
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Bid Package 26A Ullman Electric

1. Receptacles on 9 light poles	\$11,377.00	YES
2. Hydro-excavate for First Energy tie-in	\$3,672.00	YES
a. Beyond \$10,000 allowance		
3. Conduit for fiber	\$889.00	YES

Bid Package 32C Ambrose

1. Retaining wall at Safety Town Building	\$17,750.00	YES
---	-------------	-----

GC's Staffing	\$47,376	NO
---------------	----------	----

1. The city will accept the time extension of 42 days, but will not pay any administrative costs associated with the extension.

SUMMARY:

Approved	\$157,772.00
SDI, Gen Liability, Ins	\$4,662.00
Payment & Perf Bond	\$965.00
CM Profit/Fee (5%)	\$8,083.00
CAT Tax (0.026%)	\$1.00
TOTAL CHANGE ORDER	\$171,483.00

Sincerely,  
Brandstetter Carroll, Inc.

  
Nancy K. Nozik, AIA  
Vice President

Copy: Ken Mikula, City of Strongsville; Lori Daley, City of Strongsville  
Dan Focht, Gilbane

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2024 – 012**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A STATE OF OHIO ADMINISTRATIVE SERVICES CONTRACT FOR THE PURCHASE OF ONE (1) NEW FORD E-450 DRW CUTAWAY MOUNTED MAINLINE TV INSPECTION SYSTEM VEHICLE (CAMERA TRUCK) WITH APPURTENANCES, MANUFACTURED BY CUES, INC., FOR USE BY THE DEPARTMENT OF PUBLIC SERVICE OF THE CITY, WITH THE SALE, TRADE-IN AND CREDIT OF AN EXISTING OBSOLETE CAMERA TRUCK, AND DECLARING AN EMERGENCY.**

WHEREAS, Ohio Revised Code Section 5513.01(B) provides the opportunity for counties, townships and municipal corporations to participate in contracts of Ohio Department of Administrative Services for the purchase of vehicles, machinery, materials, supplies or other articles; and

WHEREAS, this Council wishes to take advantage of that opportunity to purchase one (1) new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (camera truck) manufactured by CUES, Inc., with appurtenances and miscellaneous add-ons, for the inspection of 6" and larger sanitary sewers and storm drains (Schedule/Contract No. 800905, Index No. STS670) for use by the Department of Public Service of the City; and

WHEREAS, the Department of Public Service has an existing camera truck which is obsolete and, therefore, no longer needed for municipal public purposes; and

WHEREAS, pursuant to Article IV, §3(e) of the City Charter, the Director of Finance is authorized to sell obsolete or surplus equipment in such manner as Council may by ordinance authorize; and

WHEREAS, this Council is desirous of having the Director of Finance sell and trade-in the existing obsolete truck, and have the selling price credited against the purchase price of the new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (camera truck) with appurtenances and miscellaneous add-ons.

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

**Section 1.** That this Council finds that the Service Department of the City of Strongsville has an existing CUES, Inc. camera truck, as reflected on the itemization attached hereto as Exhibit A, which is obsolete, and therefore, is no longer needed for any municipal purpose, and further finds that it will be in the best interests of the City to sell and trade-in such truck through State contract, and have the selling price applied as a credit against the purchase of the new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (camera truck) with appurtenances and miscellaneous add-ons.

**Section 2.** That the Mayor accordingly be and is hereby authorized and directed to request authority in the name of the City of Strongsville to participate in Ohio Department of Administrative Services contracts with **CUES, INC.**, through their authorized dealer, **MTECH COMPANY**, for the purchase of one (1) new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (camera truck) manufactured by CUES, Inc., with appurtenances and miscellaneous add-ons, and for the sale and trade-in of an existing obsolete CUES camera truck for the value and amount of \$50,000.00, and providing that such sale price be credited towards the purchase price of the new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (camera truck) with appurtenances and miscellaneous add-ons, thereby resulting in a total net contract price for the new truck with all appurtenances plus trade-in, in an amount not to exceed \$390,825.00, all as reflected on the specifications summary and proposal attached hereto as Exhibit A.

**Section 3.** That the City of Strongsville hereby agrees to be bound by the terms and conditions prescribed by the Director of Administrative Services for such purchases, and to directly pay the vendor, under each such contract of the Ohio Department of Administrative Services in which the City participates for items it receives pursuant to the contract.

**Section 4.** That the Mayor and Director of Finance be and are hereby authorized to enter into and execute such agreements and documents as may be necessary to participate in the Ohio Department of Administrative Services Office of Procurement Services Program.

**Section 5.** That the funds for the purposes of said contract have been appropriated and shall be paid from the Sanitary Sewer Fund.

**Section 6.** 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 7.** 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 enter into said contract to provide for the continuity of services and efficient operation of the City of Strongsville Department of Public Service, to provide updated equipment, 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: \_\_\_\_\_

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2024 – 012  
Page 3

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: \_\_\_\_\_  
Clerk of Council

Ord. No. 2024-012 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_





Cues Sewer Inspection System  
Sales Proposal for: Strongsville, OH  
Ohio STS Pricing Effective through 3-31-2025  
Presented by: MTECH Company

Date: 10-25-23  
Ohio STS: 800905  
Index: STS670



## Base System

Manufacturer	Model	Description	Price
CUES	E-450-DRW	Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System for the Inspection of 6" and larger Sanitary Sewers and Storm Drains FORD E-450 GAS CUT-A-WAY 176" WB 2X4 CHASSIS 7.3L SOHC EFI Triton V10 Engine 6-Speed Automatic Transmission with OD including: 14,500 lb. GVWR 176" Wheel Base Cab Air Conditioner AM / FM Radio 16' CARGO BOX WITH WALKTHRU Aero Cap with Walk Thru LED Light Package Includes Body Clearance and Stop / Tail / Turn Full Width Barn Doors with CAM (Pipe) Locks on Each Door 2 Laminated Steel Lock Kermitte Covering on Inside Rear Doors Back up Alarm BACK-UP COLOR CAMERA SYSTEM (CHASSIS) SAFE ENTRY/EXIT BUMPER Three (3) Steps Evenly Spaced Bottom Step Folds Up for Ground Clearance Safety Grab Handle KICKPLATE TRANSPORTER STORAGE Lockable Storage Compartment for Camera and Transporter Sliding Drawer Notch in rear door threshold of body for TV cable to pass through to transporter storage drawer KICKPLATE 2 DRAWER STACK ALUMINUM STORAGE BULKHEAD WALL BETWEEN CAB AND CONTROL ROOM Door TV HIGH CUBE VAN EXTERIOR LIGHTING & CONTROL ROOM EVOLUTION 3.0 TO INCLUDE: 2 Amber Electronic Strobe Warning Beacons 2 Adjustable Floodlights Rear of Vehicle Area Illumination Control Room Interior: Laminate Lollipop Flooring Kermitte covered Walls & weather resistant/smooth Ceiling Bulkhead Wall with Passage Door from Control Room to Equipment Room Tinted Viewing Window in Bulkhead Wall Tinted Viewing Window in Bulkhead Door Above Desk Control Console with Rack Mount for Electronic Equipment Desktop / Work Area 12V High Intensity LED Light Fixture Multi-Outlet Power Strip with USB Ports Fire Extinguisher with Bracket, 10BC Rating Operators Chair, Swivel with Casters Breaker Box Storage Area with Locking Positive Latch	\$239,878.00

EXHIBIT A

Battery Powered Carbon Monoxide Alarm  
ROOF TOP AIR CONDITIONER, 13,500 BTU WITH HEAT STRIP  
CURBSIDE DOOR FOR EVO 3.0  
SIDE STEPS  
STORAGE CABINET UNDER VIEWING ROOM DESKTOP  
BENCH SEAT IN VIEWING ROOM  
CUSHION FOR BENCH SEAT  
TV HI-CUBE VAN EQUIPMENT ROOM INTERIOR EVOLUTION 3.0 TO INCLUDE:  
    Lamseal Lamplate Flooring  
    Kermitite covered Walls and weather resistant/smooth finished ceiling  
    Electrical Outlet with Dual Receptacles  
    12V High Intensity LED Light Fixture  
20-GALLON WASHDOWN SYSTEM TO INCLUDE  
    20-Gallon Fresh Water Tank  
    Electric Water Pump  
    Retractable Hose Reel with 25'Water Hose and Nozzle  
UPPER AND LOWER STORAGE CABINET IN EQUIPMENT ROOM  
    Lower Storage Cabinet / Work Topwith Sink and Faucet  
    Upper Wall Mounted Storage Cabinet  
32" REAR FLAT SCREEN MONITOR MOUNTED IN BULKHEAD WALL  
    Flat Screen Monitor  
    Cable Assembly - Video Monitor to Monitor in Control Room  
    Electrical Outlet  
7000 WATT GAS ONAN GENERATOR  
    120 Volt 60 HZ 7000 Watt (Minimum) Commercial Grade Generator  
    Gasoline Powered  
    Electric Start  
GENERATOR COMPARTMENT [UNDER CHASSIS MOUNT]  
    Generator Storage Compartment with Lockable External Access Door  
    Commercial Power Supply Receptacle, 25' Cord, and Plug  
    Electrical Supply Center with Circuit Breaker Box  
    Commercial power and Generator Power Connectors  
    Automatic Power Transfer Switch  
SYSTEM ENGINEERING PANEL, FOR POWER INFORMATION AND GENERATOR  
FUNCTIONS, RACK MOUNTED, TO INCLUDE:  
    Four Function AC Power Meter displaying Critical Power Information including  
    Voltage  
    Hertz  
    Amperage  
    Active Power (Watts)  
    Front panel Selector Switch for two modes of operation  
    Fixed reading  
    Continuous Auto-cycling  
    Generator Battery Meter to Display Starting and Charging Voltage  
    Generator Hour Meter  
    Generator Remote Start/Stop Control Switch  
    On/Off Switch for Emergency Warning Beacons (Switch to illuminate When On)  
P&T ZOOM M/C LED CAMERA  
    Solid State Color Sewer TV Camera  
    Pan & Rotate Camera Head, 40:1 Zoom Ratio, 120:1 Optical Zoom/ Digital Zoom  
    NTSC Color Standard with 4x Light Integration  
    4X5W Cluster LED's for 6" through 72" lines  
    Camera Transportation and Storage Case  
21" TRAC TRANSPORTER M/C TO INCLUDE:  
    6" Track Transporter with Freewheel and Powered Reverse  
    Y Eliminator  
8"-15" EXTENDERS FOR 21" TRAC TRANSPORTER

Deducted below



**SPARE PARTS KIT FOR TRAC TRANSPORTER TO INCLUDE:**

- Additional Chain Links and Rubber Cleats
- 12/5/4 ADAPTER CABLE**
- 1000' CABLE ASSEMBLY, M/C 12PIN METAL**
- 1000' Gold Multi Conductor Kevlar Fiber Armored Combination TV Transmission / Tow Cable

- .450 Diameter
- Metal Splice Chamber with Pigtail
- Cable Strain Relief
- TV REEL ASSEMBLY, MECHANICAL FOOTAGE FOR SUMMITT .450 CABLE**
- Black Thermoplastic Powder Coated Frame
- Power Level wind & Multi Ratio Manual Transmission
- Footage Meter with Local Counter and Remote Electronic Counter
- Transmission Control at Viewing Station
- Local Reel Mount Electrical and Mechanical Control
- Sealed Continuous Contact Collector Assembly
- Removable Drip Pan for Cleaning

**PCU ASSEMBLY [RACK MOUNT]**

**CCU ASSEMBLY [RACK MOUNT]**

- Alpha Numeric Information Display, with Multi Paging and Defect Coding
- Remote "QWERTY" Keyboard for Data Entry
- On Screen Footage Display
- WRC and PACP Codes

**WIRED & WIRELESS CONTROLLER**

- Joystick Control for Pan and Tilt Zoom Camera to Include:
  - 360 Degree Rotate
  - 330 Degree Optical Pan
- Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter

**Camera Lift Control for Optional Electronic Camera Lift**

- All Other Controls for Camera to include:
  - Camera Iris and Focus Override & Zoom
  - Camera Lights & Shutter Control for Light Enhancement
  - Camera Diagnostics & Auto Home
- Cruise Control to Set Speed of the Transporter for Hands off Operation
- All Reel Controls to Include: Retrieve, Release, and Variable Speed

**8.7" Mini Keyboard**

**Test Cable**

**DVR ASSEMBLY KIT**

**19" (MINIMUM) FLATSCREEN COLOR INDUSTRIAL TV MONITOR NTSC / PAL COLOR STANDARDS**

**INVERT ROLLER ASSEMBLY**

**RETRIEVAL HOOK**

**MULTI CONDUCTOR TV ONLY TOOL KIT**

- Miliamp meter Tool
- Electrical Tape
- Needle Nose Pliers
- Six-In-One Screwdriver
- 6" Adjustable Wrench
- Anti Seize Grease
- 9-Piece Allen Wrench kit
- Solder Iron Kit
- Industrial Pliers
- 5/32 T-Handle Hex Wrench
- Anti Seize Grease
- 9-Piece Allen Wrench kit
- Solder Iron Kit

- Industrial Pliers
- 5/32 T-Handle Hex Wrench
- REDI EVALUATION KIT TO INCLUDE
- Rugged Weather Proof Storage Case
- Digital Hi-Resolution Wide Angle Web Camera
- Diagnostic Test Box To Include
- Voltage Test Points
- Built-In Mini Camera
- Footage Test Box
- Digital Multi-Meter
- USB Diagnostic Tool
- Video Cables and Adaptors

## Add-On to Base System

Manufacturer	Model	Description	Price
CUES	WC420	Single Closet In Control Room or Equipment Room	\$977.00
CUES	TR3100	CUES Exclusive Floor Boom Crane - Wireless Controller	\$10,433.00
CUES	TR1090	5 Drawer tool box	\$2,566.00
CUES	WC445	Shelf Behind Reel - wall mounted	\$1,700.00
CUES	865002	First Aid Kit	\$88.00
CUES	940608	Vise	\$346.00
CUES	MC350	Remove Track Transporter From Base System	<del>\$9,162.00</del>
CUES	WS360	Steerable Pipe Ranger Wheeled Transporter for For 8" to 15"	\$26,329.00
CUES	WS308	Electric Lift for large wheeled transporter	\$7,007.00
CUES	WS112	8" Spiked Wheels for wheeled transporters	\$2,757.00
CUES	WS911	Pneumatic Tires 18"- for Wheeled Transporter	\$1,495.00
CUES	LH900	Lamp System P & t lateral Camera Ready	\$110,452.00
CUES	UC300	Micro P&T Camera	\$27,989.00
CUES	LM712-3HS	120" Push Cable for LAMP System	\$1,590.00
CUES	LM906	Rear View Camera for Lamp system	\$4,432.00
CUES	GN1350	Rack Mount Computer, No Software	\$6,634.00
CUES	M2904-16	Built in Sonde 512MZ Transmitter for OZ Camera	\$1,840.00
CUES	GX136	32" Flat Screen Monitor and mount upgrade in office	\$1,279.00

Customer to transfer existing software

## Off Contract Items

Manufacturer	Model	Description	Price
CUES	POWERSTATION	Multi-Outlet Power Station with Lights and USB Ports	\$195.00
CUES	40-GALLON	Upgrade to 40 Gallon Washdown - No Sink	\$2,000.00

## Totals

Total Base With Add Ons	\$440,825.00
Trade in offer for existing Cues truck	\$50,000.00
Total Net after trade	\$390,825.00

If MTech's trade-in offer is accepted, customer must turn their old equipment over to MTech in complete working condition upon delivery of their new truck. All repairs must be completed and any wear and tear items must also be repaired or replaced at customer's expense prior to turning equipment into MTech. Additionally, any vehicle must pass a certified DOT inspection before being traded in. MTech reserves the right to perform an on-site inspection of the equipment being traded in prior to delivery and may deduct

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2024 – 013**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S SERVICE DEPARTMENT, 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 this Council finds that the Service Department of the City of Strongsville is in possession of certain equipment and materials, which are obsolete, surplus, have little monetary value, and are no longer needed for any municipal purpose, as more particularly described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, and further finds, therefore, that it will be in the best interest of the City that such property be sold by public internet auction through GovDeals.

**Section 2.** That pursuant to Ohio Revised Code Section 721.15, the City is authorized to sell or dispose of property by internet auction; and that, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized to dispose of such obsolete tangible property identified in Exhibit A and to perform all acts required in furtherance thereof.

**Section 3.** That the Director of Finance and the Mayor, therefore, are authorized to retain the services of **GovDeals** to effectuate the sale of such obsolete property by internet auction through an appropriate user agreement between the City and GovDeals, and in a form to be approved by the Law Director; and that the Director of Finance, Mayor and the Director of Public Service be and are further authorized and directed to execute all documents and perform all acts required to complete the sale of such obsolete and unneeded property by public internet auction.

**Section 4.** That the public internet auction will be conducted through GovDeals in accordance with its rules, regulations and procedures, including listing of the obsolete and unneeded property for sale by auction to the public on the internet. That as required by law, the property will be listed for ten (10) days, including Saturdays, Sundays and legal holidays.

**Section 5.** That the net proceeds of the operation of this Ordinance shall be deposited into the General Fund and the Street Construction, Maintenance & Repair Fund; and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the General Fund and the Street, Construction, Maintenance & Repair Fund.

**Section 6.** 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 7.** 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 the immediate sale of such obsolete and unneeded municipal property is necessary in order to provide necessary storage space for the Service Department, to enable the Department to replace obsolete equipment, 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

Date Passed: \_\_\_\_\_

Approved: \_\_\_\_\_  
Mayor

Date Approved: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: \_\_\_\_\_  
Clerk of Council

Ord. No. 2024-013 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

## Scag Mowers for Gov Deals

Model	SER. #	City ID
STT-35BVAC-SS	E5500142	14
STC48V-19KA1	C6001542	11-A

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 014

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF A CERTAIN OBSOLETE AND SURPLUS VEHICLE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, 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 this Council finds that the Service Department of the City of Strongsville has an obsolete and surplus vehicle, as described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which is unfit for public use by reason of obsolescence or as a surplus item, and is no longer needed for any municipal purpose; and further finds that it will be in the best interests of the City that such vehicle be sold at a public auction.

**Section 2.** That, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized and directed to sell such vehicle at public auction.

**Section 3.** That the Director of Finance and the Mayor are authorized to retain the services of the **MANHEIM MARKETING, INC. AUTO AUCTION** to effectuate the sale of such vehicle for auction; and the Director of Finance and Mayor are further authorized and directed to execute all documents and perform all acts required to complete the auction and the sale of the auctioned vehicle.

**Section 4.** That any proceeds of sale shall be deposited into the General Fund; and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the General Fund.

**Section 5.** 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 6.** 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 the immediate sale of such obsolete and surplus vehicle is necessary in order to provide needed storage space for the Service Department, 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.

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2024 – 014  
Page 2

\_\_\_\_\_  
President of Council

Date Passed: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Approved: \_\_\_\_\_  
Mayor

Date Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

Ord. No. 2024-014 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_



<u>Serial /VIN#</u>	<u>Description</u>	<u>CITY ID#</u>
1FTSX20507EA13985	Ford F250	607

**EXHIBIT A**