

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2024 – 015**

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

**AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF ALBION ROAD AND WEBSTER ROAD BETWEEN CERTAIN TERMINI BY CONSTRUCTING SANITARY SEWERS AND MANHOLES, INSTALLING SANITARY SEWER SERVICE CONNECTIONS WHERE THEY DO NOT NOW EXIST, AND REPLACING, WHERE NECESSARY, PAVEMENT, DRIVEWAY APRONS, STORM SEWERS, CATCH BASINS AND CULVERTS, ALL TOGETHER WITH THE NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.**

WHEREAS, the improvement described in Section 1 has been completed and the final cost of that improvement has been determined;

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

**Section 1. Levy of Special Assessments.** The special assessments for the cost and expense of improving in the City of (i) Albion Road from a point approximately 400 feet easterly of the point where I-80 crosses Albion Road easterly to the intersection of Albion Road and Webster Road and (ii) Webster Road from its intersection with Albion Road northerly to its intersection with Pine Lakes Drive by constructing sanitary sewers and manholes, installing sanitary sewer service connections where they do not now exist, and replacing, where necessary, pavement, driveway aprons, storm sewers, catch basins and culverts, all together with the necessary appurtenances thereto, pursuant to Resolution No. 2022-070, adopted on May 2, 2022, amounting in total to \$610,638.42, which were filed and are on file with the Clerk of Council, are adopted and confirmed. Those special assessments are levied and assessed upon the lots and lands provided for in Resolution No. 2022-070 in the respective amounts set forth in the schedule of special assessments on file, which special assessments are in proportion to the special benefits and are not in excess of any statutory limitation.

**Section 2. Determination of Proportionality of Special Assessments.** This Council finds and determines that the special assessments are in the same proportion to the estimated special assessments as the actual cost of the improvement is to the estimated cost of the improvement as originally filed.

**Section 3. Installments; Interest Rate.** The special assessment against each lot or parcel of land shall be payable in whole or in part by cash or check within 30 days after the passage of this Ordinance, or at the option of the owner over a period of 20 years in 40 semiannual installments with interest at the rate of 4.25% per year, which interest rate is determined by this Council to be substantially equivalent to the fair market rate that would have borne by securities issued in anticipation of the collection of the special assessments if such securities had been issued by the City (as contemplated by Section 727.28(B) of the Revised Code). All payments by cash or check shall be made to the Director of Finance of the City. All special assessments remaining unpaid at the expiration of those 30 days shall be certified by the Clerk of Council to the County Fiscal Officer as provided by law to be placed on the tax duplicate and collected as taxes are collected.

**CITY OF STRONGSVILLE, OHIO**  
**Ordinance No. 2024 – 015**  
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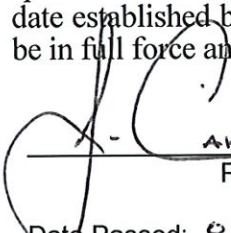
**Section 4. Publication of Notice.** The Clerk of Council shall cause a notice of the passage of this Ordinance to be published once in a newspaper of general circulation in the City and shall keep on file in the office of the Clerk of Council the special assessments.

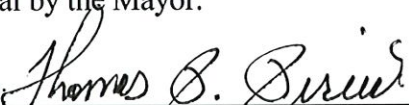
**Section 5. Certification and Delivery of Ordinance.** The Clerk of Council shall deliver or cause to be delivered a certified copy of this Ordinance to the County Fiscal Officer within 20 days after its passage.

**Section 6. Compliance with Open Meeting Requirements.** This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

**Section 7. Captions and Headings.** The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Ordinance unless otherwise indicated.

**Section 8. Declaration of Emergency; Effective Date.** This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective so that advances made by the City in anticipation of that levy may be repaid from the collection of those special assessments, which special assessments must be certified to the County Fiscal Officer by the date established by law, and thereby preserve the credit of the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

  
\_\_\_\_\_  
President of Council  
Date Passed: 02 20 2024

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

Date Approved: Feb. 20, 2024

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

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	_____
Clark	<input checked="" type="checkbox"/>	_____
Kaminski	<input checked="" type="checkbox"/>	_____
Kosek	<input checked="" type="checkbox"/>	_____
Roff	<input checked="" type="checkbox"/>	_____
Short	<input checked="" type="checkbox"/>	_____
Spring	<input checked="" type="checkbox"/>	_____

Ord. No. 2024-015 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 02-20-24 Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. Suspended Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. Suspended Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: 02-20-24 Defeated: \_\_\_\_\_

**SECTION 319.61 CERTIFICATE**

**(Albion and Webster Roads Sanitary Sewer Project – Assessing Ordinance)**

I certify that on or before the date hereof, there was delivered to me as Fiscal Officer of the County of Cuyahoga, Ohio, a certified copy of Ordinance No. 2024-015, passed on February 20, 2024, by the Council of the City of Strongsville, Ohio.

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
County Fiscal Officer  
County of Cuyahoga, Ohio



# **City of Strongsville**

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

## **City Council**

James A. Kaminski  
Ward 1

Annomarie P. Roff  
Ward 2

Thomas M. Clark  
Ward 3

Gordon C. Short  
Ward 4

James E. Carbone  
At-Large

Kelly A. Kosek  
At-Large

Brian M. Spring  
At-Large

Aimee Pientka, MMC  
Clerk of Council

## **CITY OF STRONGSVILLE, OHIO NOTICE OF ASSESSING ORDINANCE (Albion and Webster Roads Sanitary Sewer Project)**

Notice is given that on February 20, 2024, the Council of the City of Strongsville, Ohio, passed Ordinance No. 2024-015 levying special assessments for the improvement of (i) Albion Road from a point approximately 400 feet easterly of the point where I-80 crosses Albion Road easterly to the intersection of Albion Road and Webster Road and (ii) Webster Road from its intersection with Albion Road northerly to its intersection with Pine Lakes Drive by constructing sanitary sewers and manholes, installing sanitary sewer service connections where they do not now exist, and replacing, where necessary, pavement, driveway aprons, storm sewers, catch basins and culverts, all together with the necessary appurtenances thereto, pursuant to Resolution No. 2022-070, adopted on May 2, 2022. The special assessment against each lot or parcel of land may be paid in whole or in part in cash or by check to the Director of Finance on or before March 21, 2024. If not paid in cash or by check, the special assessments will be certified to the Cuyahoga County Fiscal Officer for collection with taxes over a period of 20 years in 40 semiannual installments, with interest on the special assessments at the rate of 4.25% per year. The special assessments are on file at and may be inspected in the office of the Clerk of Council.

By order of the Council of the City of Strongsville, Ohio.

Aimee Pientka, MMC  
Clerk of Council  
City of Strongsville, Ohio

## **INSTRUCTIONS FOR PUBLICATION:**

Publish once in a newspaper of general circulation in the City, within the meaning of Section 7.12 of the Revised Code.

Editor's Note: To be published in The Strongsville Post on:  
**February 24, 2024.**