



City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
www.strongsville.org

September 28, 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, October 2, 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 7:45 p.m. All committees listed will meet immediately following the previous committee:

7:45 P.M. **Building & Utilities** will meet to discuss Ordinance No. 2023-121.

Planning, Zoning & Engineering Committee will meet to discuss Ordinance Nos. 2023-131 and 2023-137.

Public Safety & Health Committee will meet to discuss Ordinance No. 2023-138.

Finance Committee will meet to discuss Ordinance No. 2023-139.

Recreation and Community Services Committee will meet to discuss Ordinance Nos. 2023-140 and 2023-141.

Committee of the Whole will meet to discuss Ordinance No. 2023-142.

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, OCTOBER 2, 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 – September 18, 2023*
6. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:
 - Administration of Ceremonial Oath of Office to newly-appointed Chief of Police, Thomas J. O’Deens.
 - Administration of Ceremonial Oath of Office to newly-appointed Police Lieutenant, Ronald M. Kubacki, Jr.
 - Administration of Ceremonial Oath of Office to newly-appointed Police Sergeant, Jason Miller.
 - Administration of Ceremonial Oath of Office to newly-appointed Patrolman Ryan Kaetzel.
7. 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

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. 2023-121 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 1476 OF TITLE SIX OF PART FOURTEEN OF THE BUILDING AND HOUSING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING SOLAR ENERGY FACILITIES, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 09-05-23. Favorable recommendation by the Planning Commission 9-28-23.*
- Ordinance No. 2023-131 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING NEW SECTION 1252.38 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN CONNECTION WITH SHORT-TERM RENTALS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 09-18-23. Favorable recommendation by the Planning Commission 9-28-23.*
- Ordinance No. 2023-137 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 1 FOR AN INCREASE IN THE CONTRACT PRICE 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. 2023-138 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.
- Ordinance No. 2023-139 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2023 AND REPEALING ORDINANCE NUMBER 2023-111.
- Ordinance No. 2023-140 by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF PLAYGROUND EQUIPMENT AND APPURTENANCES FOR USE BY THE RECREATION DEPARTMENT OF THE CITY IN CONNECTION WITH THE NEW STRONGSVILLE TOWN CENTER PROJECT PLAYGROUND AREA; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

- Ordinance No. 2023-141 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE DISPOSAL OF VARIOUS EQUIPMENT AND MISCELLANEOUS ITEMS UTILIZED BY THE DEPARTMENT OF RECREATION & SENIOR SERVICES, AND NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.
- Ordinance No. 2023-142 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 238.09 OF CHAPTER 238 OF TITLE SIX OF PART TWO-ADMINISTRATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE TO INCREASE THE PUBLIC BIDDING THRESHOLD AMOUNT FOR EXPENDITURES OF THE CITY, CONSISTENT WITH STATE LAW, AND DECLARING AN EMERGENCY.

11. COMMUNICATIONS, PETITIONS AND CLAIMS:

12. MISCELLANEOUS BUSINESS:

13. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 121

By: Mayor Perciak and All Members of Council

AN ORDINANCE ENACTING A NEW CHAPTER 1476 OF TITLE SIX OF PART FOURTEEN OF THE BUILDING AND HOUSING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING SOLAR ENERGY FACILITIES, AND DECLARING AN EMERGENCY.

WHEREAS, the construction, installation and use of solar energy facilities in residential, commercial and industrial buildings has risen in recent years; and

WHEREAS, it is in the City's best interest to provide standards for the placement, design and operation of solar energy facilities to the extent permitted by law in order to properly secure the health, safety and welfare of the user and the surrounding neighbors.

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

Section 1. That new Chapter 1476 of Title Six of Part Fourteen of the Building and Housing Code of the Codified Ordinances of the City of Strongsville relating to solar energy facilities be and is hereby enacted to read in its entirety as follows:

**CHAPTER 1476
SOLAR ENERGY FACILITIES**

1476.01	Purpose and Intent.
1476.02	Definitions.
1476.03	Compliance and Permit Required.
1476.04	Use to Be Accessory.
1476.05	Roof Mounted Solar Arrays in Residential Districts.
1476.06	Roof Mounted Solar Arrays in Non-Residential Districts.
1476.07	Free-Standing/Ground Mounted Solar Arrays.
1476.99	Penalty.

1476.01 PURPOSE AND INTENT.

The purpose of this Chapter is to provide for the construction and operation of Solar Energy Facilities as accessory uses in various Zoning Districts within the City, to provide standards for the placement, design, and operation of such facilities in order to protect the public health, safety, and general welfare, and to minimize the adverse impacts of Solar Energy Facilities on adjacent properties and on the aesthetic quality of the City.

1476.02 DEFINITIONS.

The words and terms used in this Chapter shall have the following meanings:

- (a) Solar Energy Facility: means a Solar Array intended to provide electrical power primarily for consumption on-site.

- (b) Solar Array: means any collection of Solar Panels, connectors, battery banks, controllers, wiring, meters, and switching devices intended to work in combination to convert solar energy to electrical power.
- (c) Solar Panel: means any device used for collecting solar energy and converting it to electrical power.

1476.03 COMPLIANCE AND PERMIT REQUIRED

Solar Energy Facilities shall be designed, erected, installed, operated, and/or maintained only in accordance with the provisions set forth in this Chapter. A permit issued by the Building Department shall be required prior to the erection, installation, connection, or operation of any Solar Energy Facility. Applicants shall provide written evidence that the power company has been informed of the intent to install a Solar Energy Facility at the subject site. Solar Energy Facilities shall be operated at all times in compliance with all applicable Federal, State, County and City regulations.

1476.04 USE TO BE ACCESSORY

Solar Energy Facilities shall only be permitted as accessory to a principal use or building located on the same lot or parcel. Such facilities shall be designed, installed, or constructed to provide electrical power to be primarily consumed by the principal use or building to which they are accessory. Cooperative facilities, electrical storage, and distribution of power are prohibited.

1476.05 ROOF MOUNTED SOLAR ARRAYS IN RESIDENTIAL DISTRICTS

Roof mounted Solar Arrays in Residential Districts shall be located, maintained, and operated in conformance with the following criteria and standards:

- (a) Roof mounted Solar Arrays shall be considered part of the principal building and not a separate accessory structure.
- (b) Solar Panels shall not extend more than twenty-four (24) inches above the plane of the roof of pitched roofs nor more than thirty-six (36) inches above the roofline of a flat roof.
- (c) Solar Panels shall not extend above the peak or ridgeline of a pitched roof or the parapet wall of a flat roof.
- (d) All accessory components shall be located either within the building or behind the front setback line of the principal building.
- (e) All accessory components shall comply with the minimum side and rear building setback lines for the dwelling.
- (f) Solar Panels shall have appropriate structural strength to withstand wind loads as provided in the Ohio Building Code.
- (g) Solar Panels shall be installed to avoid glare or reflection onto adjacent properties and rights-of-way.
- (h) Solar Arrays shall not contain advertising visible from off the premises.
- (i) Ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- (j) Accessory components shall be screened from view from public rights-of-way and adjacent properties.

1476.06 ROOF MOUNTED SOLAR ARRAYS IN NON-RESIDENTIAL DISTRICTS

Roof mounted Solar Arrays in non-residential districts shall be located, maintained, and operated in conformance with the following criteria and standards:

- (a) Roof mounted Solar Arrays shall be considered part of the principal building and not a separate accessory structure.
- (b) Solar Panels shall not extend more than twenty-four (24) inches above the plane of the roof of pitched roofs nor more than thirty-six (36) inches above the roofline of a flat roof.
- (c) Solar Panels shall not extend above the peak or ridgeline of a pitched roof or the parapet wall of a flat roof.
- (d) All accessory components shall be located either within the building, behind the front setback line of the principal building, or hidden from view behind the parapet walls of buildings with flat roofs.
- (e) All accessory components shall comply with the minimum side and rear building setback lines for the principal building.
- (f) Solar Panels shall have appropriate structural strength to withstand wind loads as provided in the Ohio Building Code.
- (g) Solar Panels shall be installed to avoid glare or reflection onto adjacent properties and rights-of-way.
- (h) Solar Arrays shall not contain advertising visible from off the premises.
- (i) Ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- (j) Accessory components shall be screened from view from public rights-of-way and adjacent properties.

1476.07 FREE-STANDING/GROUND MOUNTED SOLAR ARRAYS

Free-standing or Ground Mounted solar arrays shall be prohibited in all Residential and Business Zoning Districts

Free-standing or Ground Mounted solar arrays may be permitted in Public Facilities Districts, as provided in Chapter 1256 of the Zoning Code, and in Research-Development, General Industrial Districts and General Industrial-A Districts, as provided in Chapter 1262 of the Zoning Code, provided that a conditional use permit is granted, as provided in the applicable provisions of Section 1242.07 of the Zoning Code, subject to the additional following criteria and standards:

- (a) Maximum Height:
Free-standing or Ground Mounted Solar Arrays shall not exceed a maximum height of fifteen (15) feet measured to the highest projection of any Solar Panel in final configuration and orientation.
- (b) Minimum Setback:
Free-standing or Ground Mounted Solar Arrays shall be setback from all side and rear property lines a distance of not less than twenty (20) feet.
- (c) Location:
Free-standing or Ground Mounted Solar Arrays shall be located behind the rear line of the principal building to which such facility is accessory.
- (d) Structural Support and Wind Load:
Free-standing or Ground Mounted Solar Arrays shall have appropriate structural support and shall be designed to withstand winds as required by the Ohio Building Code.
- (e) Accessory Components:
All accessory components shall be located either within the principal building or behind the principal building and within the required side and rear building setback lines for the principal building. Ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access. Accessory components shall be screened from view from public rights-of-way and adjacent properties.

- (f) Wiring:
All electrical connections between free-standing or ground mounted Solar Arrays and the principal building shall be located underground.

1476.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of this Chapter is guilty of a misdemeanor of the fourth degree and shall be fined not more than two hundred fifty dollars (\$250.00) for each offense. A separate offense shall be deemed committed each day during or on which such violation or noncompliance occurs or continues.

Section 3. 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 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 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 regulation of solar energy facilities. 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: September 5, 2023
Second reading: _____
Third reading: _____
Public Hearing: _____

Referred to Planning Commission
September 6, 2023
Favorable recommendation by
Approved: Planning Commission
September 28, 2023

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 - 121

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

Attest: _____

Clerk of Council

Ord. No. 2023-121 Amended: _____

1st Rdg. 09-05-23 Ref: PC / P2E

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission
FROM: Marialena Beach, Council Secretary
DATE: September 6, 2023
SUBJECT: Referral from Council: Ordinance No. 2023-121

At its regular meeting of September 5, 2023, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- AN ORDINANCE ENACTING A NEW CHAPTER 1476 OF TITLE SIX OF PART FOURTEEN OF THE BUILDING AND HOUSING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING SOLAR ENERGY FACILITIES, AND DECLARING AN EMERGENCY. *First reading 09-05-23.*

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

MB
Attachments

MEMORANDUM

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

FROM: Mitzi Anderson, Administrator, Boards & Commissions

SUBJECT: Referrals to Council

DATE: September 29, 2023

Please be advised that at its meeting of September 28, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2023-121

An Ordinance Enacting a New Chapter 1476 of Title Six of Part Fourteen of the Building and Housing Code of the City's Codified Ordinances Concerning Solar Energy Facilities, and Declaring an Emergency

ORDINANCE NO. 2023-131

An Ordinance Enacting a New Section 1252.38 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in Connection with Short-Term Rentals in Residential Districts, and Declaring an Emergency

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 131

By: Mayor Perciak and All Members of Council

AN ORDINANCE ENACTING NEW SECTION 1252.38 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN CONNECTION WITH SHORT-TERM RENTALS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and this Council find that it is in the best interest of the health, safety and well-being of the public, including the owners, occupants and neighboring property owners of properties in the residential zoning districts of the City of Strongsville to prohibit short-term rentals of residential units; and

WHEREAS, the wide advertising of the availability of short-term rentals of residential units in residential zoning districts in the country, northeast Ohio and in the City of Strongsville by property owners, coupled with the uses of the units by short-term renters, have led to uses by short-term renters that have been extremely disruptive to the health, safety and well-being of neighboring residents in the form of loud and obnoxious noise (both verbal and music) during daylight and night time hours, trespassing onto neighboring properties, damage to neighboring properties, littering in the neighborhood and overparking of vehicles, all of which has been detrimental to the use and enjoyment of neighboring residential properties and their inhabitants and constitute a public nuisance.

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

Section 1. That new Section 1252.38 of Chapter 1252 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and is hereby enacted to read in its entirety as follows:

1252.38 SHORT-TERM RENTAL PROHIBITION IN RESIDENTIAL DISTRICTS.

- (a) No person shall operate, let, rent, list, advertise, or otherwise make available, any dwelling in a residential district in the City for the purpose of a short-term rental.
- (b) Definitions.
 - (1) "Short-term rental" shall be defined as the right to use, occupy or possess, or the actual use, occupancy or possession, of a dwelling through a rental for temporary, transient occupancy for dwelling, sleeping, lodging, or entertaining others for a period of less than thirty (30) continuous days.
 - (2) "Dwelling" for purposes of this Section 1252.38 only, does not include extended stay hotels and motels, community rooms owned by a homeowner's association, and community rooms utilized by apartment complexes.
- (c) Upon reasonable suspicion of a violation of this Section and a demand by a police officer or building inspector of the City, the occupant, owner, and person in charge of a dwelling shall be required to immediately produce a copy of the rental agreement, or lease, letter agreement, e-mails, or any other written communication for any short-term rental in a residential zoning district in the City.

- (d) Penalty. Violation of this Section shall be a misdemeanor of the first degree. Each day utilized as a short-term rental shall be considered a separate offense.

Section 2. 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 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 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 regulate and enforce the prohibition of short-term rentals in residential 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: September 18, 2023 Referred to Planning Commission

Second reading: _____

Third reading: _____

Public Hearing: _____

September 19, 2023
Favorable recommendation by
 Approved: Planning Commission
September 28, 2023

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
 Clerk of Council

Ord. No. 2023-131 Amended: _____
 1st Rdg. 09-18-23 Ref: PC/PPC
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Mitzi Anderson, Administrator to Boards & Commissions
FROM: Marialena Beach, Council Secretary
DATE: September 19, 2023
SUBJECT: Referral from Council: Ordinance No. 2023-131

At its regular meeting of September 18, 2023, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2023-131 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING NEW SECTION 1252.38 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN CONNECTION WITH SHORT-TERM RENTALS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading 9-18-23.*

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

MB
Attachments

MEMORANDUM

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

FROM: Mitzi Anderson, Administrator, Boards & Commissions

SUBJECT: Referrals to Council

DATE: September 29, 2023

Please be advised that at its meeting of September 28, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2023-121

An Ordinance Enacting a New Chapter 1476 of Title Six of Part Fourteen of the Building and Housing Code of the City's Codified Ordinances Concerning Solar Energy Facilities, and Declaring an Emergency

ORDINANCE NO. 2023-131

An Ordinance Enacting a New Section 1252.38 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in Connection with Short-Term Rentals in Residential Districts, and Declaring an Emergency

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 137

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 1 FOR AN INCREASE IN THE CONTRACT PRICE 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, at this time, the City's authorized Owner's Representative on the Project, RFC Contracting, Inc., has now recommended, and the City Engineer has determined, that due to unforeseen conditions requiring additional tree clearing for construction, it would be in the best interests of the City to include such additional changes in the work to be performed on the Project by Gilbane Building Company, all as more fully set forth in Exhibit A, attached hereto and incorporated herein as if fully rewritten, all resulting in an increase for Change Order No. 1 of \$31,851.00, and a new total Project cost of \$8,933,630.00.

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

Section 1. That the Mayor be and is hereby authorized and directed to issue and approve Change Order No. 1 to the contract in the amount of \$31,851.00, as recommended by the City's Owner's Representative and City Engineer, and reflected in Exhibit A; and after the issuance and approval of said Change Order No. 1 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 \$31,851.00, thereby increasing the total Project cost to \$8,933,630.00.

Section 2. That the funds necessary for this Ordinance have been appropriated and 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 Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to provide for changes in the work in order to properly and timely complete the Project, to facilitate payment

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 137

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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

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
Clerk of Council

Ord. No. 2023-137 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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



AIA Document G701[®] – 2017

Change Order

PROJECT: <i>(Name and address)</i> 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: 001 Date: September 21, 2023
OWNER: <i>(Name and address)</i> City of Strongsville 16099 Foltz Parkway Strongsville, OH 44149	ARCHITECT: <i>(Name and address)</i> Brandstetter Carroll, Inc. 1220 West Sixth Street, Suite 300 Cleveland, OH 44113	CONTRACTOR: <i>(Name and address)</i> 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.)

Remove trees that conflict with the proposed grading plan.

The original Contract Sum was	\$ 8,901,779.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 8,901,779.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 31,851.00
The new Contract Sum including this Change Order will be	\$ 8,933,630.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

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. Nozick
 SIGNATURE
Nancy K. Nozick vice president
 PRINTED NAME AND TITLE
 9/21/2023
 DATE

CONTRACTOR *(Firm name)*
 Digitally signed by Dan Focht
 DN: C=US,
 E=dfocht@gilbanecc.com,
 O=Gilbane Building Company, OU=Project Manager, CN=Dan Focht
 Date: 2023.09.21 11:41:28-04'00'
 SIGNATURE
 Dan Focht
 PRINTED NAME AND TITLE
 DATE

OWNER *(Firm name)*
 SIGNATURE
 PRINTED NAME AND TITLE
 DATE



September 6, 2023

Roger Riachi
RFC Contracting
13477 Prospect Rd, Strongsville, OH 44149

RE: Strongsville Town Center
Change Order Request #1

Mr. Riachi,

Gilbane Building Company is submitting for your consideration the following Change Order Request remove trees that conflict with the proposed grading plan.

COR 1: ADD \$31,851

If you have any questions, please feel free to contact me.

Sincerely,
Gilbane Building Company

A handwritten signature in blue ink that reads "Daniel Focht". The signature is written in a cursive, slightly slanted style.

Daniel Focht
Project Manager

GILBANE PROPOSAL FORM



Project Name: <u>Strongsville Town Center</u>	GBCO Project Number: <u>J10194.000</u>
Purchase Order No. <u>-</u>	GBCo. PCI Number: <u>OS-00001</u>
Date: <u>September 6, 2023</u>	Source Document: <u>N/A</u>
	Title: <u>Tree Removal</u>

Description

The cost below includes pricing to remove trees that conflict with the proposed grading plan.

A Subcontractor Cost Summary

<u>Fabrizi Proposal (Tree Removal) 09/05/2023</u>	=	<u>\$29,400</u>
<u> </u>	=	<u> </u>
<u> </u>	=	<u> </u>
<u> </u>	=	<u> </u>
Total [A]:		<u>\$29,400</u>

B Self-perform Work Cost Summary

<u>Labor Classification</u>	<u>Hours</u>	<u>Rate</u>			
<u> </u>	<u> </u> hours	<u> </u> x \$	<u> </u> /hour	=	<u> </u> \$0
<u> </u>	<u> </u> hours	<u> </u> x \$	<u> </u> /hour	=	<u> </u> \$0
<u> </u>	<u> </u> hours	<u> </u> x \$	<u> </u> /hour	=	<u> </u> \$0
<u> </u>	<u> </u> hours	<u> </u> x \$	<u> </u> /hour	=	<u> </u> \$0
Total [B]:					<u>\$0</u>

C CM OH&P/Liability Insurance/Fee/taxes

<u>SDI, Gen Liability and Builder's Risk Insurance (2.4%)</u>	=	<u>\$ 735</u>
<u>Payment & Performance Bond (0.6%)</u>	=	<u>\$ 184</u>
<u>CM Profit / Fee (5%)</u>	=	<u>\$ 1,532</u>
<u>CAT Tax (0.026%)</u>	=	<u>\$ 1</u>
Total [C]:		<u>\$2,451</u>

Grand Total (A+B+C+D+E): **\$31,851**

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 138

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 Police Department of the City of Strongsville has 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 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 vehicles is necessary in order to provide needed storage space for the Police 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. 2023 – 138
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. 2023-138 Amended: _____

1st Rdg. _____ Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____

2023 VEHICLES FOR AUCTION

<u>NAME</u>	<u>YEAR</u>	<u>UNIT#</u>	<u>VIN#</u>
DODGE CHARGER	2014	29	2C3CDXKT6HH664641
DODGE CHARGER	2013 *	31	2C3CDXATXDH721743
DODGE CHARGER	2013 *	30	2C3CDXAT9DH721748
DODGE CHARGER	2016	20	2C3CDXKT7GH348096
DODGE CHARGER	2014	33	2C3CDXAT5EH366644
DODGE CHARGER	2013 *	32	2C3CDXAT6DH721741
DODGE CHARGER	2014	17	2C3CDXAT3EH366643
DODGE CHARGER	2016	16	2C3CDXKT2GH348099
CHEVY BLAZER	2005	UC	1GNDDT135052274393
DODGE CHARGER	2013 *	SC-1	2C3CDXAT7DH721747
FORD CROWN VIC	2011		2FABP7BV5BX176834

*BAD FRAME

EXHIBIT A

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2023 - 139
BY: MAYOR THOMAS P. PERCIAK

AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER
EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2023 AND REPEALING ORDINANCE
NUMBER 2023 - 111

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

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

General Fund - 101

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101	Total General Fund	\$ 21,309,156.00	\$ 9,362,077.00	\$ 18,703,700.00	\$ 49,374,933.00

Special Revenue Funds - 200

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	\$ 1,512,761.00	\$ -	\$ -	\$ 1,512,761.00
204	Street Construction & Maintenance	5,451,540.00	6,977,710.00	-	12,429,250.00
205	State Highway Maintenance	-	72,200.00	-	72,200.00
206	Motor Vehicle License Tax	-	390,000.00	-	390,000.00
207	Emergency Vehicle Fund	-	2,188,977.00	-	2,188,977.00
208	Fire Levy	9,627,000.00	1,138,350.00	-	10,765,350.00
209	Fire Pension	1,813,000.00	-	-	1,813,000.00
211	Clerk of Court	-	40,000.00	-	40,000.00
212	Drainage Levy	-	1,558,000.00	-	1,558,000.00
213	Local Fiscal Recovery	952,750.00	16,000.00	500,000.00	1,468,750.00
214	Multi-Purpose Complex	3,170,750.00	2,404,735.00	-	5,575,485.00
215	Southwest General Hospital	-	360,000.00	-	360,000.00
216	Law Enforcement Federal Seizures	-	60,000.00	-	60,000.00
217	Law Enforcement State Seizures	-	20,000.00	-	20,000.00
218	Law Enforcement Drug Fine	-	10,000.00	-	10,000.00
219	Law Enforcement DWI/DUI	-	20,000.00	-	20,000.00
220	Tree Fund	-	126,300.00	-	126,300.00
222	Community Diversion	4,000.00	4,000.00	-	8,000.00
223	Bond Escrow	-	855,000.00	-	855,000.00
224	Earned Benefits	510,500.00	-	-	510,500.00
225	One Ohio Settlement Fund	-	20,000.00	2,820.00	22,820.00
200	Total Special Revenue Funds	\$ 23,042,301.00	\$ 16,261,272.00	\$ 502,820.00	\$ 39,806,393.00

Debt Service Funds - 300

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	\$ -	\$ 6,441,450.00	\$ -	\$ 6,441,450.00
333	Pearl Road TIF # 1	-	585,000.00	-	585,000.00
334	Royalton Road TIF	-	177,888.00	-	177,888.00
335	Pearl Road TIF # 2	-	179,003.00	-	179,003.00
336	Pearl Road TIF # 3	-	41,150.00	-	41,150.00
337	Westwood Commons TIF	-	40,500.00	-	40,500.00
338	Giant Eagle TIF	-	118,306.00	-	118,306.00
339	GETGO TIF	-	24,690.00	-	24,690.00
340	Clover Senior TIF	-	140,939.00	-	140,939.00
341	Pearl Road TIF # 4	-	298,338.00	-	298,338.00
342	Cane's/Chase TIF	-	17,489.00	-	17,489.00
343	Brighton Best TIF	-	3,086.00	-	3,086.00
344	Pearl North TIF	-	30,863.00	-	30,863.00
346	Camden Woods TIF	-	9,000.00	-	9,000.00
300	Total Debt Service Funds	\$ -	\$ 8,107,702.00	\$ -	\$ 8,107,702.00

Capital Improvement Capital Project Funds - 400

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	\$ -	\$ 361,503.00	\$ -	\$ 361,503.00
442	General Capital Improvement	-	22,851,573.00	-	22,851,573.00
447	TIF Capital Improvements	-	336,200.00	-	336,200.00
448	Town Center Improvement Fund	-	9,767,000.00	-	9,767,000.00
400	Total Capital Project Funds	\$ -	\$ 33,316,276.00	\$ -	\$ 33,316,276.00

Enterprise Funds - 500

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
551	Sanitary Sewer	\$ 2,077,750.00	\$ 15,398,700.00	\$ -	\$ 17,476,450.00

Internal Service Fund - 600

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
661	Health Insurance Reserve	\$ -	\$ 7,102,400.00	\$ -	\$ 7,102,400.00
664	Worker's Compensation Reserve	-	508,000.00	-	508,000.00
600	Total Internal Service Funds	\$ -	\$ 7,610,400.00	\$ -	\$ 7,610,400.00

Grand Total All Funds	\$ 46,429,207.00	\$ 90,056,427.00	\$ 19,206,520.00	\$ 155,692,154.00
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Itemized list of Transfers and Advances by Fund

Description	Amount
General Fund to Street Construction Fund	\$ 4,000,000.00
General Fund to Fire Levy Fund	5,000,000.00
General Fund to Multi-Complex Fund	2,600,000.00
General Fund to Police Pension Fund	950,000.00
General Fund to Fire Pension Fund	1,000,000.00
Total Transfers	\$ 13,550,000.00
General Fund to Town Center Improvement Fund	\$ 5,121,700.00
Local Fiscal Recovery Fund Advance to General Fund	500,000.00
Ohio Opioid Settlement Fund Advance to the General Fund	2,820.00
Total Advance and Advance Repayments	\$ 5,624,520.00
Total Transfers, Advances and Advance Repayments	\$ 19,174,520.00

Section 2: That all expenditures within the fiscal year ending December 31, 2023 shall be made in accordance with the code accounts set forth above, and shall be made within the appropriations herein provided.

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

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

Approved:

President of Council

Mayor

Date Passed

Date Approved

Attest:

Clerk of Council

ORD. No. 2023-139 Amended: _____

1st Rdg. _____ Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____

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

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

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	\$ 395,000.00	\$ 49,900.00	\$ -	\$ 444,900.00
011411	Mayors Office	280,200.00	19,800.00	-	300,000.00
015412	Police Department	10,981,700.00	1,819,212.00	-	12,800,912.00
011413	Human Resources	283,100.00	80,840.00	-	363,940.00
011414	Finance Department	552,500.00	18,230.00	-	570,730.00
011415	Legal Department	527,600.00	70,350.00	-	597,950.00
011416	Communication & Technology	832,900.00	647,200.00	-	1,480,100.00
011417	Building Department	1,067,990.00	212,900.00	-	1,280,890.00
011418	Mayors Court	168,700.00	252,200.00	-	420,900.00
011420	Rubbish Department	-	2,956,024.00	-	2,956,024.00
011421	Cemetery Department	144,000.00	331,341.00	-	475,341.00
011422	Architectural Board of Review	-	4,000.00	-	4,000.00
011423	Planning Commission	173,800.00	67,000.00	-	240,800.00
011424	Civil Service	-	77,030.00	-	77,030.00
011425	Board of Appeals	-	20,900.00	-	20,900.00
011428	Parks Department	128,600.00	293,000.00	-	421,600.00
011429	Public Safety	193,916.00	-	-	193,916.00
011430	General Miscellaneous	-	1,966,000.00	-	1,966,000.00
011435	Economic Development	209,000.00	107,000.00	-	316,000.00
015415	OPID Grant	28,550.00	11,250.00	-	39,800.00
015414	Corrections Officers	1,086,500.00	95,200.00	-	1,181,700.00
015413	Regional Dispatch Center	4,255,100.00	262,700.00	-	4,517,800.00
011468	Non Government Transfers	-	-	18,703,700.00	18,703,700.00
	Total General Fund	\$ 21,309,156.00	\$ 9,362,077.00	\$ 18,703,700.00	\$ 49,374,933.00
031000	Police Pension	1,512,761.00	-	-	1,512,761.00
046419	Street Repairs	4,602,400.00	5,121,350.00	-	9,723,750.00
046426	Traffic Signal Maintenance	125,700.00	280,860.00	-	406,560.00
046427	Snow Removal	-	670,000.00	-	670,000.00
046433	Municipal Garage	723,440.00	905,500.00	-	1,628,940.00
056000	State Highway Maintenance	-	72,200.00	-	72,200.00
066000	Motor Vehicle License Tax	-	390,000.00	-	390,000.00
075000	Emergency Vehicle Fund	-	2,188,977.00	-	2,188,977.00
085000	Fire Levy	9,627,000.00	857,650.00	-	10,484,650.00
085001	Fire Station Ward 1	-	79,700.00	-	79,700.00
085002	Fire Station Ward 2	-	50,500.00	-	50,500.00
085003	Fire Station Ward 3	-	40,500.00	-	40,500.00
085004	Fire Station Ward 4	-	110,000.00	-	110,000.00
095000	Fire Pension	1,813,000.00	-	-	1,813,000.00
111000	Clerk of Court	-	40,000.00	-	40,000.00
121000	Drainage Levy	-	1,558,000.00	-	1,558,000.00
131000	Local Fiscal Recovery	952,750.00	16,000.00	500,000.00	1,468,750.00
143304	Sports Programs	296,400.00	230,700.00	-	527,100.00
143305	Recreation Administration	537,300.00	701,500.00	-	1,238,800.00
143306	Fitness	419,850.00	160,700.00	-	580,550.00
143310	Aquatics	727,600.00	153,073.00	-	880,673.00
143311	Recreation Programs	99,500.00	98,500.00	-	198,000.00
143430	Special Events	-	31,500.00	-	31,500.00
143431	Old Town Hall	8,900.00	39,200.00	-	48,100.00
143439	Senior Services	560,700.00	666,770.00	-	1,227,470.00
143451	Recreation Maintenance	520,500.00	293,792.00	-	814,292.00
143500	Program Refunds	-	29,000.00	-	29,000.00
152000	Southwest General Hospital	-	360,000.00	-	360,000.00
165000	Law Enforcement Federal Seizures	-	60,000.00	-	60,000.00
175000	Law Enforcement State Seizures	-	20,000.00	-	20,000.00
185000	Law Enforcement Drug Fine	-	10,000.00	-	10,000.00
195000	Law Enforcement DWI/DUI	-	20,000.00	-	20,000.00
204000	Tree Maintenance	-	126,300.00	-	126,300.00
225000	Community Diversion	4,000.00	4,000.00	-	8,000.00
223100	Bond Escrow	-	855,000.00	-	855,000.00
224000	Earned Benefits	510,500.00	-	-	510,500.00
250000	One Ohio Settlement Fund	-	20,000.00	2,820.00	22,820.00
	Total Special Revenue Funds	\$ 23,042,301.00	\$ 16,261,272.00	\$ 502,820.00	\$ 39,806,393.00

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

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	6,441,450.00	-	6,441,450.00
333000	Pearl Road TIF # 1	-	585,000.00	-	585,000.00
334000	Royalton Road TIF	-	177,888.00	-	177,888.00
335000	Pearl Road TIF # 2	-	179,003.00	-	179,003.00
336000	Pearl Road TIF # 3	-	41,150.00	-	41,150.00
337000	Westwood Commons TIF	-	40,500.00	-	40,500.00
338000	Giant Eagle TIF	-	118,306.00	-	118,306.00
339000	GETGO TIF	-	24,690.00	-	24,690.00
340000	Clover Senior TIF	-	140,939.00	-	140,939.00
341000	Pearl Road TIF # 4	-	298,338.00	-	298,338.00
342000	Cane's/Chase TIF	-	17,489.00	-	17,489.00
343000	Brighton Best TIF	-	3,086.00	-	3,086.00
344000	Pearl North TIF	-	30,863.00	-	30,863.00
346000	Camden Woods TIF	-	9,000.00	-	9,000.00
	Total Debt Service	\$ -	\$ 8,107,702.00	\$ -	\$ 8,107,702.00
413000	Recreation Capital Improvement	-	361,503.00	-	361,503.00
421000	General Capital Improvement	-	22,851,573.00	-	22,851,573.00
447100	Pearl & Whitney TIF	-	42,000.00	-	42,000.00
447102	Prospect & Albion TIF	-	20,000.00	-	20,000.00
447103	Goodyear & 5/3 TIF	-	70,000.00	-	70,000.00
447104	42/82 TIF	-	155,200.00	-	155,200.00
447105	Dunkin Donuts TIF	-	20,000.00	-	20,000.00
447106	Pearl & Lunn TIF	-	29,000.00	-	29,000.00
448108	Town Center Improvement Fund	-	9,767,000.00	-	9,767,000.00
	Total Capital Projects	\$ -	\$ 33,316,276.00	\$ -	\$ 33,316,276.00
512501	Engineering and Administration	767,600.00	944,400.00	-	1,712,000.00
512502	Plant Expenditures	-	7,608,000.00	-	7,608,000.00
512503	Line Expenditures	1,310,150.00	309,000.00	-	1,619,150.00
512504	Sewer Capital Improvements	-	6,300,000.00	-	6,300,000.00
512505	Sewer Debt Payments	-	237,300.00	-	237,300.00
	Total Sanitary Sewer	\$ 2,077,750.00	\$ 15,398,700.00	\$ -	\$ 17,476,450.00
661000	Health Insurance Reserve	-	7,102,400.00	-	7,102,400.00
664000	Workers Compensation Reserve	-	508,000.00	-	508,000.00
	Total Internal Service	\$ -	\$ 7,610,400.00	\$ -	\$ 7,610,400.00
	GRAND TOTAL	\$ 46,429,207.00	\$ 90,056,427.00	\$ 19,206,520.00	\$ 155,692,154.00

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 140

By: Mayor Perciak and All Members of Council

AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF PLAYGROUND EQUIPMENT AND APPURTENANCES FOR USE BY THE RECREATION DEPARTMENT OF THE CITY IN CONNECTION WITH THE NEW STRONGSVILLE TOWN CENTER PROJECT PLAYGROUND AREA; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; 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 the Ohio Department of Administrative Services for the purchase of machinery, equipment, materials, supplies or other articles; and

WHEREAS, based upon recommendation of the City's Director of Recreation & Senior Services, this Council wishes to take advantage of that opportunity in connection with the purchase of playground equipment and appurtenances (State Contract No. STS011008, Index No. STS640) for use by the Recreation Department at the new Strongsville Town Center Playground.

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 request authority in the name of the City of Strongsville to participate in the Ohio Department of Administrative Services contract, which the Department has entered into pursuant to Revised Code Section 5513.01(B) with **BCI BURKE COMPANY, LLC**, through the authorized dealer, **SNIDER RECREATION, INC.**, for the purchase of playground equipment and appurtenances, for use by the Recreation Department of the City at the new Strongsville Town Center Playground in the amount of \$515,000.00, as set forth on the estimate attached hereto as Exhibit A, and incorporated herein by reference.

Section 2. That the City of Strongsville hereby agrees to be bound by the terms and conditions prescribed by the Director of Administrative Services for such purchase 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 3. 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.

Section 4. That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the Town Center Fund.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 140

Page 2

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, and for the further reason that it is immediately necessary to participate in the purchase of such playground equipment and appurtenances, in order to install playground equipment at the new Strongsville Town Center Playground, 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

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
Clerk of Council

Ord. No. 2023-140 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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



Snider Recreation Inc.

10139 Royalton Road #K
N. Royalton, OH 44133

Ph (440)877-9151 Toll Free (800)888-2889 Fx (440)877-9159
www.cvsnyder.com
info@cvsnyder.com

Estimate

Date	Estimate #
9/12/2023	13680R

Name / Address
City of Strongsville Strongsville Parks & Recreation 13213 Pearl Road Strongsville, OH 44136

Ship To
City of Strongsville Ehrnfelt Recreation Center 18100 Royalton Road Strongsville, OH 44136

Terms	Rep	Customer Phone	Customer Fax	Tax Exempt Number	County
Due on Receipt	JCS	440-580-3264	440-572-3503		Cuyahoga-OH

Item	Description	Qty	Rate	Total
Design	Ohio State Term Contract - Schedule 011008 BCI Burke Playground Design per 127-145011-8 AND 127-145633-7 -Discount - Ohio State Term Discount -Freight - Truck Load -Installation of Playground Equipment ONLY -Burke standard colors -Includes Burke custom communication sign -Current Lead time on equipment is 12-14 weeks after order - color selection required with order Does NOT include concrete borders, excavation, drainage, compacted stone base preparation, poured rubber surfacing, concrete sidewalks, or other site work	1	515,000.00	515,000.00

EXHIBIT A

If tax exempt certificate is not provided appropriate sales tax will be charged. Quote valid for 30 days.

Freight subject to fuel charge. Payment via credit card will incur an additional 3% administrative fee.

Subtotal	\$515,000.00
Sales Tax (8.0%)	\$0.00
Total	\$515,000.00

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 141

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE DISPOSAL OF VARIOUS EQUIPMENT AND MISCELLANEOUS ITEMS UTILIZED BY THE DEPARTMENT OF RECREATION & SENIOR SERVICES, AND NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.

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 City of Strongsville Department of Recreation & Senior Services has various equipment and miscellaneous items, which are in poor condition and unsafe for further use, and which are surplus, have no monetary value and are no longer needed for any municipal purpose; and further finds that it would be in the best interest of the City to dispose of such items. Said equipment and miscellaneous items are more fully set forth in Exhibit A attached hereto and incorporated herein by reference.

Section 2. That, pursuant to Article IV, §3(e) of the City Charter, the Director of Finance, with the assistance of the Director of Recreation & Senior Services, be and are hereby authorized to dispose of the equipment and miscellaneous items, which are identified in Exhibit A, and to perform all acts required in furtherance thereof.

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 shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
Clerk of Council

Ord. No. 2023-141 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

Recreation & Senior Center items for disposal

4 Turnstiles
33 kids chairs
3 Colorado Time Systems swimming touch pads
Trident Floor Scrubber
Advance Convertamatic Scrubber
8 Four drawer file cabinets
Fifteen cubic feet refrigerator
Curtis Coffee Maker
1 Desk
Vulcan Steamer
Pitco Frialator
Pallet Jack
Scotsman Icemaker
Metro C5 Series 3 Insulator
44 banquet chairs

EXHIBIT A

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 142

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTION 238.09 OF CHAPTER 238 OF TITLE SIX OF PART TWO-ADMINISTRATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE TO INCREASE THE PUBLIC BIDDING THRESHOLD AMOUNT FOR EXPENDITURES OF THE CITY, CONSISTENT WITH STATE LAW, AND DECLARING AN EMERGENCY.

WHEREAS, the State of Ohio 135th General Assembly has passed House Bill No. 33, which includes increases to statutory competitive bidding thresholds for municipal corporations; and

WHEREAS, the bidding threshold now has been increased to \$75,000.00, which will take effect in October, 2023; and

WHEREAS, in order to be consistent with State law, it is the City's intention to increase the current bidding threshold of \$50,000.00 to \$75,000.00, which would continue to facilitate the City's ability to conduct business with quality vendors who are experienced and credible.

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

Section 1. That Section 238.09 of Chapter 238 of Title Six of Part Two-Administration Code of the City of Strongsville be and is hereby amended to read in its entirety as follows:

238.09 PUBLIC BIDDING THRESHOLD.

Each net expenditure of the City, whether by agreement, contract, or purchase order to purchase goods, equipment, vehicles, supplies, services and/or any other thing, or for the construction or installation of a public improvement, ~~and not exceeding the amount of Fifty Thousand Dollars (\$50,000.00)~~ may be expended without public bidding, as follows:

- (a) **Beginning on October 3, 2023 through calendar year 2024, Seventy-Five Thousand Dollars (\$75,000.00); and**
- (b) **For each calendar year thereafter, the amount for the previous calendar year shall be increased by three percent (3%), as determined and published by the State of Ohio Director of Commerce.**

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 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 this Ordinance will allow the City to operate more

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2023 – 142
Page 2

efficiently and promptly in municipal purchasing and delivery of services to the residents, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
Clerk of Council

Ord. No. 2023-142 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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