

# City of Strongsville

16099 Foltz Parkway  
Strongsville, Ohio 44149-5598  
Phone: 440-580-3110  
[www.strongsville.org](http://www.strongsville.org)

May 11, 2023

## City Council

James A. Kaminski  
Ward 1

Annmarie P. Roff  
Ward 2

Thomas M. Clark  
Ward 3

Gordon C. Short  
Ward 4

Joseph C. DeMio  
At-Large

James E. Carbone  
At-Large

Kelly A. Kosek  
At-Large

Aimee Pientka, MMC  
Clerk of Council

## MEETING NOTICE

City Council has scheduled the following meetings for **Monday, May 15, 2023**, 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 & Engineering Committee** will meet to discuss Ordinance Nos. 2023-071 and 2023-073 as well as Resolution Nos. 2023-072 and 2023-074.

**Public Service & Conservation Committee** will meet to discuss Ordinance No. 2023-075.

**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, MMC  
Clerk of Council

**STRONGSVILLE CITY COUNCIL REGULAR MEETING**

**MONDAY, MAY 15, 2023 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:
  - *Regular Council Meeting – May 1, 2023*
6. PUBLIC HEARING:
  - On the matter of the possible reappointment and re-employment of Stephen F. Kilo, who will be retired effective May 31, 2023 and seeking re-employment to his former and same position as Human Resource Director for The City of Strongsville, to be effective June 1, 2023.
7. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:
  - Motion to confirm the Mayor's reappointment of Stephen F. Kilo as Human Resource Director for the City of Strongsville to be effective June 1, 2023 in compliance with Section 145.381 of the Ohio Revised Code.
8. REPORTS OF COUNCIL COMMITTEE:
  - SCHOOL BOARD – Clark
  - BUILDING & UTILITIES – Clark
  - SOUTHWEST GENERAL HEALTH SYSTEM – Short
  - ECONOMIC DEVELOPMENT – Short
  - PUBLIC SERVICE AND CONSERVATION – DeMio
  - FINANCE – Kosek
  - PLANNING, ZONING AND ENGINEERING – Kaminski
  - PUBLIC SAFETY AND HEALTH – Kaminski
  - RECREATION AND COMMUNITY SERVICES – Roff
  - COMMUNICATIONS AND TECHNOLOGY – Carbone
  - COMMITTEE-OF-THE-WHOLE – Carbone

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. 2023-071 by Mayor Perciak and All Members of Council. 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 VACANT PROPERTY LOCATED ON MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PORTION OF PPN 394-07-001), AND DECLARING AN EMERGENCY.
  - Resolution No. 2023-072 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE STRONGSVILLE TOWN CENTER PROJECT, AND DECLARING AN EMERGENCY.
  - Ordinance No. 2023-073 by Mayor Perciak and All Members of Council. AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES ONLY THE PLAT OF CAMDEN WOODS SUBDIVISION IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
  - Resolution No. 2023-074 by Mayor Perciak and All Members of Council. A RESOLUTION DECLARING THE INTENT OF THE COUNCIL OF THE CITY OF STRONGSVILLE TO ACCEPT FOR DEDICATION CERTAIN STREETS WITHIN CAMDEN WOODS SUBDIVISION IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
  - Ordinance No. 2023-075 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.
12. COMMUNICATIONS, PETITIONS AND CLAIMS:
13. MISCELLANEOUS BUSINESS:
14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 071

By: Mayor Perciak and All Members of Council

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 VACANT PROPERTY LOCATED ON MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PORTION OF PPN 394-07-001), 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 vacant property located on Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) classification to RT-C (Townhouse-Cluster) classification (portion of PPN 394-07-001), 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 changes in zoning 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 further to afford the applicant an opportunity to submit plans to facilitate economic development within the City, and to assure proper development of all lots and land 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: \_\_\_\_\_

Referred to Planning Commission

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

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

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

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



CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 – 071  
Page 2

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

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

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

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

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

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

Ord. No. 2023-071 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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

Boundary Description for  
Marks Road Property, LTD.  
**Rezoning Parcel Area**  
**15.3865 Acres**

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 99, further known as being part of a parcel of land conveyed to Marks Road Property, LTD. by deed dated January 23, 2006 and recorded in A.F.N. 200601230302 of the Cuyahoga County Recorder's Records and is bounded and described as follows: Beginning at a 3/4 inch iron pin in a monument box assembly found at the centerline intersection of Emmons Road, 60 feet in width and Marks Road, 40 feet in width and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described, said point also being the southwesterly corner of a parcel of land conveyed to Walter C. and Judith G. Lappin by deed dated May 25, 2005 and recorded in A.F.N. 200505250349 of the Cuyahoga County Recorder's Records;

thence North 89°10'36" East, with the southerly line of land so conveyed to Walter C. and Judith G. Lappin, 455.90 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at the southeasterly corner thereof, having passed over a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at 20.00 feet on the easterly right of way line of Marks Road;

thence North 00°00'17" West, with the easterly line of land so conveyed to Walter C. and Judith G. Lappin, 201.49 feet to a 1/2 inch iron pin found on a Northerly line of said Lot No. 99 and on the southerly line of a parcel of land conveyed to Treeview Cleveland LLC by deed dated March 18, 2022 and recorded in A.F.N. 202203180267 of the Cuyahoga County Recorder's Records;

thence North 89°10'36" East, with said Northerly line of Lot No. 99 and the southerly line of land so conveyed to Treeview Cleveland LLC, 567.91 feet to a point on the northwesterly line of the B&O Railroad, formerly known as the Cleveland, Lorain and Wheeling Railway Co., being witnessed by a 3/4 inch iron pin found 0.12 feet east therefrom;

thence along the northwesterly lines of the B&O Railroad for the next 5 courses:

1. South 22°31'05" West, 129.72 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point;



Page 1 of 2  
F:\TGC Eng\PROJECTS\2701 17601 MARKS ROAD RE-ZONING  
STRONGSVILLE\SURVEY INFO\DESCRIPTIONS\2701 REZONING PARCEL DESC.docx

**Corporate Headquarters**  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

**Local Office**  
1310 Sharon Copley Rd  
PO Box 37  
Sharon Center, OH 44274  
330-590-8004

**EXHIBIT A**

2. North 67°28'55" West, 17.00 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point;
3. South 22°31'05" West, 250.00 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point;
4. South 67°28'55" East, 17.00 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point
5. South 22°31'05" West, 619.74 feet to a 3/4 inch iron pipe found at the northeasterly corner of a parcel of land conveyed to Douglas M. and Linda Harley by deed dated July 14, 2022 and recorded in A.F.N. 202207140367 of the Cuyahoga County Recorder's Records;

thence South 88°35'48" West, with the northerly line of land so conveyed to Douglas M. and Linda Harley, 642.21 feet to a point on the centerline of Marks Road and having passed a 3/4 inch iron pin at 612.21 feet (found south 0.15' of line) on an easterly right of way line of said Marks Road;

thence North 00°05'13" East, with the centerline of Marks Road, 722.80 feet to the Principal Place of Beginning, containing 670,238 square feet or 15.3865 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in April, 2022. Subject to all highways, easements and covenants of legal record.

Centerline bearing of Marks Road was calculated to be North 00°05'13" East between monuments found, based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.



Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 99



File Name and Project	Saved	Plotted	Date	Time	Scale	Page Setup
(c:\etc and projects\2701\2701.mxd)	4/27/2023 8:29 PM	4/26/2023 7:12 AM				



**PETITION FOR ZONING CHANGE**

Ordinance Number: 2023-071

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 GIA use to a class RT-C use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: Subject property is currently zoned for General Industrial or Sexual-Oriented Businesses. Seeing as Tractor Trailer truck traffic is not permitted on Marks Road, the property owner is faced with a practical difficulty in marketing the property to Industrial Users. It is impractical to think an Industrial Business could successfully operate on Mark Road without the need for substantial trucking. Additionally, Sexually-Oriented Businesses would be obtrusive and inconsistent with the neighboring residential uses on Marks Road.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Proposed zoning change will not be detrimental and exhibits proper planning and "step-down" zoning practices. The zoning change to a higher-density, residential use, under common ownership, would act as a buffer between adjacent Industrial & Manufacturer Businesses and lower-density, rural residential zoning district. The current Industrial Use of the property would be far more detrimental to the neighboring residential uses with increased truck traffic, obtrusive lighting, large building structures, etc.

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

1. Exhibit A: Partial Rezoning (15AC. Only)
2. \_\_\_\_\_
3. \_\_\_\_\_

THE PROPOSED USE OF THE PROPERTY IS: \_\_\_\_\_

RT-C RESIDENTIAL TOWNHOME CLUSTER

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

Name: Ben Weinerman, Granger Property Development, LLC

Address: 2211 Medina Road, Suite 100, Medina, OH 44203

Telephone Number: 330.241.3808 (cell)

Signature of Owner(s)

State of Ohio )  
County of Cuyahoga )



Sworn to and subscribed in my presence this 24 day of April, 2023.

KARNEL FECHKO  
Notary Public, State of Ohio  
My Commission Expires 12/1/24

Notary Public

My commission expires: 12/1/24

\* 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: 2023-071

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: Marks Road (Vacant Land) Strongsville, OH 44149

Permanent Parcel No.: A portion of PPN: 394-07-001

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Subject Property is located on the East side of Marks Road; South of Lunn Road, North of Boston Road and West of Existing Railroad Tracks.

Number and type of buildings which now occupy property (if any): Property is Vacant and Used for Agriculture

Acreage: ~15 Acres (PARTIAL REZONING: Land West of Railroad Only)

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): N/A - No known deed restrictions affecting the property

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

Said property is presently under lease or otherwise encumbered as follows: Property is split by existing B&O Railroad; stretching from SW Corner Property to NE Corner of Property

Owner(s)	Percent of Ownership:
1. <u>Marks Road Property Ltd.</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

[Signature]  
Signature of Owner(s)

State of Ohio           )  
County of Cuyahoga   )

Sworn to and subscribed to in my presence this 5th day of May, 2023.

[Signature]  
Notary Public

My commission expires has no expiration date

\* 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.



# City of Strongsville

## *Memorandum*

**To:** Neal Jamison, Law Director

**CC:** Mayor Perciak  
Ken Mikula, City Engineer  
Aimee Pientka, Clerk of Council  
George Smerigan, City Planner  
Brent Painter, Economic Development Director  
Dan Kolick, Assistant Law Director  
Carol Brill, Planning Commission Secretary

**From:** Lori Daley, Assistant City Engineer

**Date:** May 4, 2023

**Re:** Rezoning Application  
Marks Road Property, Ltd.  
Portion of PPN 394-07-001  
From GI-A to RT-C

---

Neal,

The legal description and exhibit included in the Clerk of Council's May 3, 2023 memo regarding the above referenced application accurately describe the area to be rezoned.

Please feel free to contact me with any questions.

Thank you.





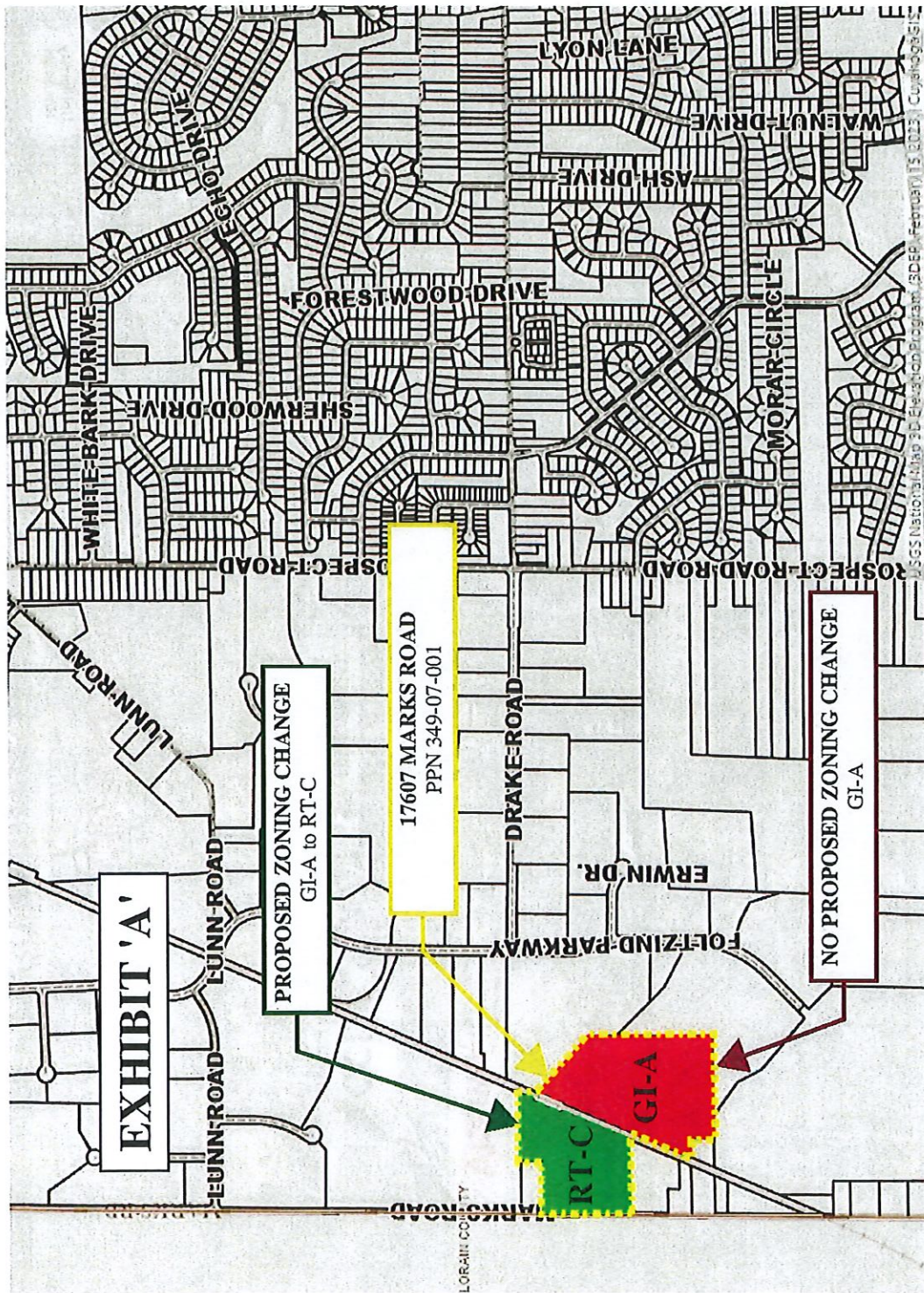
**THE CITY OF  
STRONGSVILLE**

**PRIDEONE**





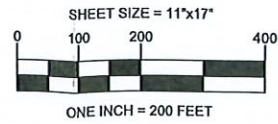
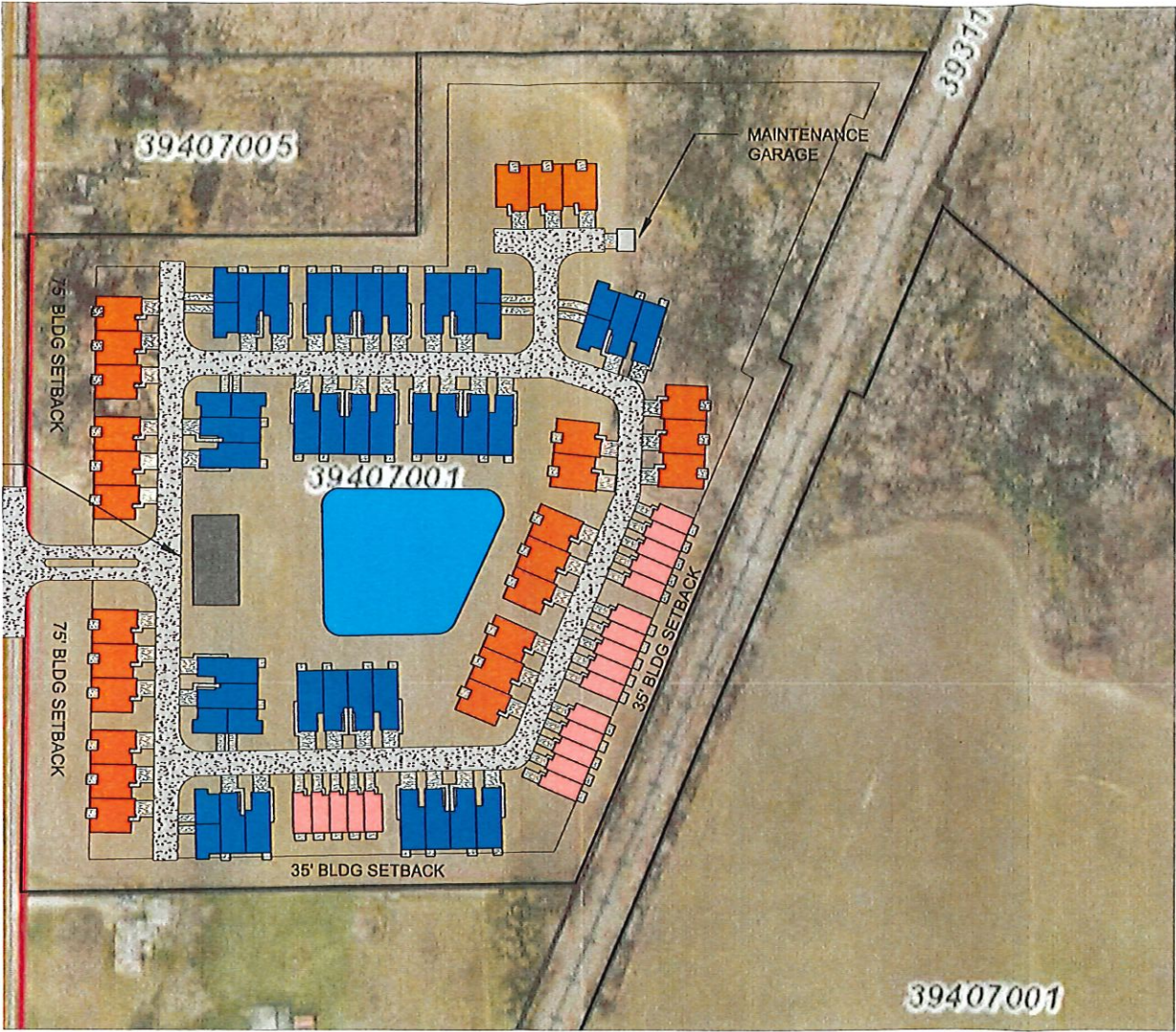












# MARKS ROAD CONCEPT SKETCH

PRIDE ONE DEVELOPMENT

DATE: 9/22  
DRAWN BY: AXM  
SHEET: 1/1

NO.	DATE	REVISION



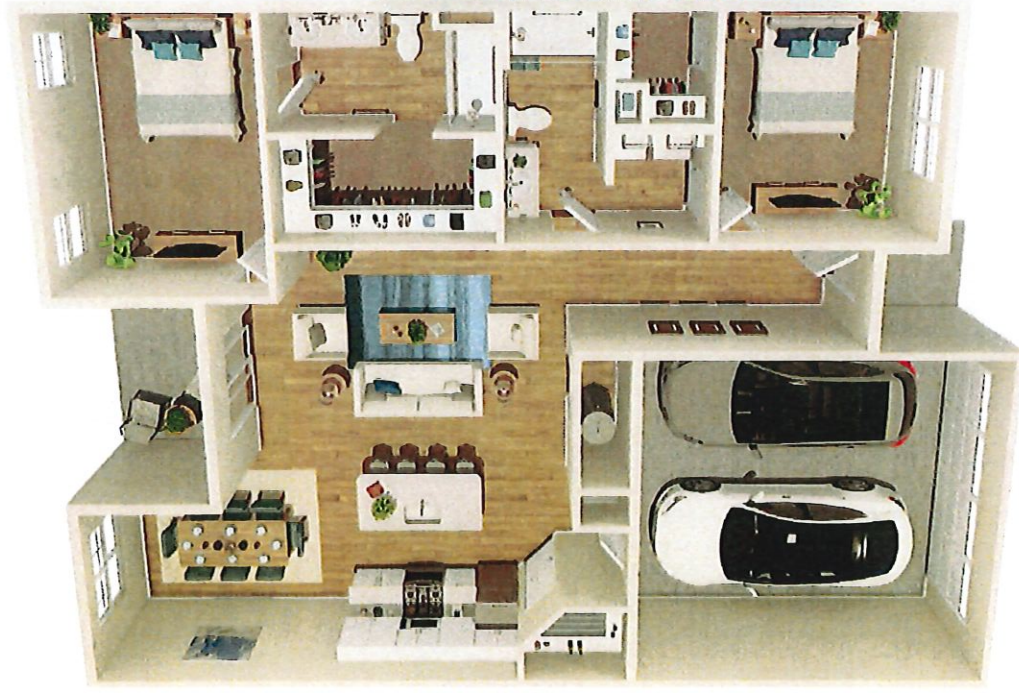
# CANTERBURY & WINDSOR



- 1293/1322 SF
- 2 Beds/ 2 Baths
- 2 Car Garage
- Walk-in Closet in Master
- 9' Ceilings
- Covered Patio and Porch
- Mudroom included in Windsor
- Walk-in Pantry



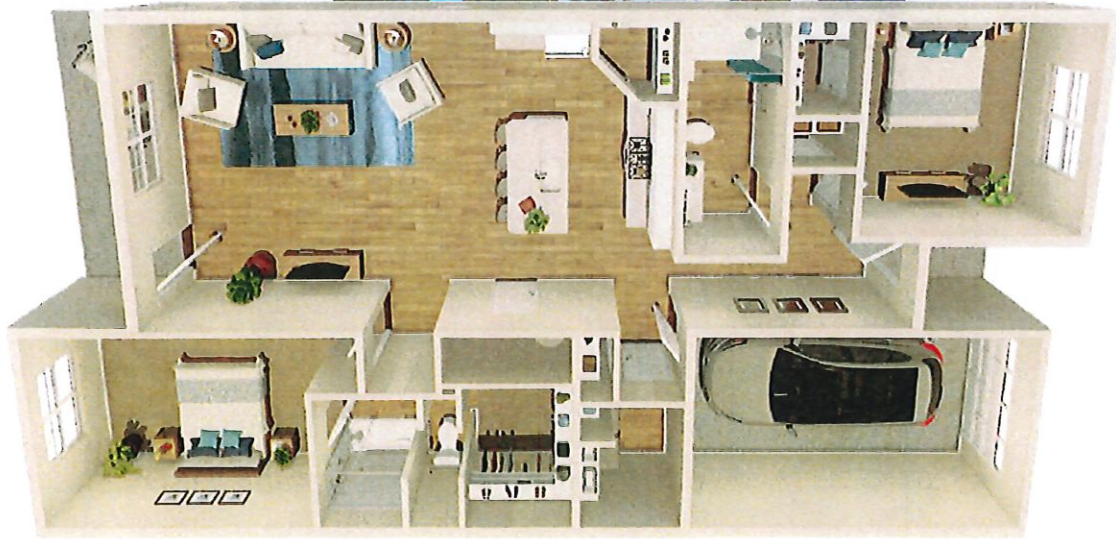
# SANIBEL



- 1374 SF
- 2 Beds/ 2 Baths
- 2 Car Garage
- Walk-in Closet in Master
- Vaulted Ceilings
- Covered Patio and Porch
- Walk-in Pantry
- Separate Dining Space



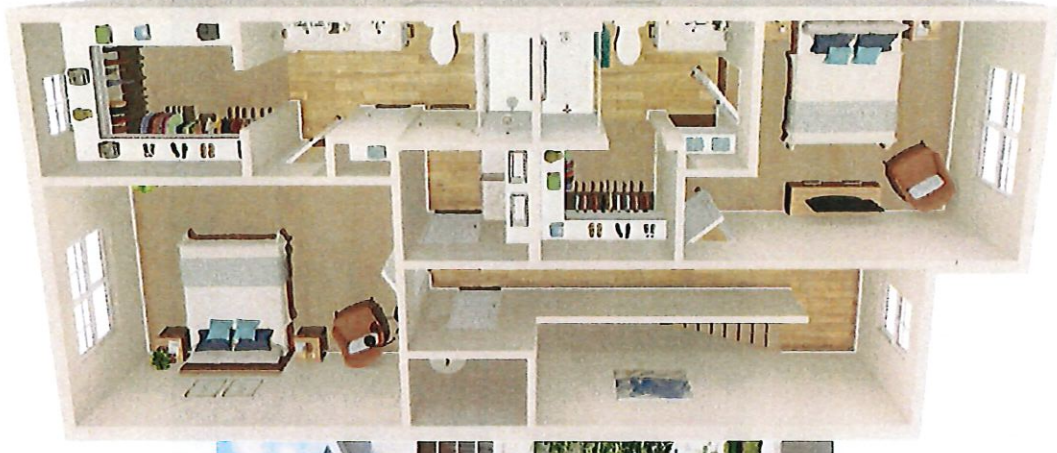
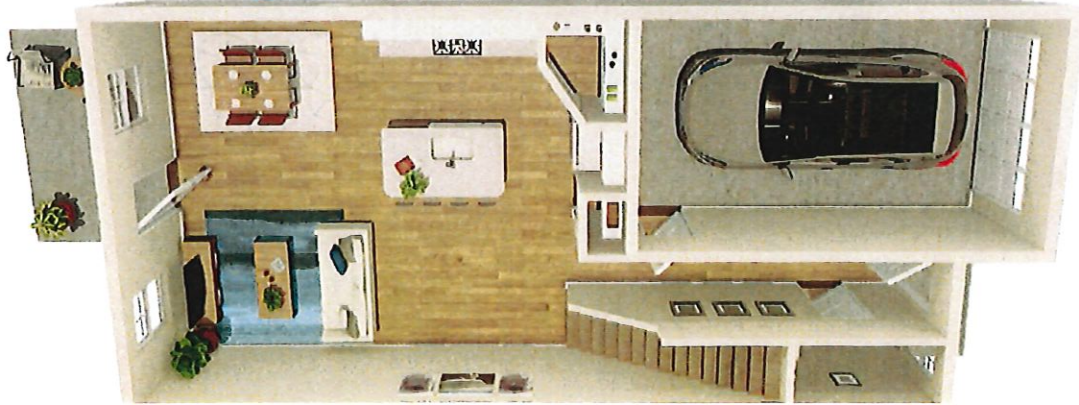
# MENDOZA



- 1366 SF
- 2 Beds/ 2 Baths
- 1 Car Garage
- Walk-in Closet in Master
- 9' Ceilings
- Covered Patio and Porch
- Walk-in Pantry



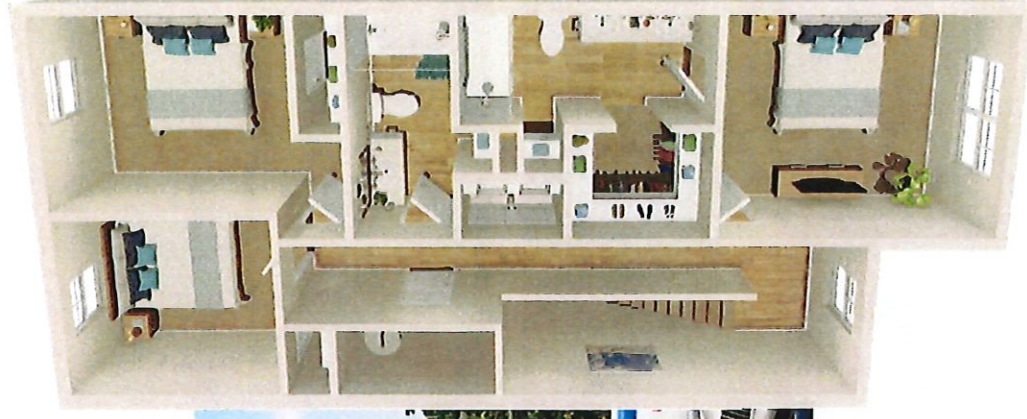
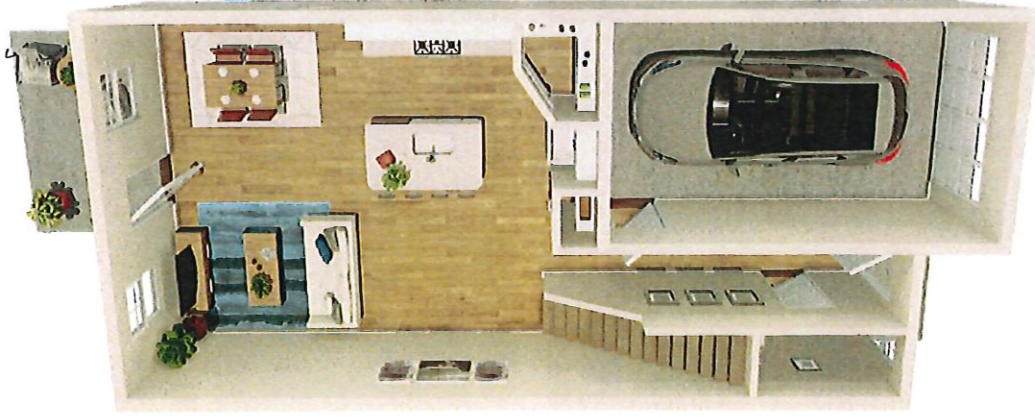
# HAVANA



- 1508 SF
- 2 Beds/ 2.5 Baths
- 1 Car Garage
- Large Walk-in Closets
- 9' Ceilings
- Covered Patio and Porch
- Walk-in Pantry

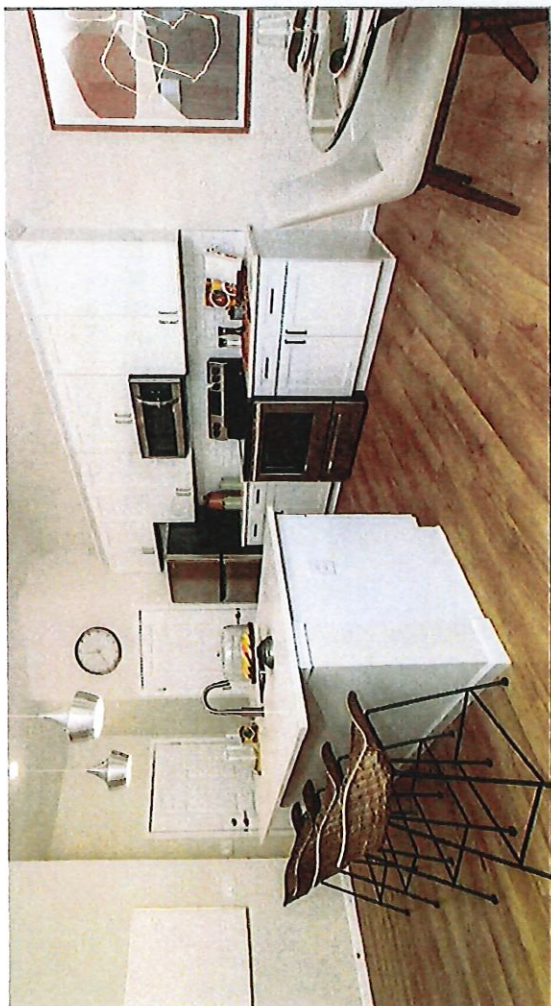


# BELIZE



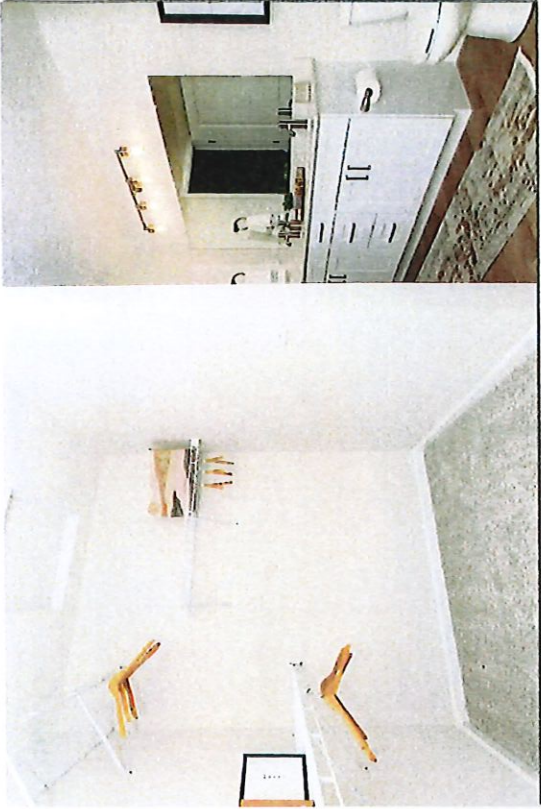
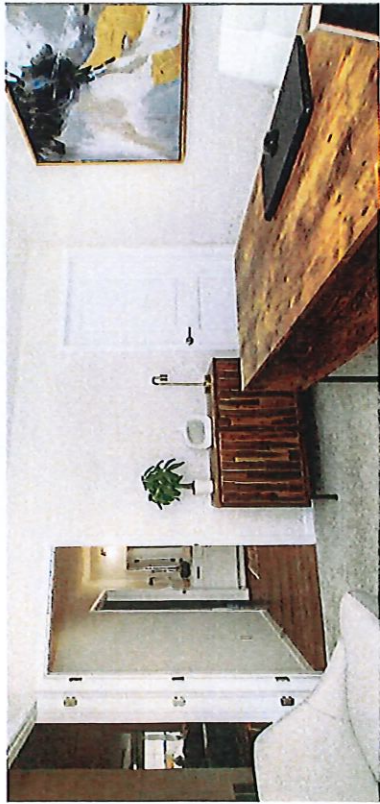
- 1532 SF
- 3 Beds/ 2.5 Baths
- 1 Car Garage
- Walk-in Closet in Master
- 9' Ceilings
- Covered Patio and Porch
- Walk-in Pantry





IMAGES FROM CURRENT PROJECTS





IMAGES FROM CURRENT PROJECTS





IMAGES FROM CURRENT PROJECTS





IMAGES FROM CURRENT PROJECTS





IMAGES FROM CURRENT PROJECTS



# PRIDE ONE CONSTRUCTION

Pride One started as a land developer and cluster home community builder of age targeted homes over 20 years ago with construction primarily focused on projects in Northeast Ohio. Pride One Construction quickly became a full service "turnkey" developer; land was identified for a particular end user; financing would be secured then zoning, building plans, utilities, roads, and lots were all developed by the Pride One team.

As the company grew, Pride One quickly increased their focus to commercial development and construction. They constructed over 75 office, retail, hotel, and industrial buildings in Northeast Ohio while building multi-family apartments and "for sale" cluster homes throughout the 1990's and early 2000's. With the advent of the economic downturn, residential development came to a halt, Pride One took this opportunity to exit the "for sale" and land development aspects of the business. They shifted their focus strictly commercial construction consisting of apartments, hotels, conference centers, student housing, assisted living facilities and churches. Pride One has branched outside of Ohio and completed projects in California, Wyoming, Indiana, Michigan, Iowa, South Carolina, North Carolina, and Florida.

Currently Pride One's development team, led by Doug Leohr, has a pipeline of over 2,000 horizontal apartment units planned to start construction within the next 24 months. Pride One serves as both the developer and GC while outsourcing the property management. This has been a key to Pride One's development success and why many other developers are approaching Pride One to partner on horizontal apartment deals. Pride Ones has immense experience in this specific product building over 10,000 units and has established solid trade bases and key supplier relationships.

- 31 years of Business
- Built over **\$1.5 Billion** in construction value consisting of...
  - Over 10,000 apartment homes
  - 1,500 hotel rooms
  - 1,400 assisted living rooms
  - Countless other projects consisting of retail, industrial, office, and self-storage
- Over **\$250 Million** in ranch unit development value currently under construction in multiple states
- **2,000** ranch apartment units in the current Development Pipeline totaling a value of over **\$1 Billion** to be built in 2022-2024

**PRIDEONE**  
CONSTRUCTION

## CORE VALUES

**One RELATIONSHIP** - Commitment to positive partnerships

**One TEAM** - Empower and support team members to win

**One OWNER** - Ownership of results through accountability

**One RESULT** - Focus on the goal

**One LIFE** - Do what you love with passion

"BUILDING RELATIONSHIPS AND PROJECTS THAT LAST A LIFETIME"





**To: The City of Strongsville Zoning Department**  
**From: Pride One Construction**  
**Re: Rezoning Application Supplement**  
**The City of Strongsville Zoning Regulations**  
**Date: April 11<sup>th</sup>, 2023**

This document is intended to serve as a supplement to Pride One Construction's application for a rezoning certificate on behalf of Granger Property Development (or its assignee) ("**Applicant**"). Applicant is seeking a rezoning use permit from the City of Strongsville to permit Applicant to develop, construct, market, lease and operate a 90-unit Cluster Community, on the real property located in the City of Strongsville known as parcel no. 39407001.

Applicant believes there is a strong need for high-end rental housing in the City of Strongsville. The proposed 90-Unit Community will provide the necessary housing for those wanting to downsize, while continuing their residency in the City of Strongsville. Applicant has been working in close consultation with Pride One Construction ("**Pride One**") on the type of clusters which would be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing character of the general vicinity, and that such use will not change the essential character of the area. The proposed Community will require a great deal of focused effort on building and landscaping aesthetics. For this reason, Pride One has continued a long-term partnership with MPG Architects, whose designs and material selections have proven to stand the test of time. Landscaping throughout the community will be lush, with a diverse mix of tree selections, seasonal color plantings and stormwater retention basins with aeration fountains installed for visual appeal. To provide a superior experience for residents, there will be full-time maintenance and leasing staff onsite. Residents will be able to request maintenance assistance for items as miniscule as changing a light bulb. The applicant takes great pride in the fact that their build to rent product allows tenants to live like single-family homeowners by including individual trash service, secluded rear patios and private, two-car garage entries for each dwelling. Pride One has built an excellent reputation as a general contractor with almost 30 years' experience in building high quality projects—including over 10,000 residential units.

The product Applicant intends to build is not the type of community most people have in mind when they think of rentals. Applicant intends to build both single-story and two-story clusters which look and live more similarly to a residential development than a standard rental complex. The design of these clusters, with individual, attached garages for each dwelling unit, are very attractive to empty nesters, young professionals, and seniors looking to age-in-place within the City of Strongsville.



The proposed clusters have been thoughtfully crafted to encompass Fair Housing Act of 1995 (FHA), Americans with Disabilities Act of 1990 (ADA) and American Nation Standards Institute (ANSI) design elements including, but not limited to:

- Private, Zero-Step (Level) Entries to Each Dwelling Unit
- Accessible routes from each unit to ALL Common Space Areas and Amenities (i.e. Accessible Parking, Sidewalks, Leasing Office, Club House, Recreation Facilities, Mail Kiosk, etc.)
- "Usable" Interior Doors; providing an accessible route into and through the dwelling unit.
- Accessible Light Switches, Electrical Outlets, Thermostats and Environmental Controls
- Reinforced Restroom Walls in Each Dwelling Unit, allowing for the installation of grab bars around toilets, sinks, tubs, and shower stalls upon tenant's request.
- "Usable" Kitchens and Restrooms in Each Dwelling Unit; providing proper maneuvering space between countertops, fixtures, and appliances with equipment controls at appropriate elevations.

This type of Build to Rent Community integrates seamlessly with neighboring residential communities and will not be hazardous or disturbing to existing or future neighboring uses. Newly constructed clusters with a fresh design could potentially add value to properties in the vicinity and to the community. To minimize impact to adjacent property owners, Applicant intends to create natural buffering and screening along shared property lines by adding densely planted trees and shrubs.

The Proposed Use will utilize and extend existing, public water and sanitary facilities through the approval of Northeast Ohio Regional Sewer District ("NEORS") and Cleveland Water. Aside from public utilities and the City of Strongsville Emergency Response Teams (Police, Fire, EMS), the remaining community will be privately serviced and maintained by the Applicant, including roadways. Applicant will be solely responsible for street plowing, road repairs, landscaping maintenance, etc.

The Proposed Use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors. The Proposed Use shall provide residential housing units for tenants. All maintenance equipment and supplies shall be properly stored within a locked maintenance garage. Street and building façade lighting will be meticulously designed by MPG Architects, to avoid any light pollution or light spill-over into adjacent parcels. While the tenant's safety is of the utmost concern, Applicant understands that too much lighting within the community can be obtrusive and bothersome to both tenants and neighbors alike.

The clusters which Applicant intends to construct, will have vehicular approaches to the property which will be designed to not interfere with traffic on surrounding streets or roads. Sufficient off-street parking banks will be provided, in addition to each dwelling unit having its own private 2-Car (or 1-Car), an attached garage and 2-Car (or 1-Car) driveway. Applicant proposes one point of ingress and egress to/from the Community which is subject to review by ODOT and Cuyahoga County. If deemed necessary by ODOT, City of Strongsville and/or Cuyahoga County, a traffic study will be performed by a Licensed Engineer.



CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2023 - 072

By: Mayor Perciak and All Members of Council

**A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE  
FOR BIDS FOR THE STRONGSVILLE TOWN CENTER  
PROJECT, AND DECLARING AN EMERGENCY.**

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 Strongsville Town Center Project, consisting of the development of new park amenities to include activity courts, waterplay area, playground, open-air shelters, a new one-story wood frame building, a new garage, sidewalks, roadways, utilities, and demolition of various existing structures, in accordance with specifications and bid documents on file in the office of the City Engineer, which are in all respects hereby approved.

**Section 2.** That the funds for the purposes of this Resolution shall be paid from the Town Center 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 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 authorize advertising for public bidding in order to proceed with the proposed project for enhancing the Strongsville Town Center area for the benefit of the City's residents and guests, and to conserve public funds. 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

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

Yea

Nay

Carbone	_____	_____
Clark	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

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

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

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

Ord. No. 2023-072 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2023 – 073**

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

**AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES  
ONLY THE PLAT OF CAMDEN WOODS SUBDIVISION IN  
THE CITY OF STRONGSVILLE, AND DECLARING AN  
EMERGENCY.**

WHEREAS, the plat of Camden Woods Subdivision is being submitted to this Council for review pursuant to Title Four of Part Twelve entitled "Subdivision Regulations" of the Codified Ordinances of the City of Strongsville; and

WHEREAS, Camden Woods, LLC, the owner of said Subdivision, has submitted the subdivision plat (attached hereto as Exhibit 1) to the Planning Commission of the City of Strongsville, and the Planning Commission approved the plat on April 13, 2023, subject to certain conditions; and

WHEREAS, in addition, Camden Woods, LLC, has submitted a Recreation Plan to the Planning Commission of the City of Strongsville, and the Planning Commission further approved such Recreation Plan on April 13, 2023, subject to the owner posting an additional amount of \$369,000.00 in escrow to ensure completion of the Recreation capital improvements; and

WHEREAS, the City Engineer has reviewed the aforesaid plat and documents, and finds them in good order and has approved them, and recommends to Council that this subdivision be approved for recording purposes only; and

WHEREAS, this Council desires to approve the aforesaid plat and map for recording purposes only.

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

**Section 1.** That pursuant to Section 1228.03 of the City of Strongsville, this Council hereby approves the form of security by the owner, and the terms and conditions of the Agreement between the City and the Owner, attached hereto as Exhibit 2; and it is hereby determined that all of the improvements as shown on the improvement plans on file with the City Engineer and/or required by Section 1228.01 shall be installed in the manner required by the Ordinances of the City on or before October 1, 2024.

**Section 2.** That the Mayor be and is hereby authorized to execute the aforesaid Agreement (Exhibit 2) and to do or delegate to appropriate officers and employees of the City the performance of all things necessary to implement and carry out such Agreement.

**Section 3.** That subject to the aforesaid Agreement, the Council of the City of Strongsville does hereby approve the subdivision plat submitted by Camden Woods, LLC, owner and developer of Camden Woods Subdivision, in the City of Strongsville for recording purposes only.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 073

Page 2

**Section 4.** That this Council further approves the Recreation Plan submitted to the Planning Commission on April 13, 2023, a copy of which is attached hereto as Exhibit 3, subject to the owner posting the amount of \$369,000.00 in escrow to ensure completion of the Recreation capital improvements.

**Section 5.** That the City Engineer be and is hereby authorized to accept the necessary plat and documents, which he shall keep on file on behalf of the City after recording with the Cuyahoga County Fiscal Officer. The Engineer is further directed to endorse on the plat that the plat is to be filed and recorded for recording purposes only, and not for dedication.

**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 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 7.** 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 assure proper development of all lots and land within the City of Strongsville, and to conform to legal requirements. 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	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

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

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

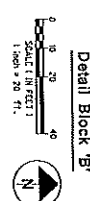
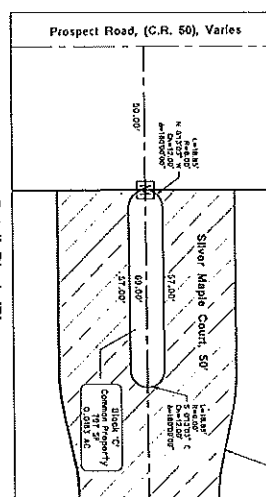
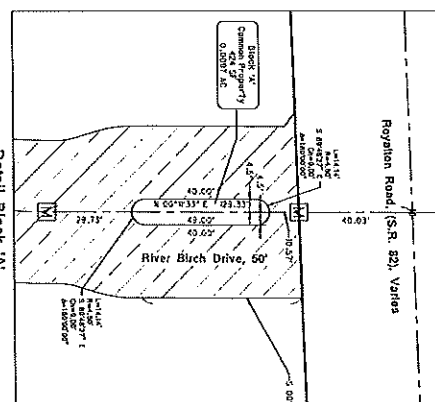
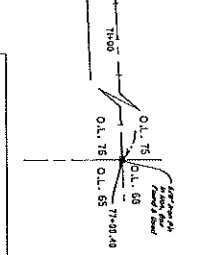
Attest: \_\_\_\_\_  
Clerk of Council

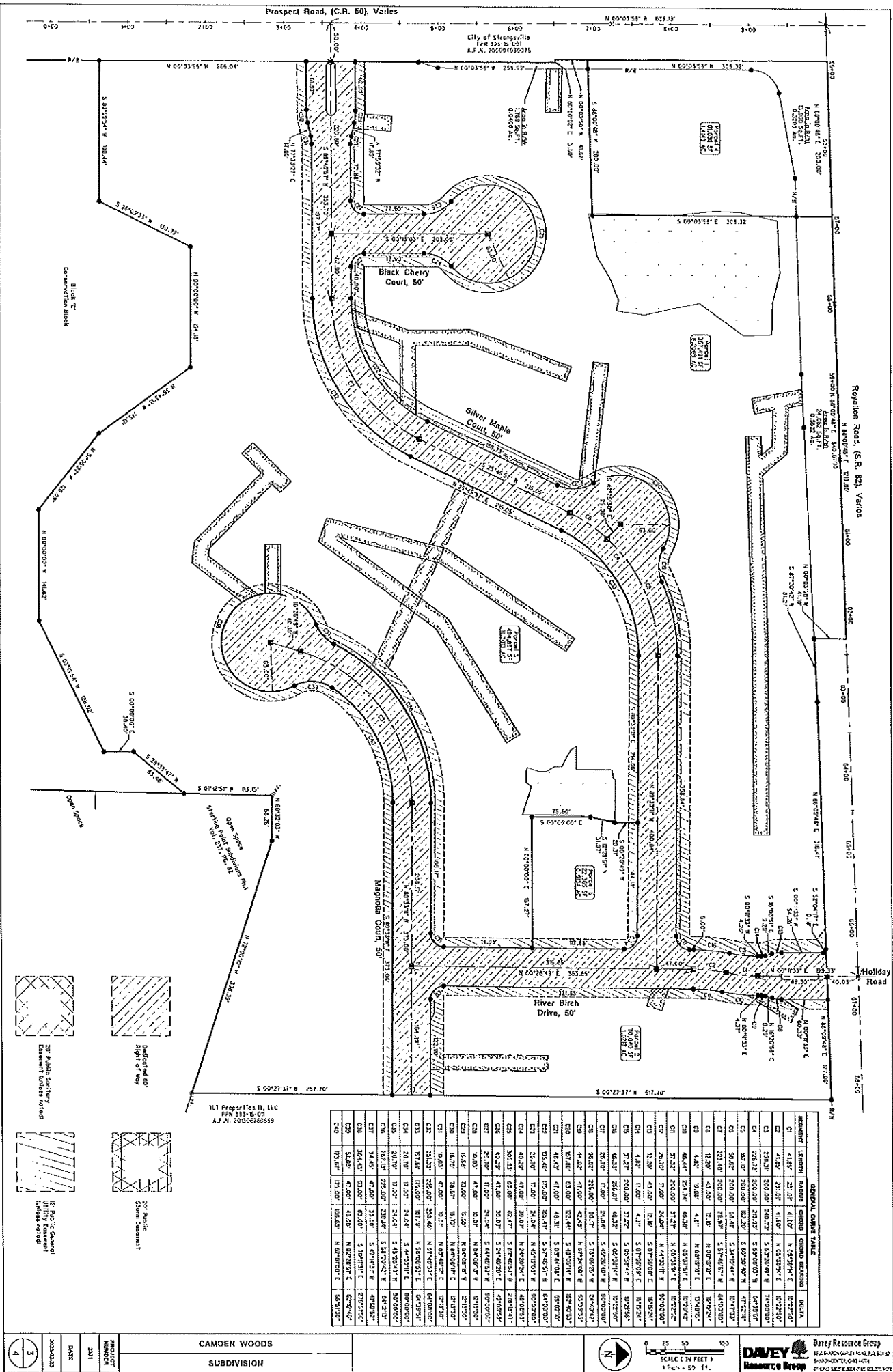
Ord. No. 2023-073 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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



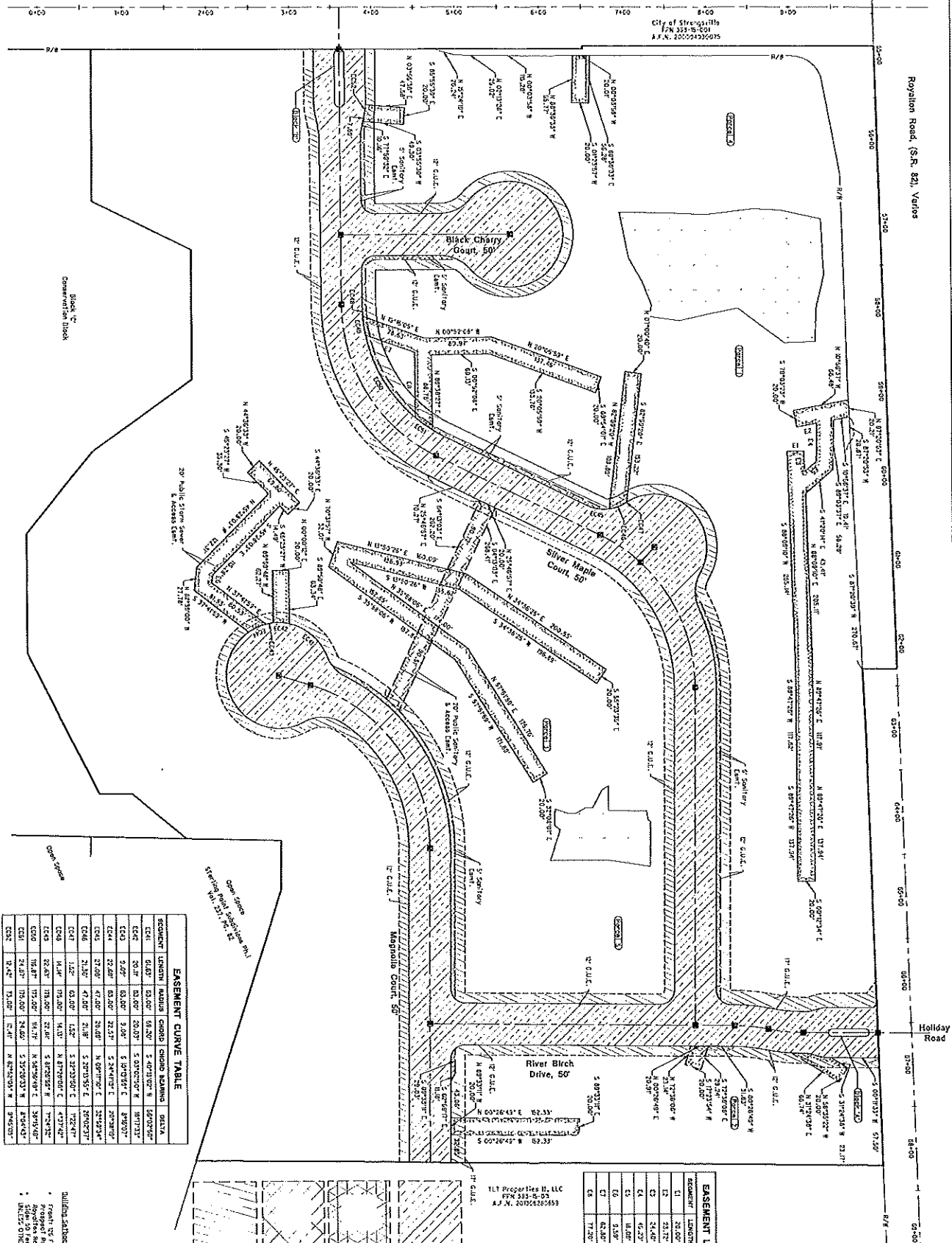






SECTION	LENGTH	BROAD	CHORD	CHORD BEARING	DELTA
C1	41.65'	231.07'	41.00'	N 05°39'41" E	0°37'50"
C2	41.65'	231.07'	41.00'	N 05°39'41" E	0°37'50"
C3	258.32'	300.00'	258.32'	S 00°00'00" E	180°00'00"
C4	258.32'	300.00'	258.32'	S 00°00'00" E	180°00'00"
C5	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C6	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C7	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C8	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C9	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C10	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C11	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C12	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C13	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C14	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C15	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C16	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C17	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C18	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C19	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C20	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C21	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C22	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C23	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C24	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C25	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C26	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C27	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C28	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C29	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C30	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C31	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C32	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C33	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C34	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C35	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C36	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C37	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C38	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C39	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C40	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C41	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C42	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C43	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C44	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C45	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C46	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C47	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C48	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C49	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"
C50	327.07'	300.00'	327.07'	S 00°00'00" E	180°00'00"

Roydon Road, (S.R. 82), Varies



**EASEMENT CURVE TABLE**

ESSENTIAL	LENGTH	ADIUS	CURVE	CHORD	BEARING	DELTA
C241	61.00'	61.00'	61.00'	61.00'	S 40°15'00" E	86°28'20"
C242	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C243	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C244	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C245	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C246	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C247	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C248	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C249	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C250	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C251	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"
C252	60.00'	60.00'	60.00'	60.00'	S 40°15'00" E	86°28'20"

**EASEMENT LINE TABLE**

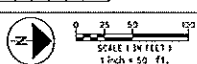
ESSENTIAL	LENGTH	DIRECTION
E1	25.00'	N 01°00'00" E
E2	25.00'	N 01°00'00" E
E3	25.00'	N 01°00'00" E
E4	25.00'	N 01°00'00" E
E5	25.00'	N 01°00'00" E
E6	25.00'	N 01°00'00" E
E7	25.00'	N 01°00'00" E
E8	25.00'	N 01°00'00" E

Building Setbacks:  
 \* Front 25' and 10'  
 \* Side 10'  
 \* Rear 10'  
 \* 20' Public Easement

**PROJECT INFORMATION**

DATE	2020-03-20
PROJECT NUMBER	2020-03-20
4	4

**CAMDEN WOODS EASEMENTS**





## SUBDIVISION IMPROVEMENTS SECURITY AGREEMENT

**THIS AGREEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between **CAMDEN WOODS, LLC**, an Ohio limited liability company, P.O. Box 361301, Strongsville, Ohio 44136, hereinafter called the "Developer", and the **CITY OF STRONGSVILLE**, a municipal corporation of the State of Ohio, located at 16099 Foltz Parkway, Strongsville, Ohio 44149, hereinafter called "City".

WHEREAS, **CAMDEN WOODS, LLC** is the owner and developer of certain property located in the City of Strongsville; and

WHEREAS, Developer is desirous of developing the aforesaid property owned by it and known as **CAMDEN WOODS SUBDIVISION**, as the same was approved by the City's Planning Commission on April 13, 2023, subject to certain conditions; and

WHEREAS, the Council of the City has adopted subdivision regulations consisting of Title Four of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City, which establish requirements for the submission, approval, construction and dedication of subdivision improvements; and

WHEREAS, said subdivision regulations provide at Section 1228.03 of the Codified Ordinances that no plat for record shall be approved for record purposes until the improvements required by Section 1228.01 of the Codified Ordinances (hereinafter "improvements") have been installed, or until Council approves an agreement and a form of security which assure that the cost and expense of all improvements are available to the City for the completion of such improvements in the event that the Developer defaults or otherwise fails to perform Developer's commitment to complete such improvements; and

WHEREAS, said subdivision regulations provide at Section 1224.06 of the Codified Ordinances that in lieu of paying the recreation fee, the Developer may install its own recreation facilities as approved by the Planning Commission and as secured in a manner as approved by City Council; and

WHEREAS, Developer has agreed to pay for the installation and completion of the aforesaid improvements and comply with and abide by all the terms and conditions established by the Planning Commission, as set forth in this Agreement, and contained in the applicable law, and the receipt of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the aforesaid premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Developer and City do hereby mutually covenant and agree as follows:

### **I. IMPROVEMENTS, SECURITY, ACCEPTANCE AND DEDICATION.**

1. Developer shall convey or dedicate to the City all the public streets, alleys, roads, avenues, drives and public ways in the Subdivision known as **CAMDEN WOODS SUBDIVISION**, as approved by the City's Planning Commission on April 13, 2023.

2. Developer shall convey or dedicate to the City or other appropriate public entity or public utility all public sewers, water lines and other public utilities and improvements constructed or caused to be constructed on the aforementioned streets, alleys, roads, avenues,

drives and public ways in said Subdivision or outside the Subdivision, and shall grant easements and rights-of-way to said entities as may be required.

3. Developer shall construct or enter into a contract for the construction of the improvements required in the aforesaid Subdivision, as approved by the City Engineer on April 13, 2023, in accordance with the terms of this Agreement, the General Requirements herein, and the Subdivision Regulations of the City and shall pay the total cost thereof. Developer shall complete all street pavements, curbs, sidewalks, sanitary sewer systems, storm drainage systems, water mains, and other utilities to be constructed in public rights-of-way, and complete its recreational facility on or before October 1, 2024; unless said time(s) is or are extended by the Council of the City. Such time extension(s) may be granted so long as the City Engineer determines that delays in construction are not the result of the actions or inactions of the Developer, and that Developer is making reasonable efforts to complete said improvements. Such extension(s) shall not be unreasonably withheld.

4. Any and all of the work performed as hereinabove provided shall be done subject to the approval of and inspection by the City Engineer.

5. In order to secure the performance of this Agreement and all the aforesaid work in accordance with the standards established in the Subdivision Regulations and the completion of such work within the time period(s) established herein, Developer herewith deposits with **CHICAGO TITLE**, located at 1111 Superior Avenue, Suite 600, Cleveland, Ohio 44114 (hereinafter referred to as "Escrow Agent") the sum of **\$2,842,905.00** (hereinafter referred to as the "improvements security funds"), and Developer shall also deposit an additional amount of \$369,000.00 to ensure completion of the Recreation capital improvements, all amounts to be held in escrow in accordance with the Escrow Agreement attached hereto and incorporated herein as Exhibit A and subject to the following terms:

- A. Escrow Agent shall deposit and/or invest the improvements security funds in the following accounts, and/or investments which the City is authorized to utilize by law, subject to the approval of Developer, which shall not be unreasonably withheld:
  - (1) Accounts payable or withdrawable on demand.
  - (2) Direct obligations of the United States maturing or redeemable on or before the date for completion established in accordance with Paragraph 3 above.
  - (3) Certificates of deposit maturing or redeemable on or before the date for completion established in accordance with Paragraph 3 above.
- B. Escrow Agent is authorized to deliver or disburse the improvements security funds or any part thereof, with any additional funds including interest earned on the aforesaid sum, less any and all fees or penalties arising from the deposit or investment to the Developer as follows:
  - (1) Only upon receipt of all of the following items shall the Escrow Agent deliver or disburse all or the remainder of the improvements security funds:

- (a) The certificate of the City Engineer that all improvements have been installed in accordance with the requirements of the subdivision regulations of the City and with the actions of the Planning Commission;
  - (b) Evidence of receipt by the City of a maintenance bond securing the maintenance and repair of the improvements, excluding the recreational capital improvements, for a period of two years in a form approved by the Law Director;
  - (c) A policy of title insurance in form approved by the Law Director covering all lands to be dedicated to public use, and showing title to the same to be in the City free and clear of any easements, mortgages, taxes, liens, assessments or other encumbrances of any kind whatsoever except the easements required by the Subdivision Regulations of the City and taxes not yet due and payable, or a certificate from the City Engineer acknowledging receipt of same;
  - (d) Evidence of Deposit by the Developer with the City or the Escrow Agent of a sum sufficient to pay all taxes and assessments which are a lien but not yet due and payable; and
  - (e) A copy of legislation duly adopted by the Council of the City accepting the dedication or conveyance of all lands and improvements required to be dedicated or conveyed by this Agreement, certified by the Clerk of Council to be a true and correct copy of the original.
- (2) Upon receipt of certification by the City Engineer of the satisfactory completion of a portion of the aforesaid improvements, and upon a determination by the City that all remaining uncompleted improvements are adequately secured, the Escrow Agent shall release a portion of the improvements security funds deposited equal to an amount estimated by the City Engineer to be the cost of that portion of the improvements completed, or the difference between the total sum on deposit and the total sum determined by the City to be necessary to secure the completion of all remaining uncompleted improvements and all other obligations of Developer under this agreement, whichever may be less.
- C. The Escrow Agent is authorized to deliver or disburse to the City all or any part of the improvements security funds as determined by the City Engineer, plus any additional funds including interest earned on the aforesaid sums, less any and all fees or penalties due arising from the deposit or investment upon Escrow Agent being notified by the City of the occurrence of one or more of the following events:
- (1) If the Developer assigns this Agreement, or any interest therein to any person, firm or corporation, or gives to any person, firm or corporation, any order or orders thereon;

- (2) If the required improvements shall violate building subdivision or zoning laws of the City;
- (3) If the land within the development area as identified on the subdivision plat approved for record purposes is used for any unlawful purpose, or is occupied for other than dwelling purposes, or for any purpose without the approval of the appropriate administrative official, board, or commission of the City;
- (4) If the improvements are not fully constructed by the completion date(s) established in paragraph I. 3. above, or by any extension date approved by Council pursuant thereto.
- (5) If the improvements in the judgment of the City Engineer are materially injured or destroyed prior to acceptance by the City, and no insurance or other provision acceptable to the City is made for prompt replacement or repair of the same at no cost to the City.
- (6) If the Developer fails to construct the improvements in accordance with plans and specifications that have been approved by the proper City authorities having charge thereof;
- (7) If the Developer does not permit the City or its authorized agents or employees to enter upon and inspect the same in every part at all reasonable times;
- (8) If the Developer shall commit an act of bankruptcy or if any relief under the Bankruptcy Act is sought by or against Developer or if a receiver is appointed to take charge of the assets or affairs of the Developer or if Developer should become insolvent.

Prior to the delivery or disbursement of improvements security funds under this paragraph I. 5.C., the City shall provide written notice by personal, or mail delivery to Developer of the grounds therefor, and shall establish and notify Developer of a time period within which Developer shall be afforded an opportunity to correct or cure the circumstances giving rise thereto. Such time period for correction or cure shall be no less than forty-five (45) days, unless the City Engineer determines that immediate work is required to protect the public health, safety and welfare, in which case such time period shall be as established by the City Engineer.

- D. The Developer and the City agree that any interest earned on the improvements security funds shall be disbursed to the same parties, at the same time, and in the same proportion as the principal.
- E. In the event of any dispute under this Agreement, Developer and City agree that City and the Escrow Agent shall disburse the improvements security funds in accordance with a final judgment entered in a court of law determining legal entitlement to such funds. Such a judgment will not be considered final until appellate review sought by either or both of the parties with respect to their legal entitlement to such funds has terminated.

Upon the proper completion of all improvements and their approval by the City Engineer, and if said improvements then comply with all present state laws, City ordinances and Planning Commission rules, regulations and requirements, and all other subdivision regulations of the City have been complied with, the City will then accept the aforesaid improvements.

## **II. GENERAL REQUIREMENTS.**

1. Developer's application(s), all maps on file, construction plans, detail maps and state laws, present City ordinances, Planning Commission rules, regulations and official acts with respect to this Subdivision and all the terms and conditions of final approval are incorporated herein by reference as if set forth at length, except as expressly modified herein.

2. Prior to proceeding with the work, the Developer will apply for and secure permit(s) and pay all fees as required by the City ordinances.

3. The Developer agrees that if any drainage easements are necessary to insure adequate drainage of the tract, same shall be obtained by the Developer at its sole cost and expense. All of such easements which are necessary for the drainage in the tract shall be procured in the name of the City, it being understood that same shall be held until acceptance of the streets by the City, after which same will be recorded in the City's favor. The taking of such easements shall not be construed as the exercise of dominion and control by the City over said streets until such time as they are formally accepted.

4. The Developer agrees that if during the course of construction and installation of improvements it shall be determined by the City Engineer that revision of the drainage plan is necessary in the public interest, it will undertake such design and construction changes as may be reasonable and are indicated by the City Engineer and approved by the City.

5. Developer shall defend, indemnify and hold harmless City and its officials, employees and agents, and their respective heirs, successors, personal representatives and assigns, from and against any and all suits, legal or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, interest, attorney's fees and expenses of whatever kind and nature, in law or equity, known or unknown, based upon, resulting from or arising directly or indirectly out of the condition, status, quality, nature, contamination or environmental state of the Developer's Property until such time as all environmental laws, regulations, orders and directives are complied with.

6. The Developer hereby agrees to procure, at its expense, the necessary permits and furnish any bond required for the opening of any state or county roads.

7. Developer agrees that prior to the issuance of any building permits within the subdivision, all street pavements, curbs, sanitary sewer systems, storm drainage systems, water mains, required appurtenances and the recreation facility shall be completed and approved by the City Engineer, provided that the Building Commissioner may issue permits for "Model" home(s) or unit(s) upon his determination that improvements have been installed to the extent he deems necessary to serve and permit occupancy of such home(s) or unit(s); and, except as otherwise provided for model home(s) and unit(s), prior to the issuance of any certificates of occupancy by the City, all improvements and utilities must be completed and all other applicable state and local requirements must be complied with.



8. The City shall not be responsible for road or other improvements, maintenance or care until the same are accepted for dedication, nor shall the City exercise any control over the improvements until accepted for dedication.

9. The Developer shall maintain, clean and snow plow such roads until acceptance by the City. In the event of default of these obligations by the Developer, the City without notice to the Developer may undertake the same at the expense of the Developer.

10. If the City determines that there is a violation of present state laws, City ordinances, Planning Commission rules, regulations and requirements, subdivision regulations and/or terms and provisions of this Agreement, it may issue a stop work order.

11. This Agreement and the covenants contained herein shall run with the land, and shall inure to the benefit of the City and its successors and assigns.

**IN WITNESS WHEREOF**, the parties hereto have affixed their hands the day and year first above written.

**"CITY"**  
**CITY OF STRONGSVILLE**

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OHIO                    )  
  ) ss.  
COUNTY OF CUYAHOGA        )

BEFORE ME, a Notary Public in and for said county and state, personally appeared **CITY OF STRONGSVILLE**, by Thomas P. Perciak, its Mayor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of said municipal corporation, and his free act and deed as an officer thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Strongsville, Ohio, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

#### **CERTIFICATE OF LAW DIRECTOR**

I hereby certify that I have reviewed and approved the form of the foregoing instrument this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Neal M. Jamison, Law Director

**"DEVELOPER"**  
**CAMDEN WOODS, LLC**  
**(an Ohio Limited Liability Co.)**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF OHIO                    )  
  ) ss.  
COUNTY OF CUYAHOGA        )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **CAMDEN WOODS, LLC, an Ohio Limited Liability Company**, by \_\_\_\_\_, its \_\_\_\_\_, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said limited liability company, and his free act and deed personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Strongsville, Ohio, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

**Exhibit "A"**

**ESCROW AGREEMENT**

**THIS AGREEMENT**, made this \_\_\_\_ day of \_\_\_\_\_, 2023, by and among the **CITY OF STRONGSVILLE**, a municipal corporation of the State of Ohio, located at 16099 Foltz Parkway, Strongsville, Ohio 44149 ("City"), **CAMDEN WOODS, LLC**, an Ohio limited liability company, organized and existing under the laws of the State of Ohio, P.O. Box 361301, Strongsville, Ohio 44136 ("Owner"), and **CHICACO TITLE**, an escrow agent, located at 1111 Superior Avenue, Suite 600, Cleveland, Ohio 44114 ("Escrow Agent").

**WITNESSETH:**

In consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. There shall be deposited with the Escrow Agent the sum of **Two Million Eight Hundred Forty-Two Thousand Nine Hundred Five and 00/100 Dollars (\$2,842,905.00)** ("Deposit"), to be held pursuant to the terms hereof. Upon Escrow Agent's receipt of the full Deposit, Escrow Agent shall notify both the City and Owner in writing. In addition, there shall be deposited with the Escrow Agent the sum of Three Hundred Sixty-Nine Thousand and 00/100 Dollars (\$369,000.00) ("Recreation Deposit") to ensure the completion of the Recreation capital improvements.

2. Escrow Agent shall establish and maintain an escrow account ("Escrow") for the purposes hereof, which shall be held in a non-interest bearing account.

3. Upon receipt by Escrow Agent of mutual instructions from both City and Owner, which instructions shall be in accordance with the Security Agreement, the Escrow Agent shall disburse the Deposit and the Deposit Interest to the party or parties designated by the notice to receive such and, when the entire deposit has been disbursed, this Escrow Agreement shall terminate.

4. The Escrow Account shall be maintained by Escrow Agent in accordance with the following terms and conditions:

A. Escrow Agent undertakes to perform only such duties as are expressly set forth herein, and shall have no other duties.

B. Escrow Agent may rely and shall be protected in acting or refraining from acting upon any written notice, instructions or request furnished to it hereunder and believed by it to be genuine and to have been signed or presented by the proper party or parties.

C. Escrow Agent shall not be liable for any action taken by it in good faith, and believed by it to be authorized or within the rights or powers conferred upon it by this Agreement, and may consult with counsel of its own choice and shall have full and complete authorization and protection for any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel.

D. Escrow Agent may resign and be discharged from its duties or obligations hereunder by giving notice in writing of such resignation specifying a date when such resignation shall take effect.

E. Owner hereby agrees to pay Escrow Agent \$1,500.00 for the services to be rendered hereunder, and will pay or reimburse Escrow Agent upon request for all expenses, disbursements and advances, including reasonable attorney fees, incurred or made by it in connection with carrying out its duties hereunder. The supplemental escrow fee shall be paid either at closing or, if closing cancelled, by separate invoice.

F. Owner hereby agrees to defend and indemnify Escrow Agent for, and to hold it harmless against any loss, liability or expense incurred without gross negligence, intentional misconduct or bad faith on the part of Escrow Agent, arising out of or in connection with its entering into this Agreement and carrying out its duties hereunder, including the cost and expense of defending itself against any claim of liability in the premises.

G. This Agreement shall terminate on July 31, 2025, after which time Escrow Agent may disburse the remaining funds to Developer or deposit to a court of competent jurisdiction and commence an action for interpleader, in the sole opinion of Escrow Agent.

5. All notices and communications hereunder shall be in writing and shall be deemed to be given if sent by registered mail, return receipt requested, or by e-mail, as follows:

**CHICAGO TITLE**

1111 Superior Avenue, Suite 600  
Cleveland, Ohio 44114  
Attention: Cheryl Green  
E-mail: [cheryll.green1@ctt.com](mailto:cheryll.green1@ctt.com)

**CAMDEN WOODS, LLC**

P.O. Box 361301  
Strongsville, Ohio 44136  
Attention: Mike Catanzarite, Manager  
E-mail: [ncatanzarite@walterhav.com](mailto:ncatanzarite@walterhav.com)

**CITY OF STRONGSVILLE**

16099 Foltz Parkway  
Strongsville, Ohio 44149  
Attention: Law Director  
E-mail: [strongsville.law@strongsville.org](mailto:strongsville.law@strongsville.org)

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



Exhibit "A"  
CAMDEN WOODS, LLC

Signed in the presence of:

**CAMDEN WOODS, LLC**  
**(an Ohio Limited Liability Co.)**

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit "A"**

**ESCROW AGREEMENT**  
**CAMDEN WOODS, LLC**

**CITY OF STRONGSVILLE, OHIO**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit "A"**

**ESCROW AGREEMENT**  
**CAMDEN WOODS, LLC**

**CHICAGO TITLE**

\_\_\_\_\_  
\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

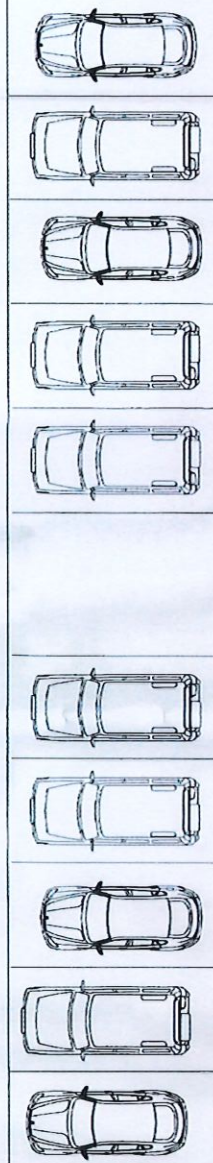
# Ruggiero Custom Homes, Inc.

Schedule of Cost Breakdown  
Camden Woods Club House

	Description	Estimate	Actual	Over/Under	Paid	Owner Payments Applied			
						10/10/2023	11/10/2023	Final	Total
1	Design Fee	\$0.00		\$0.00					-
2	Building Permits, Water Permits & Bonds	\$0,000.00		\$0,000.00					-
3	Lot Clean Up			\$0.00					-
4	Survey and Stake Out	\$750.00		\$750.00					-
5	Site Preparation, Silt Fence, Temp Pile	\$1,500.00		\$1,500.00					-
6	Sanitary/Storm and Water main Per Topo	\$0,500.00		\$0,500.00					-
7				\$0.00					-
8	Excavating	\$3,000.00		\$3,000.00					-
9				\$0.00					-
10	200amp Electrical Trench dig and backfill	\$2,000.00		\$2,000.00					-
11	4" poured walls	\$20,000.00		\$20,000.00					-
12	Backfill #57 Gravel, Downspouts with cleanou	\$0,000.00		\$0,000.00					-
13				\$0.00					-
14	Steel Beams & Reinforcing Columns	\$2,000.00		\$2,000.00					-
15	Rough Lumber-Material	\$20,000.00		\$20,000.00					-
16	Rough Lumber-Labor	\$15,000.00		\$15,000.00					-
17	Windows and Patio Door/Skylights	\$15,000.00		\$15,000.00					-
18	Exterior Doors	\$5,000.00		\$5,000.00					-
19	Roofing Material & Labor	\$10,500.00		\$10,500.00					-
20	Plumbing Labor	\$15,000.00		\$15,000.00					-
21	Plumbing Fixtures	\$0,500.00		\$0,500.00					-
22	Electrical Wiring	\$15,000.00		\$15,000.00					-
23	Electrical Fixtures	\$3,500.00		\$3,500.00					-
24	Heating and Cooling Install	\$15,000.00		\$15,000.00					-
25	Media Filter and April Air Humidifier	\$1,000.00		\$1,000.00					-
26	Insulation walls and attic	\$5,000.00		\$5,000.00					-
27	Exterior Patio, concrete, ceiling, post	\$20,000.00		\$20,000.00					-
28	Slab on grade	\$15,000.00		\$15,000.00					-
29	Overhead Doors and Openers	\$2,500.00		\$2,500.00					-
30	Exterior Veneer Front/Sides - Stone L&M	\$10,000.00		\$10,000.00					-
31	Sliding & Overhangs Material & Labor	\$18,500.00		\$18,500.00					-
32	Gutters	\$2,200.00		\$2,200.00					-
33	Drywall and Plaster	\$16,000.00		\$16,000.00					-
34	Finish Lumber- Material	\$4,000.00		\$4,000.00					-
35	Finish Lumber- Labor	\$2,000.00		\$2,000.00					-
36	Finish Hardware Door Handles, Locks, etc.	\$500.00		\$500.00					-
37				\$0.00					-
38	Cabinets - Kitchen, Baths, Laundry, Lockers	\$10,000.00		\$10,000.00					-
39	Countertops	\$4,000.00		\$4,000.00					-
40	Painting and Staining	\$10,000.00		\$10,000.00					-
41	Flooring - Labor and Material (all flooring)								-
42	Tile Including Sub Floor	\$10,000.00		\$10,000.00					-
43	Wood Flooring	\$0.00		\$0.00					-
44	Carpet	\$0.00		\$0.00					-
45				\$0.00					-
46				\$0.00					-
47	Closets Shelves	\$2,000.00		\$2,000.00					-
48	Mirrors	\$1,000.00		\$1,000.00					-
49				\$0.00					-
50	Bath Hardware	\$500.00		\$500.00					-
51	Built-In Appliances and Installed	\$3,500.00		\$3,500.00					-
52	Gas Fireplace/Mantle material & labor	\$5,000.00		\$5,000.00					-
53	Audio/Video TV, Alarm	\$0.00		\$0.00					-
54	Finish Rough Grade	\$2,000.00		\$2,000.00					-
55	Landscaping	\$10,000.00		\$10,000.00					-
56	Clean Up Labor / Trash removal/ Final Clean	\$3,000.00		\$3,000.00					-
57	Miscellaneous-Utilities, Office and Transportatio	\$0.00		\$0.00					-
58	Interior Stone walls			\$0.00					-
59	CEI Power Pole	\$0.00		\$0.00					-
60		\$0.00		\$0.00					-
61				\$0.00					-
62				\$0.00					-
63				\$0.00					-
64	Cost of Construction	\$349,950.00	\$0.00						
65	G.C Management flat fee	\$35,000.00	\$0.00						
66	Cost of Construction + G.C Fee	\$384,950.00							

- 16,500.00  
5368,450.00





F) ANNUAL MISC. PLANTING BED AREA

ITEM	NAME
1	SPRINGDALE RETICULATA
2	SPRINGDALE RETICULATA
3	SPRINGDALE RETICULATA
4	SPRINGDALE RETICULATA
5	SPRINGDALE RETICULATA
6	SPRINGDALE RETICULATA
7	SPRINGDALE RETICULATA
8	SPRINGDALE RETICULATA
9	SPRINGDALE RETICULATA
10	SPRINGDALE RETICULATA
11	SPRINGDALE RETICULATA
12	SPRINGDALE RETICULATA
13	SPRINGDALE RETICULATA
14	SPRINGDALE RETICULATA
15	SPRINGDALE RETICULATA
16	SPRINGDALE RETICULATA
17	SPRINGDALE RETICULATA
18	SPRINGDALE RETICULATA
19	SPRINGDALE RETICULATA
20	SPRINGDALE RETICULATA



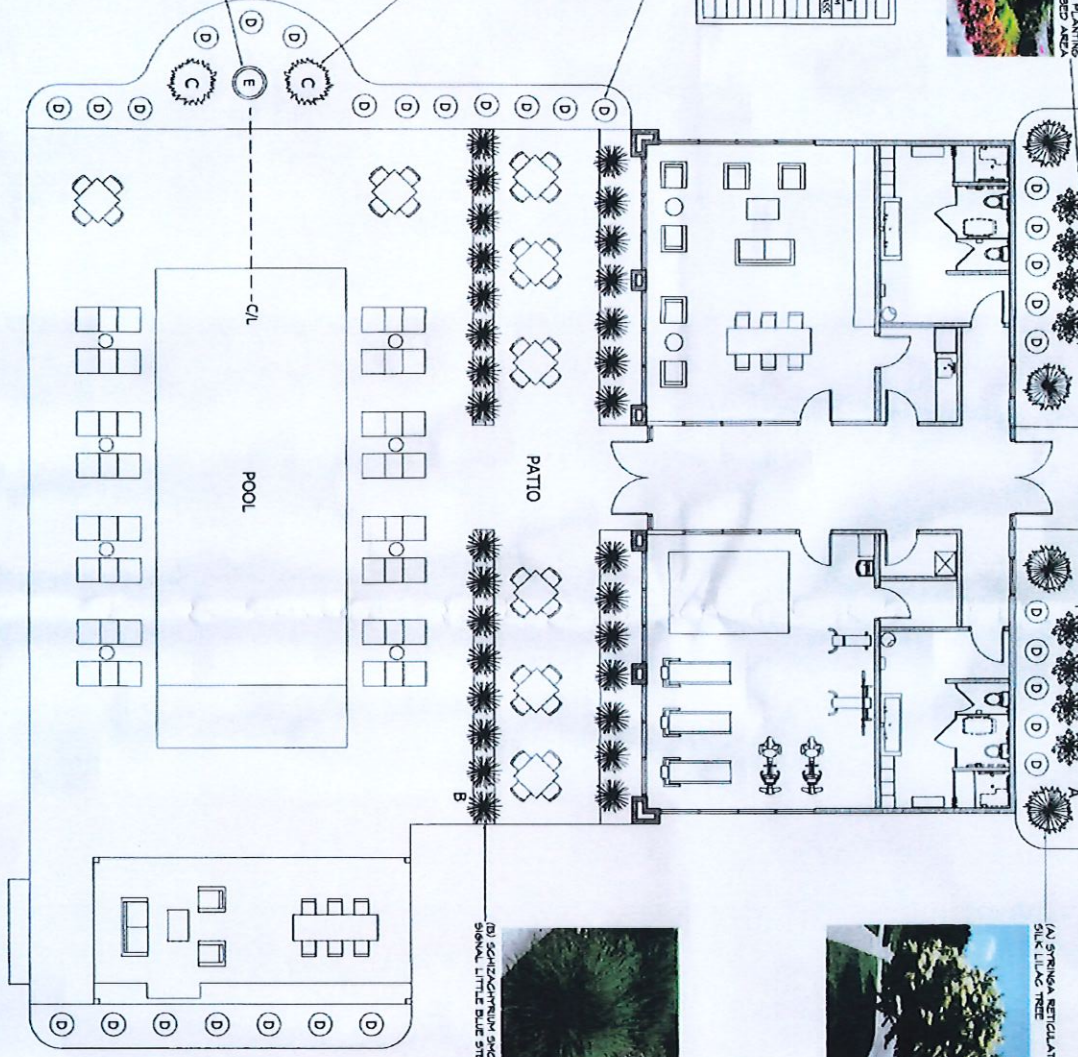
D) SPRINGDALE RETICULATA



C) SPRINGDALE RETICULATA



E) SPRINGDALE RETICULATA



A) SPRINGDALE RETICULATA



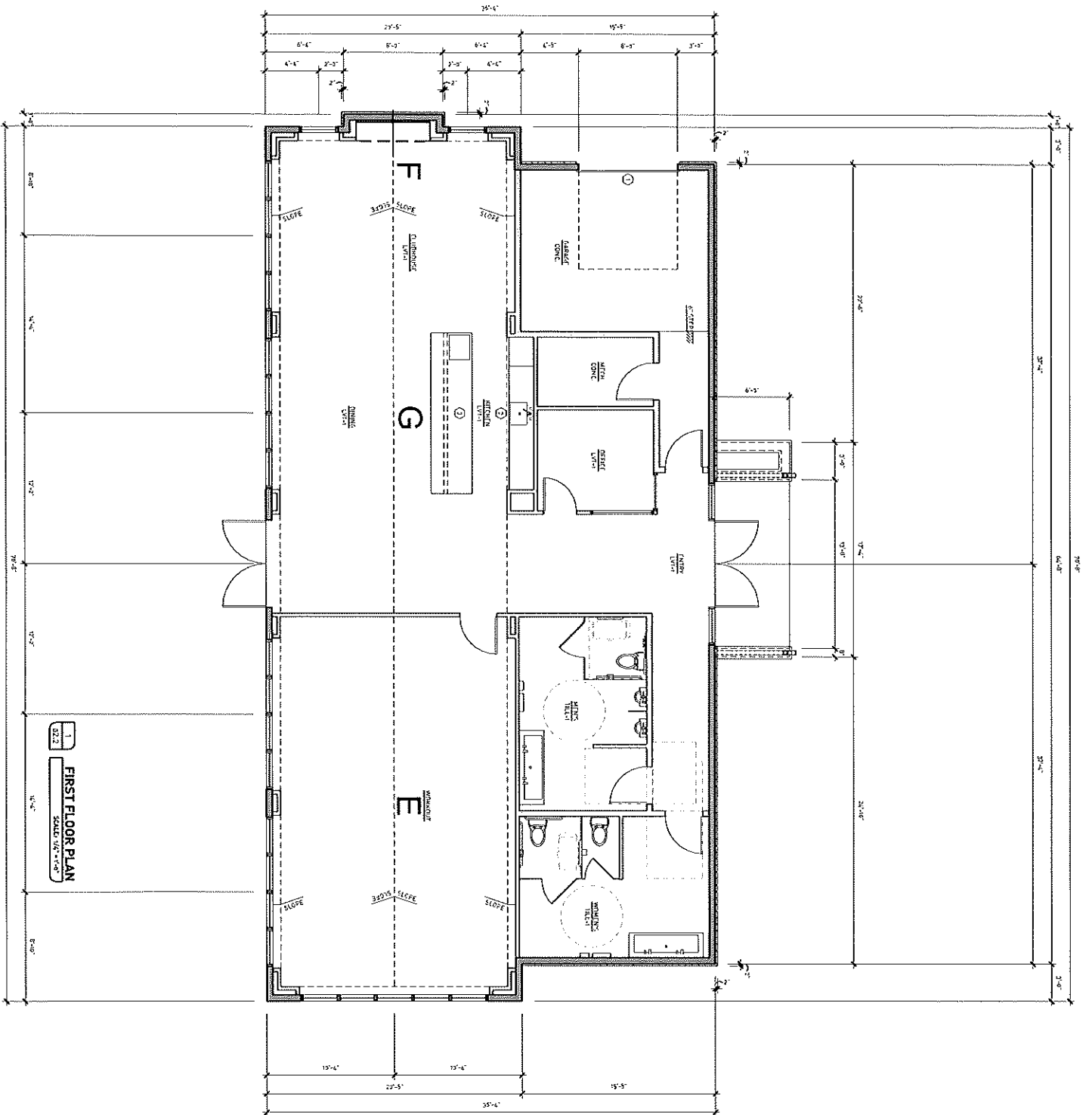
B) SPRINGDALE RETICULATA

# CAMDEN WOODS DEVELOPMENT

DATE: 01/11/2023  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 APPROVED BY: J. J. JONES  
 PROJECT: CAMDEN WOODS DEVELOPMENT  
 SHEET: 01 OF 01  
 SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

a2.2





1779-1800  
1801-1820  
1821-1840  
1841-1860  
1861-1880  
1881-1900  
1901-1920  
1921-1940  
1941-1960  
1961-1980  
1981-2000  
2001-2020  
2021-2040  
2041-2060  
2061-2080  
2081-2100

[illegible]







**CITY OF STRONGSVILLE, OHIO**

**RESOLUTION NO. 2023 – 074**

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

**A RESOLUTION DECLARING THE INTENT OF THE COUNCIL  
OF THE CITY OF STRONGSVILLE TO ACCEPT FOR  
DEDICATION CERTAIN STREETS WITHIN CAMDEN WOODS  
SUBDIVISION IN THE CITY OF STRONGSVILLE, AND  
DECLARING AN EMERGENCY.**

WHEREAS, pursuant to Ordinance No. 2023-073 duly passed by this Council on June 5, 2023, the Council of the City of Strongsville accepted the plat submitted by Camden Woods, LLC., the owner of Camden Woods Subdivision, for recording purposes only; and

WHEREAS, it is the intent of this Council, after all improvements have been installed, and approved by the City Engineer, to accept for dedication certain streets within the said subdivision; and

WHEREAS, as a prerequisite for the obtaining of permits from the City of Cleveland to install water mains within the said streets of said subdivision, a resolution of intent is required from the City of Strongsville before issuing such permits.

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

**Section 1.** That the Council of the City of Strongsville does intend to accept for dedication, the streets shown on the subdivision plat of Camden Woods Subdivision, after all improvements, including utilities, have been installed and approved by the Engineer of the City of Strongsville, and after performance of the terms and conditions of the Agreement between the Developer and the City approved in Ordinance No. 2023-073.

**Section 2.** That the Clerk of Council is hereby authorized and directed to send a copy of this Resolution to the City of Cleveland, Department of Public Utilities, Division of Water.

**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 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 assure proper development of all lots and land within the City of Strongsville. 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.

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2023 – 074

Page 2

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

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

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

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

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

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

*Res.* Ord. No. 2023-074 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 075

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS VEHICLES 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 Recreation and Service Departments of the City of Strongsville have various obsolete and surplus vehicles, as described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which are unfit for public use by reason of obsolescence or as surplus items, and are no longer needed for any municipal purpose; and further finds that it will be in the best interests of the City that such vehicles 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 vehicles 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 all such vehicles 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 vehicles.

**Section 4.** That any proceeds of sale 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 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 vehicles is necessary in order to provide needed storage space for the Recreation and Service Departments, 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. 2023 – 075

Page 2

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

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

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

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

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

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

Ord. No. 2023-075 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



## Manheim Marketing Inc Auction House

City ID#	Make/Model	VIN#
206	2006 F250 4x4	1FTSX21P36EA78859
407	2007 F250	1FTNF20587EA13989
1207	2008 Crown vic	2FAFP71V18X101432