

SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON FEBRUARY 18, 2014.

The Council of the City of Strongsville met in the Caucus Room at the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, on **Tuesday, February 18, 2014 at 7:30 p.m.**

Present: Council Members: Jim Carbone, Michael J. Daymut, Joseph C. DeMio, Kenneth M. Dooner, J. Scott Maloney, Matt Schonhut, and Duke Southworth. Also Present: Clerk of Council Leslie Seefried. Administration: Mayor Thomas P. Perciak, Law Director Kenneth A. Kraus, Finance Director Joseph K. Dubovec, Economic Development Director Brent Painter, Service Director Joseph M. Walker, Building Commissioner Anthony J. Biondillo, City Engineer Ken Mikula, Recreation and Senior Services Director Bryan V. Bogre, Safety Director Charles W. Goss, Fire Chief Jeffrey D. Branich and Police Chief James D. Kobak.

Council President Daymut called the caucus to order at 7:30 p.m.

The following Council Committees met to review legislation on the agenda:

Planning, Zoning and Engineering: Mr. Maloney reported that his committee has two items on the agenda this evening for Council's consideration, in addition to Ordinance No. 2013-261 which is on the agenda for Public Hearing. Regarding Ordinance 2013-075, Mr. Maloney stated when you look at how small the number of sites are that can actually be developed in the future, and we've only got a few other left that can be developed through a company that wants to come in and do something substantial from an industrial standpoint and bring in those many good paying jobs, the list has gotten pretty short; and even though we would remove this accessory use in the future, if somebody came forward and wanted to do one of those recreation projects they simply have to apply for a rezoning to make it from GI to Restaurant-Recreational Services and there is no reason that we wouldn't give that the due consideration that it should get and then determine if we wanted to do that, and in some ways it's no different than what they'd have to do today to get the accessory use approved, except that they'd go to Planning versus Council. Mr. Maloney stated he also confirmed that if you talk about where these would be in the future we're looking at on Royalton Road west of Prospect or on the east side of Marks, all of which is zoned GI, and we're talking about potentially modifying the plan; he has talked to the City Planner and the Assistant Law Director and he believes the Mayor's administration is in support of that; and then we are defining specifically where a facility like that would be built, as opposed to something as arbitrarily putting it anywhere in town. He stated that is where we ended up with all of this and at this point he is comfortable and aligned with what the Administration would like Council to do, which is why he is proposing that Ordinance 2013-075 be adopted this evening. Mr. Maloney recommended suspension and adoption for Ordinance 2014-026, which is authorizing the Mayor to accept a grant of easement for sidewalk improvements in connection with Siedel Farms Subdivision No. 1.

Mr. Maloney also distributed a copy of a letter written by the BZA to Planning, Zoning and Engineering regarding a request that came to them from a property owner that proposed putting up what they referred to as a pylon sign, as opposed to a box sign or a monument sign. He stated with a box sign all the signage is within a defined enclosure; however, as indicated in the diagram, the pylon kind of goes up the middle – in this case it's a couple feet wide, and then each of the signs would potentially stick out beyond that on the other side. He commented that something like this could be done that would look very good aesthetically, but it would require some changes to the language in our ordinances. He asked the Council to review the items he distributed and stated a follow up discussion could take place at the next caucus meeting. Mr. DeMio inquired about the height of the sign. Mr. Maloney replied the height is eight feet. Mr. Schonhut asked if this was just about aesthetics. Mr. Maloney replied yes; that from their perspective they thought it would have been aesthetically more what they would have liked to do than just a simple box sign with the signage inside of it.

Mr. Maloney said the property owner went to BZA and BZA ultimately turned the request down, but he thought he should still honor their request that the Planning, Zoning and Engineering Committee share it with the rest of Council; Council members can let Mr. Maloney know if it's something they feel Council should still look at. Mr. Dooner asked why the BZA turned it down. Mr. Maloney stated he doesn't have the specifics of why they did, but he can get that information. Mr. Biondillo interjected that it didn't comply; the definition of a pylon sign is a maximum square footage area of forty square feet, with a height of eight feet. He said they extended beyond the area; the intent was that all the lettering inside is so that it fits within the body of the pylon and this one extended out beyond that, so it didn't comply with our ordinances. Mr. Maloney said that when we talked about dealing if we were to go forward with this, we would define all the language that it was very specific about how big each of the signs would be, how far they'd be allowed to extend past the pylon on either side. Mr. DeMio said we currently have two to choose from – the five foot ground and eight foot high. Mr. Biondillo confirmed that we currently do, but that particular one could not fall within the definition of a pylon sign. Mr. DeMio asked who has a pylon sign in town. Mr. Biondillo answered the Fiat dealership is one of them, as well as ICI Paint Company on Sprague Road. Mr. Daymut added that this was somewhat smaller than what they would be normally; Mr. Maloney confirmed that for this particular applicant. Mr. Dooner asked if it would be any different if the pylon was wide enough to cover the largest sign, like David's Bridal. Mr. Biondillo replied that if they're going to take advantage of the eight foot height then you start exceeding the old square foot. He added he doesn't think anybody objected to something different like that, it would have to be clear enough so they can eliminate somebody doing just the opposite and shrinking that pylon and going for just a pole sign. Mr. Maloney reiterated that Council can take some time to review this and discuss it at the next meeting's caucus.

Public Service and Conservation Committee: Chairman Carbone recommended second reading this evening for Ordinance 2014-021, to enter into a contract to purchase ready-mix concrete for the Service Department. Mr. Carbone also stated he will be making a motion during his committee report to approve an owner's designation of wishes for interments in the municipal cemetery.

Economic Development Committee: Chairman Daymut stated the committee's next meeting is Monday, February 24, 2014 at 7 p.m. in Council Chamber.

Mr. Daymut mentioned that at the last Council meeting Mr. DeMio had brought up the situation with United Airlines decreasing the amount of flights out of Cleveland Hopkins Airport. Mr. Daymut said he is trying to get some information on what the economic impact will be to our region; however, he has been told that it is still a little early to see what the real impact is going to be to the region. The committee is still pursuing this and will gather as much information as it can. He commented that we know it will affect us, although he sees now that a couple of airlines are stepping to the plate.

Committee of the Whole: Mr. Daymut briefly reviewed this evening's agenda; he noted the public hearing at the beginning of the meeting and then later, under Communications, Petitions and Claims, there are three motions – one concerning the City's Right of First Refusal for property under contract located at 21219 Lunn Road, and two separate motions on liquor permit applications for conditional objections based on the report of the Building Commissioner.

President Daymut asked whether the Administration had any questions for Council. There were none. He then asked if Council had any questions for the Administration. Mr. DeMio commented about a stop sign that was put up in the Greens of Strongsville near the bank at Heinen's and stated he thinks they meant to put the stop sign on the other pillar, so its placement has created some havoc.

President Daymut noted the necessity for an executive session for the purpose of discussing the possible acquisition of property for a public purpose, and legal matters. It was so moved by Mr. DeMio and seconded by Mr. Dooner to adjourn from open session into executive session [Article XI, Section 9, City Charter]. All members present voted aye and the motion carried. Council adjourned into executive session at 7:44 p.m. The executive session concluded at 8:02 p.m. with a motion by Mr. DeMio and second by Mr. Dooner to reconvene in open session. All members present voted aye and the motion carried.

MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON FEBRUARY 18, 2014 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS

CALL TO ORDER:

Council President Daymut called the meeting to order at 8:04 p.m. All joined in the Pledge of Allegiance to the Flag.

CERTIFICATION OF POSTING:

The Clerk of Council certified that the meeting had been posted in accordance with Ordinance No. 2004-273.

ROLL CALL:

Present: Council Members: Matt Schonhut, Joseph C. DeMio, Duke Southworth, Michael J. Daymut, Kenneth M. Dooner, J. Scott Maloney, and Jim Carbone. Also Present: Clerk of Council Leslie Seefried. **Administration:** Mayor Thomas P. Perciak, Law Director Kenneth A. Kraus, Finance Director Joseph K. Dubovec, Economic Development Director Brent Painter, Service Director Joseph M. Walker, City Engineer Ken Mikula, Building Commissioner Anthony J. Biondillo, Recreation and Senior Services Director Bryan V. Bogre, Public Safety Director Charles W. Goss, Fire Chief Jeffrey P. Branic, and Police Chief James D. Kobak.

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on February 3, 2014 were approved as submitted.

APPOINTMENTS AND CONFIRMATIONS:

None.

PUBLIC HEARING:

Ordinance No. 2013-261. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED ON FALLINGWATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION. (Strongsville Falling Water II, LTD., Owner. Proposed use: Hotel – Hampton Inn & Suites.) *First reading 11-18-13. Unfavorable recommendation by Planning Commission 12-19-13. Second reading 01-06-14.*

Council President Daymut opened the Public Hearing on Ordinance No. 2013-261 and invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council at this time.

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Ohm Patel, 600 Enterprise Drive, Lewis Center – Hello, my name is Ohm Patel at 600 Enterprise Drive, Lewis Center, OH. I am with Alliance Hospitality, Inc. I represent the management company that is contracted with the applicant which is Shiv Inc. to develop and manage this proposed hotel. Before I proceed into this presentation that I have up here on the screen I wanted to give a little bit of background who Alliance is, who the applicant is, and how that is because I understand there is some confusion on that. Shiv Inc. is the ownership group and they will contract with Alliance hospitality to do the development, site work and also the management of the hotel. Alliance hospitality is family owned and operated and we manage twenty-two hotels throughout the state of Ohio, one of which is in Brook Park, one is in Middleburg Heights and also in Mentor; so we are entrenched in the area. As I said, it is a family owned business. We started our first hotel right here in Strongsville. It was a small motel on Pearl Rd. and it was the family owned- Scottish Inn. Myself, my family, we operated that property and it was hard work but slowly through a lot of hard work we spread and now we are one of the largest management companies in the state. This is kind of-for us it is a project from where we started. As I talk about this project, I wanted to talk about the brand of Hampton Inn and why we choose Strongsville, why this brand, and why this location as kind of part of our consideration process, just to give you some background. The Hampton Inn brand is the highest standard of a focus service, or a limited service property in the hotel market. It's one of the premium brands of the Hilton, Marriott and IHG. It has the strongest loyalty program and it is a corporate hotel attracting corporate travelers with an average family median income of \$100,000.00/year. It is world renown and it definitely has the name recognition of quality and excellence. It is the brand for the corporate traveler in any market in the United States. There's one in Middleburg Heights and this would be its sister property for us.

When considering Strongsville, we talked to the brand in terms of what markets are they looking at developing. In the state of Ohio there are only two markets that have available Hampton sites; all the other markets are taken. One of them is Ashland, Ohio and the other is Strongsville, Ohio. Hilton as a company only has two sites at the present moment left in the state. With our managing one in Middleburg Heights, we know the market. We felt that we wanted to take that opportunity. Because there is Hilton product in Medina and in Middleburg Heights, Hilton is extremely picky about where this property is going to be developed from their prospective. They want a hotel to be developed on the west side of I-71, right in the middle of the shopping district. That is the trend that they are seeing in terms of success rates and occupancy rates. The corporate client doesn't want to drive, they want to walk to their restaurant in the evening, they want to walk through a place for lunch, and they want to be right in the middle of it.

If you look at other developments such as Polaris or Easton or Crocker Park, they are putting hotels right in the middle of retail. It's a recipe that has been successful for them. They have indicated that is the only way they are going to approve our application for a Hilton. Upon speaking with Marriott, we received the same feedback. Upon looking at sites in Strongsville, we found that this was the last site that had developable land that we could act upon, so that is why we chose this site. It is right in the middle of retail, it has good access and for us it made sense. We could build a site that had plenty of green space which is not only important for our neighbors, but it is also very important for the hotel guest to have that privacy. That is kind of the process or the steps that we took into consideration when choosing Strongsville and this particular site. I started talking off about why Strongsville, but some more background is just its location. I think I touched on some of these and that it is close to the highway, easy access to Cleveland and the business flow.

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Ohm Patel (cont'd) – One point of this slide that I definitely want to make is that our business is very seasonal. Our lowest occupancy months of the year, the lowest traffic that we will see at the hotel will be during the months of November through February. It's when we have anywhere from thirty to forty percent occupancy. We'll have the least number of automobiles in our parking lot during that time frame. Then obviously it picks up in the spring and summer is definitely at higher occupancies. We are forecasting for this property about an annual seventy percent occupancy with an average rate that we would charge our customers of \$125.00. It is going to be high end corporate clients that will come in doing business in the city of Strongsville that want a high end product. That's our goal, is to put in a boutique style of property just as we have on all our other new buildings. So we feel that it is going to be a positive impact in terms of the busiest time which is- I know of a great concern in terms of the holiday shopping season is north Royalton really gets backed up, but that will be our least busy time.

As far as how this will impact the community...the style of the building that we are going to have and the services that we are going to offer. We are going to have a strict "No Pet" policy. If we do that that there are pets there's a fee that the guests would be charged and they would be asked to leave. Hilton promotes a "No Pet" policy. Also, there will be no bar on the premises. It would be strictly breakfast and a gift shop; there will be no liquor on the premises. It will be a 100% smoke free building. Hilton also promotes smoke free buildings and so do we as a management company. As a part of the development there will be two and a half acres of green space between our building and the residences that are behind us. The hotel will not extend over the tops of the tree line, shielding the hotel from the residences. It is walking distance to several local and national chain restaurants for hotel guests. As I said earlier, that is a very important piece to the site from the Hilton perspective and ours. We'll have meeting space, but only up to fifty people and only for corporate use. Possibly if there is a ball team or something in on the weekends they may have breakfast there or something, but we are not hosting weddings and we are not a full service hotel where there is going to be a lot of traffic in and out of the hotel for those that are using the meeting space. I think that the hotel will support the area of businesses. We are trying to build that support slowly and hopefully this presentation will offer more information in terms of questions that maybe in the air.

There have been businesses that have expressed support for the rezoning. Hotels will provide customers from the outside market which will boost the current retail in restaurant establishments surrounding the hotel. It will not compete with what is currently there; it will actually support what's currently at that exit. The hotel fulfills a need for area businesses in regards to housing their clients and vendors. What we found is that there are very limited hotel options for vendors and hotels.

Looking at the comprehensive plan, the City has stated that there is a need for a hotel, so I think that's definitely there. We feel that with Hilton also wanting a site at this location we feel like we're trying to do what we can to kind of bridge the needs of the City and bridge the needs of Hilton. With everything being zoned shopping, we are just trying to figure out ways that we can work around the zoning to kind of put a product in that will fulfill everyone's needs.

I'm going to speak to land use next in terms of the zoning specifically. This is a rendering of the latest Hilton prototype for this site. This is how the building will look and it is a combination of stone/stucco building. It's very attractive and the customers recognize this as a Hampton. We're looking at the cons as far as how the current zoning stands. Upon speaking with some of the real estate groups in the area, the retailers that develop real estate and shopping, they feel that this site is not ideal for shopping retail under the current zoning because it doesn't have frontage and it's behind already existing shopping.

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Ohm Patel (cont'd) - For the customer and for national brands they can't get signage, they can't get the visibility. Speaking with the Visconsi Group and the Goodman Real Estate Group, we found that they themselves would not develop in that area or in that site. If it was part of the retail that is in front of it, as a part of the development from the beginning, then yes they said they could incorporate it; but the way everything is developed around it, it's kind of become a site where it's land locked and it doesn't lend itself to retail- again because of the lack of frontage. The current zoning promotes development that directly competes with the current businesses that are around it, so retail basically competing with existing retail. That's what we see is there as a con. Office development already has a high vacancy rate in the market, so to add office space in an already high vacancy market-and that's not just Strongsville, but Cleveland in general. We felt that also would not be the right fit-affecting current office buildings. We feel that the current zoning is for a business, the current zoning promotes business use. We feel that there is an opportunity to have a different type of business that is complimentary to the businesses that are around it. That's kind of the premise behind our application for rezoning. We feel that there is an alternative that will really lend itself to supporting what's already going on in the market.

Then we did an analysis about kind of how hotels stack up. The biggest hotel market that competes with Strongsville today in terms of premium brands, I'm not talking about economy brands or brands such as Super 8 or Days Inn, just premium brands; we've found that there's a lot of tax dollar generation from- that's going in the city of Middleburg Heights which is primarily where anyone who wants a hotel in Strongsville is staying. They are staying in Middleburg Heights and driving over. We feel currently Middleburg Heights is getting the benefit for hotel needs of the city of Strongsville. There is property in Strongsville, but it has changed ownership many times and it is such a big hotel at the Holiday Inn-not to say that it is a bad operation, but it is such a large hotel that the industry has moved away from the big boxes and moved into the smaller hotels of about 100-120 rooms where they can keep updating them and it's kind of what the corporate client is looking for. We feel that there is a great opportunity. If you look at the rates, the average rate in that market in Middleburg Heights is an average of \$113.00 with seventy-four percent occupancy. The rate here in Strongsville is much less; it is \$72.00 at fifty-two percent occupancy. That data is kind of flawed because the hotel is so large, but the rate is much lower. We feel like there is great opportunity for a better hotel product in this market.

I wanted to kind of speak to what the current zoning could bring to this site and show that in comparison to our proposed site plan. If you look at the top two squares, show-on the top left square shows a retail establishment, a big box that could go into that above five acres; and where that parking and unloading dock would kind of back into that residential community, pretty much being right in their back yard.

The current zoning promotes that-not promotes it but it defines that that is acceptable. Same thing if there is an entertainment or an office building that went in. It would be a substantial impediment on the neighbors. We feel like it would be a very awkward situation in terms of how those buildings could go up. On the bottom right we have-I've shown kind of what our hotel plan is at this point and how much green space that this hotel supports. With the retention pond and that dense, that darker green, that's all the tall trees that are currently there, they would be untouched. From between the residential community and the hotel there's a substantial, almost two and a half acres, worth of green space. The hotel would only occupy about two and three-quarter acres. I'll have some of the engineers kind of speak to that a little bit more but we wanted to kind of show kind of what the current zoning defines the potential project as versus what we're showing and what we're presenting.

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Ohm Patel (cont'd) - Just some facts about the property: it's going to be a four story Hampton Inn, 100 rooms, 18,000 square feet in total, the total acreage is 5.26 acres, 2.5 acres will be green space, and again, 100% smoke free and meeting space. I'm going to have Steve Hermiller come up to discuss kind of the technicalities of the site plan and the land use. Thank you very much.

Mr. Daymut – Please state your name and address for the record.

Steve Hermiller 13225 Mercantile Drive, Beachwood, OH - Mr. Chairman, Mr. Mayor, and members of council my name is Steve Hermiller with Mannick and Smith Group, we're civil engineers. Our address is 13225 Mercantile Drive, Beachwood, OH. Thank you for the opportunity tonight. My discipline is to study the technical aspects of the site and how we can position this use on the site in a way that has the least amount of impact to all the adjacent lands and property owners. The slide that was previously shown that does show as Mr. Patel has mentioned, the significant amount of green space that we've added to the site, a greater view for those of you who didn't see the back, it really does more over have about three acres of green space on the entire site. I also want to note that when we started this project, we had many meetings with various people. I do have meeting minutes from the Ledgewood community and Valley Creek Association as well. We went through the questions that they had about this type of use. We have addressed to the best of our ability all the questions that have been raised thus far and I'd like to submit that to somebody for the record so we can have this available. From a technical standpoint, the utilities and the grading and all the other site engineering functions were easily accommodated. The storm water is connectable, the water, the sanitary, and all the other utilities. From a grading standpoint, yes it sits back behind some retail shops; it does sit up on a hill. It drops off about fifteen feet or greater in the rear to the residents in the back. We've shielded that by positioning the site. I did want to make a word picture a little bit-we've all seen the noise barriers that are up along the expressways as well. This is probably the biggest and greatest noise barrier that anybody could want as far as keeping sound from penetrating back, even though some of the trees are being taken away and preserving a vast amount of what could be there in the future; so I want to make that point known. From an access standpoint, yes we've looked at easements, we've negotiated easements with all the adjacent property owners so that way there is amenable parking that can be reallocated in various places so that there is a stronger corridor leg off 82 (Royalton Rd.) and that can go down straight down into the hotel site and not use Fallingwater's.

The next slide I'll show on the screen is one that has to do with the lighting. This is a photometric plan that shows the down lighting from the lights that are positioned in the proposed fashion. It shows the blackout areas obviously that are above the lights.

What this photometric drawing does not show is it didn't take into consideration the wooded trees in the back so even though there is some spillover back past the tree line that's in the far north, the trees actually are shielding it much better than what the lighting spill throw would be. So, we're meeting the code and we definitely won't have any foot candle spillover on the site.

This next perspective is an architectural rendering, it's a profile from the residents to the north across the tree line, it's on the north end of the property and it heads to the south where the hotel is. There is a fifteen foot grade change; you will see a "to scale" perspective of how they interact with one another and the non-impact. On the bottom left you'll see a perspective view from the cul-de-sac at Valley Creek. On the bottom right you'll see a perspective of you looking down from the fourth floor of one of the windows of the hotel back into the north to the residential community.

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Steve Hermiller (cont'd) - Those are some of the site features I want you all to consider and I guess I'll field any other comments or questions if they arise.

Mr. Daymut – Mr. Patel, if you can, and I appreciate the presentation; it's a great one and you provided that so we were able to review that. This is council; we are considering the zoning at the moment. We are not considering the site plan; that is the planning aspect that we have in the city of Strongsville. Even though I appreciate all information that you have given us, we do appreciate that; that is unfortunately not something that the council considers right now. We are dealing with the zoning so if we can kind of address and narrow our focus to the zoning aspect of it I would appreciate it.

Mr. Patel - It would be my pleasure, I will definitely do that. Just a quick note on the meeting minutes that were presented...that was a meeting with just a few representatives. If there are other concerns and issues that arise from the community, we would be happy to address those as well. In terms of kind of how we want to move forward- in terms of the zoning itself and if it were to be rezoned; we wanted to present...this was not presented at Planning. Part of the reason why I made a request and I know it was too late to postpone the public hearing, and I understand why that was denied; but this was part of it in that we wanted to explore possibilities of if we were granted the zoning to provide deed restrictions on the green space, and to provide deed restrictions on any unwanted use. I know gas stations were an unwanted use. We are open to that idea, obviously there's a lot of technicalities and we will work those right into that and that's why I've stated if available, but we wanted to present that as an option. Also, we wanted to kind of also present the idea that there is an agreement between the Visconsi Group and the Goodman Real Estate Group and us to provide a road off of 82 to have access straight to the hotel and to avoid traffic on Fallingwater Rd. They stated that they would support that idea if it was a hotel use, but they would not support that idea if it stayed under the current zoning because it would be competitive businesses. That was something that pertained to zoning that I wanted to present and to discuss. Again, Planning Commission did not see it and here's that alternative map off of 82 showing access to the property. What we would do is we would name that new road that's back there that was just recently constructed; we would name that a street name. We would give the hotel's address as that street and not Fallingwater so that way GPS systems, etc. would navigate people down this road. Goodman Real Estate Group has also stated that they would offer a sign easement to us right there on their sign on the corner. That was something that was not presented at Planning that has recently arose through my meetings with them and I wanted to at least state that and discuss that or present it. This is kind of what the feedback that they were giving me and I've submitted this to council so you have read this. This is their support of that road or that access. That's kind of the project in general.

Again, we feel that the best use of the land is for this rezoning to create more traffic- I think the current zoning would create more traffic and Impact both the residences and the established businesses negatively. Our development compliments the area's businesses and corporations, reduces traffic and provides privacy to the residences. It fulfills and great need for a new hotel product in a city that needs it. I feel like we're accomplishing a lot through this development. Multiple changes have been presented today in terms of deed restriction possibilities and I would like to kind of firm those up if given the opportunity. Also, the alternative hotel entrance through 82 is a new aspect. To the Mayor, the chair, and the council, I wanted to formerly request in today's hearing for this application or for this matter to be sent back to Planning to consider deed restrictions and this road as a part of the land use subject, and at least have the opportunity for it to be reviewed and discussed. We would be happy to present that.

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Mr. Daymut – Mr. Patel, we have appreciated all your effort and my discussions with you. As you know, we always like to see what the potential for a particular piece of property is. Even at the Planning end they want to see what the potential is for a particular piece of property with the zoning involved or with the change. We are dealing here only with the zoning. I think you have been in front of Planning. I think you understand that they're looking at the zoning, ultimately even though that's all we referred over to them. Even though you have presented a lot of good facts as far as the actual plan for the development-that is probably what they were looking for, they were looking at the zoning itself and just what the potential is. I don't that's possible here in the city of Strongsville here to do that.

Mr. Patel – I understand.

Mr. Daymut – I appreciate your request.

Mr. Patel – What I wanted to state was that if it was approved for a rezoning that we would be happy to deed restrict the concerns of that rezoning to motorist; and that's something we would be more than happy to do upon the feedback of the community and the city, we'd be happy to do that. I appreciate your time today and your consideration and all the communication that we've had. I appreciate all of that.

Mr. Daymut – Thank you Mr. Patel. Is there anybody else that would like to speak in favor of this particular zoning this evening?

(No comments)

Mr. Daymut then invited anyone wishing to speak ***IN OPPOSITION*** of the Ordinance to approach the podium and address Council.

Bill Vassil, 18271 Fox Hollow Drive, Strongsville – Bill Vassil, 18271 Fox Hollow Drive. I remember going through a big hullabaloo when Costco was put up in front of this body and we spent an awful lot of money in litigation. If somebody says that Ledgewood isn't going to fight, I don't believe it. It will end up in court and the taxpayer pays the bill. I don't believe it should go there. It's a good place for a park. It would be a good place to put it where Borders use to be, and come out a little ways into the parking lot and you've got the same amount of area. Borders has been sitting there for roughly two years, if not more. That would be a good place for it, at least you could see it from 82 (Royalton Rd.). Where it's going to be you're not going to see it, and if you're not going to use Fallingwater to come into it then the road that goes in at the traffic light goes between Trivs and where this hotel is supposed to go...I don't think it's going to work, but that's up to you people. I'm definitely against it. You could find another place, you could put it on 42 (Pearl Rd.)-there's a lot of property there. You have an awful lot of cars coming down Route 42 and it's not that far away from restaurants. In fact, you could probably put it right across from the restaurant right at Fallingwater, but, then again, we'll have garbage going all the way across the street; that's a big (unintelligible) years ago on the...

Mr. Daymut – Thank you Mr. Vassil, is there anybody else in the audience that would like to speak in opposition for the zoning request?

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Meg Karoli, 13484 Trails Edge, Strongsville – Hi, my name is Meg Karoli. My address is 13484 Trails Edge. I'm one of the three streets in the Valley Creek Village Association. This proposed hotel would be right at the end of my street. My main concern is if the rezoning would go through, and the economy still isn't the greatest in the world and if for some reason this hotel didn't go through, but the rezoning did, we'd be open to the motorist service, the gas stations, the car dealerships, the repair places. I do feel a little better after some of the things that were mentioned today, but prior to hearing some of that another one of my main concerns was the entrance and exiting from this hotel, with directing the vast majority of the traffic out on Fallingwater, especially around the holidays. Anybody knows 82 when the holidays-even though they say that is their slow season. Also, the noise-living on Trails Edge we are blessed with the impact hammers from the Costco and their car service area. We also have lights twenty-four hours a day from the Costco shopping area. We're also concerned about the drainage. Another one of my big concerns is the landscaping and the buffering. Currently, there is one row of forty foot tall evergreens. Approximately 3-4 came down in Sandy a couple of years ago. I'd like to know where you are going to find trees that equivalent, and that's one row of trees. If this would go through we want to see a forest of trees, we don't want to see any lights or hear any noise from this hotel. Thank you.

Mr. Daymut – Thank you, is there anybody else in the audience that would like to address Council?

Dave Minich, 17465 Fallingwater Road, Strongsville – Good evening, my name is Dave Minich. I live at 17465 Fallingwater Road, Ledgewood. First of all, I'd like to thank Mr. Patel for the opportunity to meet with your people and to talk and discuss problems. This presentation tonight was very good, but the issue always on Fallingwater is traffic. I don't care how you put the streets in; traffic is still going to be an issue. They are going to figure out that it is a shortcut to 42, and they can get onto I-71 down a little bit farther without all the traffic on 82. That's still going to be an issue. The placement of this inn, four stories high, and as the lady indicated-I mean that's a real problem, that height issue. It's not going to be...you don't have sixty or seventy foot trees you're going to put in back there. The roads that are currently back there, people have found their way through there. It does solve some of the problem coming out of Costco, but if you're getting off of I-71 and you're going to try to find the Hampton Inn, and even though they renamed the street; if you don't reprogram your little Tom Tom or whatever you're using it is not going to find it for you. I think that is another issue. Plus, you have a school sitting back there, the Goddard School. I think that, as an old educator, to me would be a real concern- the transient nature of the population that comes through there. Even though they say that they are only there in the evening, the school opens at 7:00 a.m., so anything can happen. We want to be concerned about that and I'm quite sure you are as you are taking all these things into consideration about rezoning. The site in question, what he said, the brand wants to be there. I think there is other vacant property in Strongsville that is as viable as that site, and much more visible places for the Hampton Inn to be. Out there where the McDonalds was going to be, that's a great spot. We've got other spots right along 82 here. They may have to get in their car and drive three minutes to find a restaurant, but down there at the corner of 82 and Prospect Road that big piece of property down there is just sitting. I think that would be another ideal place for them to consider. The developmental status of the site, I'm not real sure how that works, but in terms of zoning...again I agree there probably is a need for another hotel in Strongsville. I guess my only concern is speaking for the Ledgewood Association is does it need to be there? Isn't there another place that they could consider building their inn? Thank you.

Mr. Daymut – Thank you, is there anybody else that would like to address council on this issue this evening?

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Lloyd Ramsey, 12336 The Bluffs, Strongsville – Lloyd Ramsey, I live at 12336 The Bluffs in Ledgewood. Concerns I have are with respect to the brand. Hampton Inn is a very nice place to stay at; I've stayed that. How long will it be there? The competition is too great. Will it be the brand that is still there ten years from now? The history of Strongsville is that is the "Crossroads of America." That was the name it was given back in the 50's when the turnpike came through. We all know what happened with respect to all the hotels and motels that were built on Pearl Road. Not many of them made it and they are not the high quality level that the Hampton Inn is. My concerns are what's the relationship between Mr. Patel and the Hampton in terms of longevity? In other words, does the Hampton have the ability to pull its franchise from Mr. Patel if the hotel isn't doing well? Then, what are we left with and how long does that hotel last or does it become some other type of housing in fifteen or twenty years? I ask the council to consider those issues as well with respect to this matter, thank you.

Mr. Daymut – Thank you, is there anybody else that would like to speak in opposition this evening?

Ken Buzek, 11683 The Bluffs, Strongsville – Mr. Chairman, Mr. Mayor, Council, all in attendance, my name is Ken Buzek. I live in Ledgewood; I live at the end of The Bluffs which would be less than a mile down the street from the proposed site of the hotel.

Mr. Daymut – Would you just state your address for the record, thank you.

Ken Buzek – 11683 The Bluffs. I have a business in Strongsville, I've been here for over twenty years...resident. The last few years with the Costco Plaza. Borders, the mall, the traffic is extremely bad and it is getting worse. We're talking about shoe horning a hotel in one of the busiest areas of Strongsville. During the holidays the traffic is absolutely absurd. God forbid somebody gets sick in that area and you can't even get the emergency vehicles in there. Ledgewood was the premier place to live in Strongsville. It started approximately forty years ago and we keep seeing it pecked away at, pecked away at. Strongsville is a wonderful community, but if we continue this type of development and shoe horning these places in to generate a little more tax revenue that hopefully we could generate in a better site without all the traffic, I am just not in favor of it. Thank you for allowing me to speak.

Mr. Daymut – Thank you, we appreciate it.

Rich Zabrocki, 17488 Ridge Creek, Strongsville – Good Evening, my name is Rich Zabrocki, 17488 Ridge Creek. All I have to say is I've lived here fourteen years. I've seen the changes in Strongsville, some have been good and some have been bad, but here we go. We want to change zoning. The city had a plan when I came to council years ago. The city had a plan, this area for this, this area for that. When Visconsi came along, Oh-wait a minute, we're going to fight this...no we're going to let it go. Are we going to do the same thing here? If the zoning is zoned for this, do we want to change the zoning every time? You know what, how about I bust by my neighbors' three homes and I put a Hampton Inn on my new street? I'm going to change the zoning there. Is that what people want? I don't think our city needs that. We had a plan; we put it out there and said, "Okay, this area for this..." We even have a red light district, right? Out on Boston and Marks Road or something because Visconsi threatened to do that, you know. Am I right, for Christie's and stuff or something that he threatened to put in there? I'm serious, you know.

Mr. Daymut – You're right Rich.

PUBLIC HEARING (cont'd):

Ordinance No. 2013-261 (cont'd):

Mr. Zabrocki – So what the hell, I'm sorry. We just change the zoning, like I said, I'll buy my neighbors four homes and I'll put a Holiday Inn over there, I don't care. We'll change the zoning for everybody, why not? I'll put a McDonalds four houses down, okay. We have a plan, let's stick to the plan, zone whatever is zoned and stick to it. I'm not a person that says "Oh, we have to keep green space, we have to do that." Yes, I think we need parks and things like that, but I think the city had a plan for parks, they had a plan for buildings, they had a plan for the mall, and everything was planned out. Now we come along and say "You know what, I don't like this plan, let me buy this property and I'll change it." Thank you.

Mr. Daymut – Thanks Rich, anybody else this evening?

Karen Zabrocki, 17488 Ridge Creek, Strongsville - Karen Zabrocki, 17488 Ridge Creek Rd. I'm very concerned about the traffic. I've spoken to Mike several times and to Joe. We are hostages in Ledgewood trying to get out of it, the light there is two and a half minutes long. Then we're going to have more-probably a longer light if they put this hotel back there. Like the one gentlemen said, why are we going to squeeze a hotel into that little spot there? We're going to be fighting all the traffic that we can...I can hardly even get to I-71 now. I think that the Ledgewood Association development there, our neighborhood-we have had a lot to deal with. We all love Costco, but that has really increased our traffic. It also has affected the people that live right behind where Costco went in. I don't think it's fair to use that land for something that was not zoned for that. I do believe that we are a better city than that. That we could get-promote people to come in there in an office building which would generate more tax than a hotel is going to. Plus, I think with the school there and transient people coming in there, I think it's going to be more harmful than a benefit. We have Giant Eagle going up on Pearl Road. They had to change the zoning on that. What about that area? Why couldn't a hotel go where the old Giant Eagle is going to be empty? That's right by the shopping center; there is plenty of space there. Those are my thoughts. I do feel there are better sites than squeezing it into right behind our neighborhood where we all have been affected by the changes in Ledgewood, thank you.

Mr. Daymut – Okay, is there anybody else?

(No comments)

Hearing no further comments in regard to Ordinance No. 2013-261, Council President Daymut closed the Public Hearing on said Ordinance.

Mr. Daymut – For all those in the audience that were here for the public hearing, we appreciate your participation and your attendance. Just letting you know it is not on our agenda we are not talking a vote on it this evening, so if you would like, you can be excused this evening. It will most likely be voted sometime in the month of March, thank you.

REPORTS OF COUNCIL COMMITTEES:

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Southworth: Thank you, Mr. Daymut. The first board meeting of the year is tomorrow so I have nothing to report this evening, but I will have a full report for our next meeting. If there are any questions, I'll be more than happy to answer them.

Mr. Daymut – Thank you, Mr. Southworth. Are there any questions for Mr. Southworth this evening?

(None)

SCHOOL BOARD – Mr. Carbone: Yes. At the last school board meeting Cameron Ryba, the Assistant Superintendent, talked about the third grade reading guarantee; our students now in the State of Ohio have to pass a reading test before they advance out of the third grade; if they do not, there are things that the Strongsville School District has put in place – one, they will have 90 minutes of reading a day if they do not pass this test; also, we have 43 high school honor students that will work with these third graders to get them at that reading level and, also which is kind of nice, students also will be working with seniors at the Fallingwater center there on Pearl Road. Also, they gave a timeline for the construction of the high school and middle school. And lastly, part of the monies that were allocated from the bond issue went to by Chrome Books for the kids in elementary, and what this does is in each elementary building at one time three classrooms are going to be able to use these Chrome Books, so it's a great technology and a great opportunity for our kids in elementary school. And that concludes my report and I will be attending Thursday's board meeting and I will give Council feedback on that board meeting.

Mr. Daymut – Thank you, Mr. Carbone. Any questions for Mr. Carbone this evening?

(None)

BUILDING AND UTILITIES – Mr. Schonhut: Thank you, Mr. Daymut. I'm going to mesh Building and Utilities and Communications and Technology here, since I have reports back to back. Neither of these committees have any ordinances on the agenda tonight, but I will happily take any questions.

Mr. Daymut – Thank you, Mr. Schonhut. Does anybody have any questions for Mr. Schonhut tonight for Building and Utilities or Communications and Technology?

(None)

COMMUNICATIONS AND TECHNOLOGY – Mr. Schonhut: (See report under Building and Utilities Committee)

ECONOMIC DEVELOPMENT – Mr. Daymut: We have no ordinances or resolutions. Our next meeting will be next Monday, February 24th, at 7 p.m. here in Council Chambers. Are there any questions for myself?

(None)

FINANCE - Mr. Dooner: Thank you, Mr. Daymut. The Finance Committee also has no ordinances or this evening.

Mr. Daymut – Thank you, Mr. Dooner. Any questions for Mr. Dooner this evening?

(None)

REPORTS OF COUNCIL COMMITTEES (cont'd):

PLANNING, ZONING AND ENGINEERING – Mr. Maloney: Thank you, Mr. Daymut. Thank you, Mr. Daymut. Planning, Zoning and Engineering has two ordinances this evening. The first one is 2013-075 – we've been talking about this one for a little while. Back in December this had gone through Planning Commission and they had ultimately given this a favorable recommendation. Our City Planner, Mr. Smerigan, weighed in on this; our Economic Development Director, Mr. Painter, weighed in on this and share their concerns or interests in making this change to remove that accessory use for recreation for physical fitness facilities from our General Industrial zoning. And after Planning deliberated over this, they ultimately gave it a favorable recommendation because their concern was that the amount of land we still have available for this type of development is rapidly shrinking. Even though we have that 169 acres over in Foltz, for example, after we finally got through all of the work with the Army Corps of Engineers we realized we really only have eleven parcels back there that range anywhere from two to twenty acres that are available for development, and only a few other parcels left outside of that. So in terms of future planning and protecting opportunities that we have for companies to come in and build new facilities and bring in a lot of the good paying jobs that we enjoy currently in our business parks, it was felt that this change should be made so that we protect that and then, also, that we didn't want to have the spot zoning or the spot activity with these type of facilities mixed in to those industrial parks. So, with all that said, the recommendation this evening is to adopt this ordinance. And then the second ordinance is 2014-026, this is to authorize the Mayor to accept a grant of easement for sidewalk improvements and this is in connection with Siedel Farms Subdivision No. 1, and the recommendation on this item is to suspend and adopt. And I'll be happy to take any questions.

Mr. Daymut – Thank you Mr. Maloney. Are there any questions for Mr. Maloney?

(None)

PUBLIC SAFETY AND HEALTH – Mr. DeMio: Thank you, Mr. Daymut; there is nothing before the committee tonight regarding ordinances or resolutions, although we did talk about a stop sign that I believe and others believe that is out of place, for lack of a better term, in the Heinen's section in the Greens of Strongsville. Other than that, we don't have anything else.

I do want to tip my hat to all my fellow colleagues that are out there, it's a good-looking group, and Leslie's family is here; look at her; they're here for you, Les.

Mr. Daymut – There are things where you have to come, Mr. DeMio.

Mr. DeMio – Yes they are, Mr. Daymut. That's right, damn right; we love her and we're going to miss her. And I love her very much; my daughter made sure I said that to you, because she said Leslie is the only one you're allowed to say you love, other than mom. So I'm telling you that. So there you go. I'm going to close the meeting because I'll get too emotional because I love Leslie very much.

Mr. Daymut – Okay, thank you, Mr. DeMio. Any questions for Mr. DeMio this evening?

(None)

PUBLIC SERVICE AND CONSERVATION – Mr. Carbone: Yes, I have one ordinance this evening, 2014-021, this is – we read this at the last Council meeting -- authorizing the Mayor to enter into a contract to purchase some ready-mix concrete for our Service Department; we're going to be -- the recommendation is to put this on second reading.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PUBLIC SERVICE AND CONSERVATION – Mr. Carbone (cont'd): Also, I have a ***Motion to note and approve the owner's designation of wishes for interments in Strongsville Municipal Cemetery, Section E, Lot #41, Graves F & H.***

Mr. DeMio – Second, please

Roll Call: All ayes. Motion carried.

Mr. Daymut – Anything else, Mr. Carbone? Are there any questions for Mr. Carbone this evening?

(None)

RECREATION AND COMMUNITY SERVICES – Mr. Southworth: I have no resolutions or ordinances on this evening's agenda, but if there are any questions, I'd be more than happy to answer them. Oh, I'm going to urge all parents to sign their kids up for baseball; I know the deadline is coming up March 10th, so even though we just got pounded with snow, spring is right around the corner, so I've been told.

Mr. DeMio – Is that the luck of the Irish over there?

Mr. Southworth – Yeah, that's right. It'll warm up for St. Patrick's Day.

Mr. Daymut – Thank you, Mr. Southworth. Any questions for Mr. Southworth this evening?

(None)

COMMITTEE OF THE WHOLE – Mr. Daymut: We have no ordinances or resolutions on this evening's agenda.

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

Mayor Perciak: First of all, just a quick thank you to Joe Walker and my entire Service Department staff for a crazy, crazy last few days and the last few weeks and for an excellent job, and I want to thank these men for working sixteen hour shifts, and I also want to thank our outside contractors who are helping dig us out, especially last night and today. So to Joe, to your men and to your staff and to our outside contractors who work many hours, especially in the last thirty hours, we appreciate all you do to keep our roads open. That ends my report.

Mr. Daymut – Thank you, Mayor Perciak. Are there any questions for Mayor Perciak this evening?

(None)

FINANCE DEPARTMENT – Mr. Dubovec: Thank you, Mr. President. I will merely state that funds will be made available for all ordinances and resolutions on this evening's agenda requiring certification of funding. That ends my report; thank you.

Mr. Daymut – Thank you, Mr. Dubovec; any questions for Mr. Dubovec this evening?

(None)

**REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS
AND OTHER OFFICERS (cont'd):**

LAW DEPARTMENT – Mr. Kraus: I would like to report that all ordinances and resolutions before City Council this evening are in proper legal form. Thank you.

Mr. Daymut – Thank you, Mr. Kraus. Any questions for Mr. Kraus this evening?

(None)

AUDIENCE PARTICIPATION:

Mr. Daymut – We have come to that portion of our agenda for audience participation. We do have a sign-in sheet; comments from members of the audience shall be limited to five minutes. David Minich, I understand – I think he was from Ledgewood. And Kristi Clifford. State your name and address for the record.

Kristi Clifford, 16934 Deerfield Drive, Strongsville – I am Kristi Clifford; I live at 16934 Deerfield Drive in Strongsville, in Hunting Meadows. My property is kind of a unique property in that I back up to the Horticultural Garden Center, the Adrian Kitchenettes and the St. John Neumann Church. So, completely behind me I have woods. I was reading through the minutes of the last meeting and I see that there was a proposal to rezone the two bowling lane shaped lots currently occupied by Adrian Kitchenettes and the house next to it into business classification from I believe they are zoned now as commercial motel and commercial apartments. I have a couple questions on that. One, as a contiguous landowner, why was I not notified of the change for that? I thought that was a requirement as a landowner to be apprised of any changes.

Mr. Daymut – Kristi, I might be able to answer a couple of your questions.

Kristi Clifford – Okay.

Mr. Daymut – What happens is, this is an applicant that came in for a rezoning request; they are individual lots that have a split zoning on them; they've been referred over to Planning, it's my understanding. Planning will get a recommendation back and since you are abutting it, what will happen is when we receive a recommendation back from Planning you will be notified...

Kristi Clifford – Okay and so then things will take...

Mr. Daymut – Okay, as an abutting property owner.

Kristi Clifford – Okay.

Mr. Daymut - You can watch the Planning minutes and the agendas and the Council minutes, and we have a thirty day window after we receive it back for notification, so it will be publicized, too.

Kristi Clifford – Okay.

Mr. Maloney – Mr. Daymut.

Mr. Daymut – Yes, Mr. Maloney.

AUDIENCE PARTICIPATION (cont'd):

Mr. Maloney – Just to add to that a little bit. We did have it on the agenda at last week's Planning Commission meeting and the item was tabled because there are some parcels adjacent to that as well that have split zoning and in terms of looking at this in the right way the City is going to talk to those property owners as well because we don't want to have one or two at a time in this one little area of six or seven properties coming to us and asking us to evaluate, so that all has to happen and then it will come back from Planning. So it's probably going to be a little while before it gets to the point where Planning would make a decision on that and send it back to Council.

Kristi Clifford – Okay. That being said – well, you'll probably see me again because this is a concern of mine; if it does get rezoned to a commercial property, is there a limitation as to what can be zoned, or what can be put on that? Like, no offense, I have four kids, I don't want a tattoo parlor in my back yard; nothing against people with tattoos, I love them, I don't want one in my back yard. I don't want – You know, I think we have a lot of vacant properties, but I'm very concerned that, like, I will end up with a head shop like what was on the corner of Prospect in my back yard. If it is something like a doctor's office, hey, go for it, that's great. And I would also be concerned that there is an easement granted because right now the Adrian Kitchenettes come back and they're probably 150 feet from the fence line, which is fantastic for me; the only time I ever see them is when they mow the yard. But, you know, and if it turns into residential, that's fine. As you know, Giant Eagle is two doors down from that, I'm sure lots of people know how I feel about the operation, but I'm sure it will work out best for the city in the long run. So I don't want something like that going in my back yard, also, with the lights and the noise. So, I just...

Mr. Daymut – Thank you, we appreciate it; and you understand, too, this is not only decided by Council; if we would choose, it would be a ballot issue and it would go to the residents. So, there is some...

Kristi Clifford – Right. Okay, great. Thank you for your time, I appreciate it.

Mr. Daymut – Thank you very much, Kristi, and I apologize. Okay, is there anybody else in the audience that would like to address Council this evening? Please state your name and...

Mark Roth, 22249 Jonathan Drive, Strongsville – Marcus Tiberius Crashus Rothus, 222 – at the Roman Coliseum, 22249 Jonathan.

Mr. Daymut – I appreciate you not wearing the outfit.

Mark Roth – I'm here for a very, very special – that's all right, I'm wide open for you – very special lady here tonight. But while I'm up here, just to be economical about it, it's been quiet in my ward, too quiet. And a lot of concern I had leaving Council to retire for my family's sake was I had two major projects that needed to be done in my ward and when you leave office you always have that fear it's not going to get done. And I'm so thankful to the Mayor and to Mr. Mikula for, on that September evening when I called a meeting in his conference room and had the engineers there and the Mayor and ten houses from Rock Creek and he promised me that he would do this \$300,000 project in Meadowood to solve the flooding problems, and I was going to be gone in a few weeks, and he did. And I'm very thankful for completing that project after I retired. I also want to thank the Mayor for – I'm drawing a blank here. Wow, it's been a while. – oh, and Mr. Walker; I want to thank both of them because I presented – well, maybe that was an enticement for me to retire, I don't know – I gave them nine streets that were in really bad shape - Lincolnshire, Ashwood, Cricket, Jonathan east, Jonathan central, Lorraine, Bernice, Barton and Celianna, and you always fear that that's not going to happen after you leave, and eight out of nine of those streets have been fixed with new concrete, new foundations, and the residents, my neighbors who I care very dearly for, are very thankful, Mayor.

AUDIENCE PARTICIPATION (cont'd):

Mark Roth (cont'd) - And very thankful, Mr. Walker, and for Mr. Biondillo and Mr. Mikula for their participation in that. So, you know, two giant projects I left right before I retired and they got completed and I'm very thankful for that. I see talk of R-100 and it's so ironical that I've seen lately talk of R-100, and the two people that addressed R-100 are in this room tonight after many, many years. In 1989 Mr. Stryker and myself sat down with Mr. Hill; we went through the whole city and we were told by the legal department change to R-100 whatever large tracts of land you could; and we changed Westwood Farms to R-100 and we changed Waterford Crossing to R-10. We left the industrial park alone because God forbid we mess around with those last large tracts of land in the industrial park because that's the only thing saving the residents of this community from disaster and a tax burden that they won't believe. So R-100 is a moot point. Also, you know, Pearl Road beautification, Pearl Road revitalization; that's been kicked around for fifty years, even before I got on Council. Now, we always want to see it improved, but, you know, you've got most of those corridors developed. You know, you don't want to be anti-business, you can't make every business look the same as the next; a wrought iron fence and a brick façade is not going to change what you vote for to go on the other side of it. You know, Mr. Carbone, if you want...

Mr. Daymut – Okay, okay, Mr. Roth...

Mark Roth - Okay, if you want...

Mr. Daymut – We're reaching our five minutes here.

Mark Roth - ...beautification, well if you want beautification on north Pearl Road you don't vote for a Sheetz gas station with neon signs or golden arches, plastic and neon lights; you don't do that. You know, we were promised a Legacy Village in the front of that project and for whatever reasons we know that didn't go through. But, you know, you don't want a gas station or two fast foods. All right, enough of that.

Mr. Daymut – Mr. Roth, I hate to do this to you, but if you can for a while, we're going to ask you to come up maybe a little later. Is that okay?

Mark Roth – All right, well, I would like to just, right now, just finish up by saying that Leslie Seefried is one amazing woman. She has been the hub of this city; she has worked so hard; how would you like to have seven politicians as your boss? Okay. People in the other departments, even employees in other departments don't understand putting an agenda together for twenty-eight years. She's an amazing woman, she worked hard. She even went beyond the call of duty with me and sided with the truth and stopped a very negative political maneuver against me, and for that I'll always be indebted. She's a friend, she's an amazing woman, hard worker and professional, and what the city's really been blessed with is another amazing woman to back her up. How many cities can profess that? But, Leslie, you're going to be missed. The secret's out now, I'm sorry I've got to tell the rest of them that, you know, I was always your favorite.

Mr. Daymut – Oh yeah; all right, that's it, Mark.

Mark Roth – And my final – my final statement...

Mr. Daymut – Final word now is...

Mark Roth – My final word is....

Mr. Daymut – Make it a good one.

AUDIENCE PARTICIPATION (cont'd):

Mark Roth – Joe Walker, Tony Biondillo, Joe Dubovec and myself said we're going to take our shirts off and carry her off as Cleopatra.

(Laughter)

Ms. Seefried - Thank you, Mark.

Mr. Daymut – Too much, Mark. Okay, is there anybody else in the audience that would like to address Council at this particular time?

Mr. Walker – Mr. President, I would just like to point out one thing – this is the first meeting that Mr. Roth has been back and we're an hour behind schedule.

(Laughter)

Mr. Daymut – In Mr. Roth's and my history, this may be a short meeting; am I right, Mark? Okay, thank you. Is there anybody else in the audience?

(No comments)

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2013-075 by Mayor Perciak and Mr. Daymut. AN ORDINANCE AMENDING SECTIONS 1262.04 AND 1262.05 OF CHAPTER 1262 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE TO REVISE CERTAIN ACCESSORY USES INCLUDING REMOVAL OF RECREATION AND PHYSICAL FITNESS FACILITIES FROM GENERAL INDUSTRIAL (GI) AND GENERAL INDUSTRIAL-A (GI-A) DISTRICTS, AND DECLARING AN EMERGENCY, AS AMENDED. *First reading 03-18-13. Second reading 04-01-13; amended by substitution. Third reading 11-18-13. Favorable recommendation by Planning Commission 12-05-13. Fourth reading 12-16-13. Public Hearing 01-21-14. Fifth reading 02-03-14.*

Motion to adopt by Mr. Dooner; second by Mr. DeMio.

Roll Call: Ayes: Southworth, Daymut, Dooner, Maloney.

Nays: Carbone, Schonhut, DeMio.

Motion carries.

Ordinance No. 2014-021 by Mr. Carbone. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE AND DELIVERY OF READY MIX CONCRETE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading 02-03-14.*

Second reading; referred to Public Service and Conservation Committee.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2014-026 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A GRANT OF EASEMENT FOR SIDEWALK IMPROVEMENTS FROM JOSEPH C. CULLEN AND MARY CONSTANCE KNOTTS, IN CONNECTION WITH SIEDEL FARMS SUBDIVISION NO. 1, AND DECLARING AN EMERGENCY.

Motion by Mr. Dooner to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Dooner, second by Mr. DeMio.

Roll Call: All ayes. Motion carries.

Ordinance No. 2014-026 ADOPTED.

COMMUNICATIONS, PETITIONS AND CLAIMS:

Motion on City's Right of First Refusal for property under contract located at 21219 Lunn Road.

Motion made by Mr. Dooner to exercise the City's rights of first refusal and to purchase the property located at 21219 Lunn Road at the proposed sales price reflected in the third party purchase agreement presented to the City for consideration on February 6, 2014. Second by Mr. DeMio.

Roll Call: All nays. Motion fails.

Application for Permit: TRFO-D1-D2-D3-D3A-D6: To: TM Clark LLC, 13600 Pearl Road 1st Floor & Basement, Strongsville, Ohio 44136. From: Four Strong Bars, Inc. DBA Strongsville Café, 13600 Pearl Road 1st Floor and Basement, Strongsville, Ohio 44136. (Responses must be postmarked no later than 02/24/2014)

Mr. Dooner moved for a conditional objection to the application for permit based upon the applicant's lack of compliance with the City's Building, Health and/or Safety Codes; provided that when and if compliance is confirmed by the Building Department, the Clerk will withdraw the objection in Columbus. Second by Mr. DeMio.

Roll Call: All ayes. Motion carried.

Application for Permit: STCK-D1-D3-D3X-D6: To: Sri Suwannaki Inc., DBA Sweet Mango Thai Cuisine, 14610 Pearl Road, Strongsville, Ohio 44136. (Responses must be postmarked no later than 02/24/2014)

Mr. Dooner moved for a conditional objection to the application for permit based upon the applicant's lack of compliance with the City's Building, Health and/or Safety Codes; provided that when and if compliance is confirmed by the Building Department, the Clerk will withdraw the objection in Columbus. Second by Mr. DeMio.

Roll Call: All ayes. Motion carried.

MISCELLANEOUS BUSINESS:

Mr. Daymut – Under Miscellaneous Business, we're here this evening to honor Leslie Seefried, our Clerk of Council. I've had the opportunity to serve with Leslie for over twenty-two years, probably have known you a little longer since I was attending meetings before, and I appreciate, obviously, Mr. Roth being here, but we have some other colleagues of mine and some that were on Council before me: Mr. Joe Hughes; Joe. David Allen; Dave, enjoyed serving with you. Ray Haseley. Mr. Haseley was also an acting Mayor; Ray. Ed Stryker, Ed Stryker. And a very special person here and that is Charles Hawk. Charles. Charles had the opportunity, it's my understanding, to hire Leslie originally; am I correct about that? And you did a fine job, Charles, we really appreciate all that. If you'd just bear with me for a second, Leslie and I are going to go down here. Oh, Mike Gallagher; no, I was going to – Sorry. Not only my fault, but I was going to call you up right now. Mike obviously was Council President here and I had the pleasure to serve with him, but Mike has a little tribute to Leslie while I get organized. So, Leslie, if you'd like to go down to the microphone. Do we have the handheld mike here at all? No? Then you're going to have to talk very loudly, Mr. Gallagher; I know you can.

Michael Gallagher – I'll do the best I can. But my mother always said you better take flowers when you're going to see a beautiful woman or she's not going to pay any attention. Thank you. And I have a proclamation here, Leslie, and it probably mirrors what I would imagine that the President of Council is going to give to you. Mayor, Council President – wherever he went – and Council Members. The importance of Leslie was to not just myself, but I'm sure I speak for everyone in the room, is that – and not that we were all male, we had Charlene Barth – but when I was growing up I had five sisters and I took – I was easily led when a woman spoke and when Leslie spoke, I followed, as did everybody else. It's obvious that Joe Walker and the directors in this room make us as Council people look good; no matter what we proclaim or what we say or what we put upon our shoulders, it wouldn't get done without all these people in this room making us look good, and it all comes down to, as Mark said, the wheel of Strongsville has many spokes, but there is only one hub and for the Council the hub is the office and the office is in the foreground; they are the first defense for us and for the people that need our help. And without Leslie I couldn't imagine where any of us would be as far as our reputations and where we have gone to further our careers. And me starting here in Strongsville and now being with the county, Leslie's influence stretched very deep in that when we were forming the county council we had a clerk's office and I went to Leslie to find out what we could do to put together the best people and how we would get the best people there, and we instituted all of what she recommended and we now have what is considered throughout Cuyahoga County as the best office, and that was because of what Leslie told me to do, and I dutifully followed. And I'm sure many other people may have some things that they would like to say. But, Leslie, thank you; we all wonder when we're thinking about what's going to happen that last day, those last days before we retire, and I recently went through it and a lot of the bad things come up, but mostly the good, mostly the good things and then you start reminiscing and start thinking you're going to miss it. And, Leslie, after about a week you don't. So with that, I'm not going to bother reading this to you, it's just boring; it'll look great upon your wall somewhere in Tahiti or wherever you end up. But I will leave Leslie with this, and this is somewhat of an inside saying, but I don't think I could give her a better gift than to say that in a very few days, you will no longer be Kraused. Good luck.

(Laughter and applause)

Mr. Daymut – And for you, Leslie; do you recognize your case? This case here is older than all of us, but that's another story. And we appreciate everything you do and please accept this on behalf of Council and the little gift inside there, and, of course, we have a proclamation. But before I give the proclamation, if I can have her family that is here today; I think it's very important that we do that because this all has to do with you. Come on up, everybody; gather round. Why don't you introduce them while I get organized here so I can see this?

MISCELLANEOUS BUSINESS (cont'd):

Ms. Seefried – My family -- my older sister, Carol; my baby sister, Susie; my sister-in-law, Nancy; my Aunt Nancy; this is my old Uncle Bob, he is my dad's brother and he is the closest thing that I've had to a dad; and my nephew, Patrick. Thanks for being here, I appreciate it.

Mr. Daymut – You're surrounded by family and friends this evening and all the past councilmen, so this is for you and it's from all of us. I'm just going to read a brief portion of it. I decided to leave out the birthdate. 'We are gathered here tonight to celebrate the retirement of our friend and Clerk of Council, Leslie Seefried, an extraordinary woman who has dedicated so much of her time, energy and talent to her career and those whose lives she has touched...' And myself included. Leslie, you know, I'd been to meetings for about five years, so I think I have about twenty-seven years and you got me by about a year. I appreciate it. '...And whereas Leslie has four siblings: Allen (wife, Nancy), Carol, Ross and Susie. Leslie and her family have shared much personal tragedy and loss, but through this, have formed a relationship of such strength and love for one another that all families should be so blessed. An example of this is how they participate yearly as Megan's Marchers, an asthma walk for the American Lung Association, in the hopes of curing a disease that her beloved niece passed away from.' And I will skip the rest of it, Leslie, because we'll give you some time to read it and it would probably bring tears to my eyes, so let me read the last of it. 'Leslie has been instrumental in helping to develop and implement important matters for the City, such as the citywide records management program and the writing of the citywide Council newsletter. Leslie career tenure has seen two mayors, twenty-four councilmen and two assistant clerks under her direction. Now, therefore, I, Michael J. Daymut, President of the Council of the City of Strongsville, Ohio, and on behalf of the rest of my colleagues on City Council, do hereby congratulate Leslie Seefried on here retirement from the City and express our most gracious thanks and appreciation to this warm and wonderful woman who has given her heart and soul to the community and who has devoted so much of herself towards giving to others. We wish her the best of luck and hope that she will enjoy her retirement and that life has to offer.' Although I'll still call you in six months and find out how you had time to work.

(Applause)

Ms. Seefried – Well I've avoided this mike for twenty-eight years and, but I wrote a little something. I have to say right now I thank everybody for being here; I feel really blessed and really loved. I see all my former – or not all, but lots of my former Council members and it means a lot to me that you guys came out tonight and made it up here to see me. And to my family, you know you guys are always tops in my book. Twenty-eight years, where did it go? I've loved this job for 28 years. I want to say thanks to the first Council that hired me – Charles and Ed are part of it -- for giving me the opportunity to serve the City of Strongsville. I have met so many wonderful people along the way – residents, business people, coworkers and colleagues. I want to thank my friends at the NEOMCA and the OMCA for their help over these many years; these organizations have been a priceless resource of knowledge and networking in my career as a municipal clerk. I am honored to have worked with two longtime mayors and their administrations during my time here. I have many fond memories of the late former Mayor Ehrnfelt and feel grateful that I had the opportunity to meet and get to know him. Thanks also to Mayor Perciak for the many kindnesses he has shown to the employees of the City and for making it an awesome workplace. I want to say thank you to the directors, all of you guys, for all the knowledge you have shared, for all your help, your support and the fun that we have had together during my time here. Thanks to all of the councils I have served – I am extremely grateful to have had the good fortune to meet and get to know all of you. You all work full time at this part time job; it's not easy and you don't get many thanks, but you do it because you want to make a difference, and your desire to give back to the community you love is truly what public service is all about.

MISCELLANEOUS BUSINESS (cont'd)

Ms. Seefried (cont'd) - Thanks also to Pat Stewart for her help as the indispensable assistant 1.0 and for her continuing friendship, and to Aimee Pientka as the indispensable assistant 2.0; they made my job easier, helped the Council Office run smoothly, shared many laughs along the way, and supported me through many challenges. To my coworkers at City Hall I want to say that I couldn't have hand-picked a better group of people to work with. They are my second family and I will take with me so many wonderful memories of times spent with them. All of you have helped me grow professionally and personally. I have learned so much about so many things from all of you. You have been with me through the best of times and the worst of times, and these words that I speak tonight could never adequately convey the happiness I feel for having had the privilege to work here with all of you. I also want to thank my kids and let them know how much I love them. I wasn't always able to be there for them as a single mom who worked full time, and I thank them for always choosing the high road and for growing up great. They mean everything to me. Thanks to Joe and to my siblings for always being there for me, for being my sounding board, and for loving me the way they do. I look forward now to the next chapter in my life, but I will truly miss all of you here at the city. Thank you very much.

(Applause)

Mr. DeMio – Michael, can we please have a picture with all of us that are elected officials, former and current? Can we do that?

Mr. Daymut – Yes, we will, right after the – I'm going to adjourn the meeting now. Leslie, you will be missed, you will not be forgotten; I want to wish you well, what life has to bring you in the future and I know you'll do well and you'll continue to golf well.

ADJOURNMENT:

There being no further business to come before this Council, President Daymut adjourned the meeting at 9:33 p.m.

Signature on File
Leslie J. Seefried, MMC
Clerk of Council

March 3, 2014
Date of Approval