

## **SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, MARCH 7, 2016.**

The Council of the City of Strongsville met in the Caucus Room at the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, on **Monday, March 7, 2016 at 7:15 p.m.**

Present: Council Members: Michael J. Daymut, Joseph C. DeMio, Matthew A. Schonhut, Duke Southworth, Gordon C. Short, Kenneth M. Dooner and James E. Carbone. Also Present: Clerk of Council Aimee Pientka. Administration: Mayor Thomas P. Perciak, Finance Director Joseph Dubovec, Law Director Neal M. Jamison, Economic Development Director Brent Painter, Communications and Technology Director John Bedford, Recreation and Senior Services Director Bryan Bogre, Building Commissioner Tony Biondillo, City Engineer Ken Mikula, Human Resource Director Steve Kilo, Service Director Joe Walker, Public Safety Director Charles Goss, Police Chief James Kobak, and Fire Chief Jack Draves.

*Also present were Assistant Law Director Dan Kolick and City Planner George Smerigan.*

Council President Southworth called the caucus to order at 7:15 p.m.

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

### Recreation and Community Services Committee:

***Motion made by Chairman Short, seconded by Duke Southworth, to approve the Recreation and Community Services Committee meeting minutes of February 16, 2016. All members present voted aye and the motion carried.***

Chairman Short recommended suspension and adoption for Ordinance No. 2016-038. This is an ordinance authorizing the Mayor to enter into another rental/occupancy agreement with the Strongsville Lacrosse Association for 2016. Suspension and adoption was also recommended for Resolution No. 2016-039. This resolution authorizes the Mayor to advertise a request for qualifications and proposals for architectural and engineering design and consulting services for the renovation of four locker rooms at the recreation center. Mr. Short reminded council that baseball team sign-ups are March 10<sup>th</sup> and if anyone wishes to sponsor a team to contact Bryan Bogre.

Economic Development Committee: Chairman Daymut advised he will give a report of the committee's last meeting on the floor of council. The committee did give Ordinance No. 2016-025 a favorable recommendation. That ordinance is to take storage facilities out of general industrial districts. Favorable recommendation was also given by the committee to Ordinance No. 2016-036 pertaining to the admissions tax which council is considering. Mr. Daymut also advised Cuyahoga Community College has contacted Brent Painter and will be scheduling a future event (tour) for April 21<sup>st</sup>.

### Public Service and Conservation Committee:

Mr. Schonhut asked if council would hold off discussion of Ordinance No. 2016-040 until the Public Safety and Health Committee report because there are four police vehicles also listed in that legislation.

Chairman Carbone recommended suspension and adoption for Ordinance No. 2016-041. This ordinance is to dispose of department of public service equipment no longer needed for any municipal purpose (five semi-trailers).

Public Service and Conservation Committee (cont'd): Ordinance No. 2016-042 is to authorize by internet auction obsolete property no longer needed for any municipal purpose by the city's public service department. Suspension and adoption was recommended for that ordinance. Resolution No. 2016-043 authorizes the Mayor to advertise for bids to purchase up to five trailer mounted leaf vacs to be used by the service department. Suspension and adoption was recommended for that resolution. Suspension and adoption was also recommended for Resolution No. 2016-044. This is authorizing the Mayor to advertise for bids for the removal and replacement of the roof and related items at wastewater treatment plants B and C and the Westwood Lift Station building. Mr. Carbone also noted there will be a motion this evening pertaining to interments in the Strongsville Municipal Cemetery. Mayor Perciak advised these pieces of legislation were discussed at the last Finance Committee meeting. Mayor Perciak also stressed the importance of getting new leaf vacs in order to prevent leaves from going in the storm sewers.

Public Safety and Health Committee: Chairman DeMio recommended suspension and adoption for Ordinance No. 2016-045. This is an ordinance to enter into an agreement with TAC computer Inc. for computer and software maintenance services to be used by the city's regional dispatch center. Mayor Perciak advised all seven votes of council are required for this legislation to pass. Ordinance No. 2016-046 is a grant for financial assistance to purchase various equipment for use by the police department and the Southwest Emergency Dispatch Center. Suspension and adoption was recommended for that ordinance. Ordinance No. 2016-047 is a grant for financial assistance to purchase various equipment for use by the fire department. Suspension and adoption was recommended for that ordinance.

Ordinance Nos. 2016-040, 2016-048, 2016-049, 2016-050 and 2016-051 all pertain to the purchase of police vehicles and the installation of accessories for them. Mr. DeMio asked Police Chief Kobak to speak about the need to purchase these vehicles. Chief Kobak advised this is something the police department does yearly. They cycle through aging police cruisers and motorcycles and purchase new ones. Chief Kobak advised the average life expectancy of police cruisers is 2 ½-3 years. During that time, the vehicles rack up a lot of miles on them. The city wants to keep police officers safe in good operating, reliable vehicles when responding to emergency calls. Mr. DeMio asked Chief Kobak to differentiate the difference between "average" miles on a vehicle and "hard" miles on a vehicle. Chief Kobak advised police cruisers are in operation 24/7. After the 2 ½-3 year period, the cruisers have anywhere from 85,000-100,000 miles on them. If you compare that to a normal vehicle with normal use, that is comparable to a 6-8 year old vehicle. Mr. Schonhut advised that the city will be getting rid of four Dodge Chargers, none of which have the mileage the Chief specified; in addition, two of the vehicles are from 2012 which Mr. Schonhut feels are fairly new-one has 63,000 miles and the other has 80,000 miles. Mr. Schonhut feels these two vehicle could be repairable for a significantly lower cost. Chief Kobak advised these new vehicles will not be coming in until the fall/early winter, therefore, they still will still be in use until then. By then, they will have the 85,000-100,000 miles on them. Mr. Schonhut advised he is not in agreement with the purchase and outfitting of these vehicles. Mr. Walker advised that the amount of hours on a vehicle should be kept in mind as well. Mr. Walker advised before any of these vehicles are turned in or pulled out of the fleet, the service department looks at the vehicles to see what they would have to mechanically do to keep them running and in operating order. The mechanics are the ones who recommend to remove the vehicles from use. Mr. DeMio asked what the city monetarily receives for these vehicles. Mr. Walker advised they go through the Greater Cleveland Auto Auction. The city receives approximately \$4,000.00-\$5,000.000 for each vehicle. Mr. Walker advised that the city reuses as much of the auxiliary accessories and components as they can. Mr. Schonhut asked about the utility interceptor vehicles (Ordinance No. 2016-049) for the supervisors and the Chief. Mr. Schonhut noted no interceptor vehicles are going out to auction. Chief Kobak advised the department has some Ford Expeditions that really should have been replaced last year but weren't. These vehicles are needed, especially in the wintertime due to their all-wheel drive or four wheel drive.

Public Safety and Health Committee (cont'd): Mr. Schonhut asked if the older ones will be removed from the fleet and go to auction. Chief Kobak advised they will be going to auction. Mr. Schonhut asked if these were take home vehicles. Chief Kobak advised they were not take home vehicles. Mr. Schonhut then asked about the purchase of a new Harley-Davidson motorcycle (Ordinance No. 2016-048). He advised the vehicle only has 13,000 miles on it. Chief Kobak advised that motorcycle is eight years old. He also advised that while 13,000 miles may not seem like a lot, that vehicle is running constantly during the spring/summer/fall. Chief Kobak feels that is too much of a risk to have an officer ride that motorcycle. Mr. DeMio expressed his concerns for officer safety and took Mr. Walker's concerns about the vehicles into consideration. Mr. DeMio asked if council was satisfied with these pieces of legislation. Mr. Schonhut advised he was not satisfied, specifically for the motorcycle. Mr. Walker asked if we knew the trade-in cost for the motorcycle. Chief Kobak advised the cost was \$7,000.00. Chief Kobak advised that these purchases are for public safety and for keeping the community safe. If there is a vehicle break down, that could potentially mean someone getting assaulted, etc. Mr. DeMio advised that the recommendation this evening for these pieces of legislation would be to suspend and adopt.

Discussion continued with Ordinance No. 2016-040 and the service vehicles listed for auction. Mr. Walker advised if you look at the date of these vehicles, some go as far back as 1960-1969. Mr. DeMio advised that Mr. Schonhut brought up a good point to him – how can the service vehicles, which are also crucial to the city, last longer than the police vehicles? Mayor Perciak advised because it is a safety issue and the city's service vehicles are not traveling anywhere near the speed or conditions the police vehicles do. The service vehicles are not involved in the same type of situations that the police vehicles are. Mr. Walker added that if one of the service plow trucks breaks down, it takes the service department about an extra hour to get to a street. If a police vehicle or ambulance vehicle breaks down, a person's welfare could be in jeopardy. Mayor Perciak advised when there is a crisis situation, the city's vehicles have to be ready to perform and our employees need to be safe in them. Mr. Walker added that some of the service vehicles going to auction have sat and been used very little over the last few years. Mr. Carbone advised the recommendation for Ordinance No. 2016-040 would be suspension and adoption. Mr. DeMio asked if the cost of these purchases is in the budget. Mayor Perciak advised that it is in the budget. Mr. Dubovec advised the purchase of these vehicles will be paid out of the emergency vehicle fund; this is the only thing that can be spent from that fund. Mr. DeMio asked if administration could go more in depth about this topic at the future Finance Committee meeting.

Finance Committee: Chairman Dooner asked council and administration when they would be available for a committee meeting. It was decided to have a Finance Committee meeting on Wednesday, April 6<sup>th</sup> at 5:00 p.m. in Mayor's conference room at the service center. Mayor Perciak advised they would be talking about the engineering and drainage studies during this meeting. Mayor Perciak advised the cost to pay for retention basins and other improvements to alleviate the city's water situations is not in the budget; therefore, discussions need to take place concerning this.

Mr. Dooner recommended suspension and adoption for Resolution Nos. 2016-052 and 2016-053. This is a resolution confirming the city's practice to pick-up the employee contributions for the voluntary purchase of military service credits for Strongsville police and fire department employees who are members of the Ohio Police and Fire Pension Fund. Mr. Dubovec advised the Police and Fire Pension fund requires the city to have a resolution for individuals within those departments to be able to purchase their military service time. This allows them to do that pre-tax rather than post-tax. He advised the employees are paying for this through payroll deduction.

Planning, Zoning and Engineering Committee: Chairman Daymut advised Ordinance No. 2016-025 is to amend Sections 1240.08(c), 1262.04(a)(1) and 1262.05(a)(1) of Part Twelve of the Planning and Zoning code of the Codified Ordinances of the City of Strongsville in order to eliminate self-storage and mini storage facilities from General Industrial Districts. Planning Commission gave this a favorable recommendation. This will be placed on second reading and set for a public hearing on April 18<sup>th</sup>. Suspension and adoption was recommended for Ordinance No. 2016-054. This is an ordinance authorizing the Mayor to accept an assignment of easements from Love Farm Subdivision for the purposes of constructing, reconstructing, maintaining, operating and repairing a sanitary sewer system. Suspension and adoption was also recommended for Ordinance No. 2016-055. This is an ordinance accepting for dedication to public use certain lands within the Love Farm Subdivision. Ordinance No. 2016-056 is a rezoning ordinance for property located at 9200 Pearl Road (PPN 395-03-006). This will be rezoned from R-RS (restaurant-recreational services) classification to MS (motorist service) classification. The proposed rezoning is for a car wash. It will be placed on first reading and referred to Planning Commission for their recommendation. Suspension and adoption was recommended for Ordinance No. 2016-057. This is an ordinance authorizing the Mayor to enter into an agreement with the Northeast Ohio Regional Sewer District for the city's storm water management program. Mr. Jamison advised this is the culmination from the litigation that took place in the past. Mr. Jamison referred council to the last page which was a letter the former Law Director, Mr. Kraus, received. The letter advises that "Community Cost Share funds are eligible to be expended for projects in all areas of the City of Strongsville in accordance with section 3.04.02 of the Agreement and the District's Community Cost Share Police "E" of the Agreement...". Mr. Jamison advised that was an important issue that needed to be resolved before this was brought to council. Mayor Perciak advised sixty-seven percent of the city is in the sewer district. Mr. Mikula advised the NEORSD is putting aside twenty-five percent of the money they collect from Strongsville for projects the city could do at a later time. That is approximately \$300,000.00 a year. The city would submit a project for their approval in order to use that money. Mr. Mikula advised the other money NEORSD would collect would be used for bigger projects they have on their capital improvement plan to accomplish over time. Mr. Daymut advised Ordinance No. 2016-058 is an ordinance amending the master sign program for SouthPark Mall [The Commons at SouthPark]. At the last meeting, Ordinance No. 2016-026, pertaining to this, was passed, approving the signage for the new development at SouthPark. At that time, the Planning Commission did not look favorably on the ground sign. Mr. Daymut advised an applicant is in attendance this evening to make a presentation. Mr. Daymut advised council to vote their conscience after the presentation.

Committee of the Whole: Mr. Southworth advised Ordinance No. 2016-036 is an ordinance enacting new Chapter 882 of Title Four of Part Eight of the Codified Ordinances providing for imposition and regulation of an admissions tax applicable to certain limited entertainment, amusement and recreational business uses within the city. This will be placed on second reading. Mr. Dubovec advised this is not something new; thirty-four out of thirty-eight communities in Cuyahoga County have the admissions tax. He advised the city has done its due diligence in research. He advised that due to the State's cuts in funding, the city has to look to other means to generate money. Many organizations are exempt: schools, 501(c)3 organizations, Homecoming, Rib Burn-off, etc. Mr. Painter advised he was a part of the conversations to look at it from an economic development and civic point of view and made sure there were no unintended consequences. Mr. Dubovec advised municipalities are charging anywhere from three to eight percent. We would be charging three percent. The primary individuals that would be paying this tax are moviegoers. Also affected would be any events at OBM Arena, Michauds, etc. that charge an admission for an event. Mr. Dubovec believes conservatively, this will generate \$100,000.00-\$125,000.00 annually. Mayor Perciak commented the safety forces take up fifty percent of the city's budget. From the revenue side, retail only brings in fifteen percent of our revenue, and utilizes our safety forces quite a bit. Mr. Short asked how collection is going to be handled. Mr. Dubovec advised it will be the responsibility of the finance department. Suspension and adoption was recommended for Ordinance No. 2016-059. This is an ordinance approving and adopting the replacement pages to the Codified Ordinances of the city for the last half of 2015.

***President Southworth noted the necessity for an executive session for the purpose to discuss legal matters with the Law Director. Also present was Mayor Perciak. It was so moved by Mr. DeMio and seconded by Mr. Schonhut 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 7:58 p.m. The executive session concluded at 8:08 p.m. and reconvened into open session.***

**MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, MARCH 7, 2016 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.**

**CALL TO ORDER:**

Council President Southworth called the meeting to order at 8:09 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:** Matthew A. Schonhut, Joseph C. DeMio, Michael J. Daymut, Duke Southworth, Kenneth M. Dooner, Gordon C. Short, and James E. Carbone. **Also Present:** Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal M. Jamison, Finance Director Joseph Dubovec, Economic Development Director Brent Painter, Communications and Technology Director John Bedford, Building Commissioner Tony Biondillo, Human Resource Director Steve Kilo, City Engineer Ken Mikula, Service Director Joe Walker, Public Safety Director Charles Goss, Police Chief James Kobak, and Fire Chief Jack Draves.

Also present were Assistant Law Director Dan Kolick and City Planner George Smerigan.

**COMMENTS ON MINUTES:**

The Minutes of the Regular Council Meeting held on February 16, 2016 were approved as submitted.

**APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:**

(None)

**PUBLIC HEARING:**

***Request for formal presentation by Applicant and review by Council under Section 1272.12(a)(5), of the application to amend the Master Sign Program for SouthPark Mall.***

Mr. Southworth – We have reason for this evening to have a public hearing. There is a request for a formal presentation by Applicant and review by Council under Section 1272.12(a)(5), of the application to amend the Master Sign Program for SouthPark Mall.

**PUBLIC HEARING (cont'd):**

Kenneth J. Fisher Co., L.P.A., 2100 Terminal Tower, 50 Public Square, Cleveland, OH 44113-2204:  
May it please council, Mayor Perciak, my name is Ken Fisher, attorney for the applicant, The Commons at SouthPark, LLC. The subject property is located at 17887 Royalton Road in the City of Strongsville. It is the former Giant Eagle building, approximately 72,000 square feet. I did send correspondence earlier today to Law Director Jamison outlining, basically an overview form of the position of the applicant. I'd like to introduce the client representatives that are here tonight. Firstly, Robert Hense who is the Senior Vice President of Development for Starwood Capital which is the owner of the mall located/headquartered in Chicago, Illinois. Also, Dan Whelan who is the Development Manager for the SouthPark Mall project for Starwood Capital. Steven Greenberger, who I believe is familiar to city officials going back to the Westfield days, who is the owner's representative here this evening and will present a power point presentation to basically explain the position of the applicant.

In June of 1996, Strongsville council adopted Ordinance No. 1996-107, the master sign program, with then owner/developer The Richard E. Jacobs Group, for SouthPark Mall Center which included a master sign program design intent, which is really the subject, and the blueprint for tonight's appeal. In February of 2007, SouthPark Mall, LLC, which is an affiliate of the applicant (The Commons at SouthPark, LLC) as a successor to Westfield, did acquire what is commonly known as the enclosed SouthPark Mall including some out parcels. Last July 2015, The Commons at SouthPark, LLC, The Commons owner, which again is an entity affiliated with the mall owner, purchased the former Giant Eagle which was in fact, as I believe everybody is aware, closed at that point in time-Giant Eagle closing several stores in the region. The subject property again is approximately 72,000 square feet. It was previously utilized as a single tenant retail store. Again, it was acquired by the applicant, The Commons at SouthPark, LLC, in order to maintain the vitality of the SouthPark Mall property, which is a very important part of the Starwood Capital portfolio...protect the substantial investment that was made in the community and to enhance the economy by redeveloping what is a dormant property/unproductive property and, again, re-tenant it, which is really what brings us here tonight.

The Architectural Review Board on January 12<sup>th</sup>, per the recommendation of your very fine Planner Mr. George Smerigan who I know is here tonight, rejected the application. Steve Greenberger was present. Again, it was rejected because it was contrary to the SouthPark Mall master sign program, going back again to June 1996. On January 28<sup>th</sup>, Planning Commission recommended this approval of the monument sign that had space for identification for four tenants, including Michaels. Again, the reason for this, which will be explained in more detail by Steve, was because the visibility from the 72,000 square foot edifice is insufficient to let the public know that these tenants were there. It worked when it was a single tenant, a single user-Giant Eagle, but not when there is multiple tenants; and it became an important part of lease discussions with the tenants.

The criteria that Ordinance No. 1996-107 details would be A-H and I will just briefly discuss them. Again, this is the following standards that council would look to make a determination per the applicant's request that the master sign program be amended in this instance, and only in this instance, to allow for tenant identification on a single monument sign completely separate again from any tenant inside the enclosed mall, or for that matter, any other user within the SouthPark envelope which, at one point going back to 1997, was owned entirely by the Jacob's Group and then ultimately developed in part, and then sold in part, including the subject parcel. Under A- "Maintain the appearance and character of the district"; the vacant building obviously was not consistent with anyone's interests. "Prevent extremes of dissimilarity or monotony"; well, I- developing it consistent with the high standards of the mall-that issue was addressed.

**PUBLIC HEARING (cont'd):**

Mr. Fisher (cont'd) - "Promote design quality and aesthetic character of the district"; again, developed with a high quality consistent with the mall which is endured. "Be compatible integrated and in harmony with design of existing structures, signage and landscaping"; I would say affirmative. "Prevent interference with and promote safe and orderly flow of pedestrian vehicular traffic". "Provide", and this is an important point-F, under the master sign program's design Ordinance No. 1996-107, "Provide maximum orientation and direction to business invitees and the general public"; very, very important because you can't see, at least easily, at least in one of the directions-eastbound direction, the space. "Be of the minimum design required to permit viewing and readability based upon location, use, viewing distance and approach"; the same argument. "Prevent adverse impact on surrounding development", "Maintain or promote property values". I think you are all aware that besides producing payroll taxes, which I know are the lifeline of the city, I understand that the business park may have higher paying jobs but there's still quite a few people that work in the SouthPark Mall envelope. The real estate taxes that certainly are important to the schools are significant-over \$5 million dollars a year, not to mention the sales tax; so it's an important member of the community...separate from the job creation.

I don't have to say the obvious, there's many regional malls that haven't fared nearly as well as SouthPark Mall-that are shuttered. I could name a couple like Randall Park Mall and Severance and for the community of Richmond Heights, Richmond Town Center is probably next by the way it looks, but conversely, SouthPark is enduring, prospering, and truly a jewel in the region; although, it probably does create a drain. I couldn't help but listen to the Mayor...I understand-police, fire...I know that there's a lot of calls that you get, but there's also a lot of benefit and they do work very hard. Starwood Capital is a first class company and they work very hard to maintain the property, improve the property, which is why they bought this empty building, so it doesn't stay dormant, so it doesn't stay stagnate, so it becomes productive- and signage becomes very important. I sent a letter to your very fine, now former Law Director, Ken Kraus and offered to remove one monument sign directly across on Royalton Road at the entrance to SouthPark Mall, to be replaced by a new monument sign at The Commons with identification for four tenants so that the total number of monument signs that were approved going back to 1997 would be the same. We'd also certainly make full acknowledgement that the existing and close mall tenants will not in any way at any point in time be included in any future requests for signage.

This is a special request, again that relates to the building that was just really acquired last July. It relates to real concerns about tenant beneficitation, visibility and acclimation to the public so that again these businesses can thrive and be competitive. I would like to say that the tenant mix is very good and it is consistent with the high tenant mix, quality tenants that you have at SouthPark Mall. That's what Starwood has been able to do and to produce on this property.

Steve Greenberger, 786 Nautilus Trail, aurora, OH 44202 – Yes, thank you for allowing us to make this presentation again. I've been working on this project for about sixteen months now. One thing I just want to start off with isn't asking for a sign, it's just to say thank you. The partnership that we've been able to have with the city, the building department, the fire department and so on, has been a pleasure to work with. We've been able to ask questions and get recommendations and take things forward. I do want to publicly say that I don't think we would have done as well without that partnership. Where this project is concerned, as Ken was talking about, there's a lot of investment going in here. Mayor, I think it was about a year ago that we sat down, Eric Mallory was with us. We looked at the place and one of the comments that you made is that I don't want to see a discount store in there. Do you remember which tenant? We have brought in only great tenants.

**\*\*At this time, Mr. Greenberger began a slideshow presentation which is attached to the back of these minutes\*\***

**PUBLIC HEARING (cont'd):**

Mr. Greenberger (cont'd) - As far as the property is concerned, this is an updated rendering of the east elevation of the property. A little bit different than our original because now we know who the tenants are. There's only two sites up there that don't have signs on them. Both are deals in the making right now. From left to right, it's DSW on the far left, followed by Michaels. The two empties I can't identify because they haven't executed yet. Core will be a very unique restaurant that's going in. Personally, I will really be looking forward to that menu. The Rail, who was actually one of our first tenants to be signed when we were out at the property in the fall, we looked at that patio and the opportunities for that. Actually, the restaurateur came up with better than \$100,000.00 with additional funds just to be able to do an enclosed patio because of the beautiful views from Royaltown Road facing north. We've continued to increase the value of what we are putting here.

The north elevation that used to be nothing but a big, red, brick wall for years and years; whether it was Rini Rego or Giant Eagle. Today, there's The Rail on the far left, we have The Vitamin Shoppe coming in. On the far right we are really proud of because the Aveda Institute is currently in Rocky River and our leasing people presented this and showed them where we have a better demographics here, we have a better opportunity. We have them lined up, soon to be under construction for their interior. That's overall a set of the plans. We've eliminated one truck dock. It was over here on the north side, kind of unsightly. The other truck docks that you can't see unless you are going there will serve these tenants.

As we move through and I was putting together parts of this presentation, it was interesting to see that The Plaza at SouthPark right here, zoned the same as SouthPark Mall is and the SouthPark Center envelope. Our little project compared to the size of the mall, the former Giant Eagle building, does have limited visibility. I think everybody would agree to that. The numbers that you see here, and I'll get to in a couple of slides, those are tenants with monument signs that directly face it. When our tenant looked at it, our prospective tenants, they drove down the street, they didn't know about legislation, they just saw they have this, they have this, and so on. That has been part of the issue. These are the signs that are literally, directly across the street from the SouthPark property. One of them is very odd, it's called SouthPark; I don't know how you get there but...there's two of them. Is the mall there? No. These are other signs, just some random signs, pictures that had been taken, scattered around, most of them are on Pearl Road, some are on Royaltown Road. They have names of the center in some cases, Strongsville Plaza here, Strongsville Pointe – multi-tenant. Again, our tenants expect the same thing. The first time I learned that there was a master sign program it was just about nine to ten months ago. I spent ten years with Westfield during all kinds of projects here at the mall. I didn't realize there was a program. This was presented to us, said it wasn't updated for a number of years and we need to update this sign program; so we did a complete inventory of every single sign that is in that center; not just on this document, but there's another page that we've provided to Planning which shows every tenant, the size of their signs, the color of their signs and so on. We've taken that obligation seriously.

Moving on, this particular page, it really identifies parcels that Starwood doesn't own. It's kind of hard to think that they should control it, but there truly were four before. The fourth one was the Giant Eagle building as a separate parcel. Moving forward, there's a renewed sign plan. The location of the monument sign is up in this top left- left to me, right to you- to identify the building. This is probably the most important slide that I have to present tonight because this is heading east or heading west. If your heading east and you come down this, even the tower component that we had-that we worked through for to get the DSW and Michael's sign on would not be visible as your traveling east on that road. On the westbound side, we have limited visibility if you're going west. The odd part is this picture was taken from the side facing east so if you're on the other side of the road you may not see that as well. The tower element we spoke of- unless a driver is stopped at a light, they are not going to look over there. They need to be paying attention to where they are going.

**PUBLIC HEARING (cont'd):**



Mr. Greenberger (cont'd) - Which SouthPark? Which SouthPark is really critical. When we were putting this program together, it turned out there's three of them now. What are tenants, let's say Michaels or Rail...say their advertising "We're at SouthPark". The question is that in the mall? Or wait a minute, is that down by Costco? We have identity problems and so getting a sign that identifies this building for the tenants advertised is another critical component. Are we looking to do something big and out stage it as some of the other signs you saw a minute ago? I don't have a rendering of this, but this is the artwork of what we've had to put up. It tells the name of the property, it gives it an identity and we have the DSW and Michaels that are sitting in the back. The Vitamin Shoppe and Aveda are facing north, but as you're driving, you're not really able to see a wall sign as well as if you're getting something out closer to the curb. We are holding this twenty-five feet back from the curb line. We took all the requirements of what a monument sign should be, where they are allowed elsewhere, and made sure it did match that criteria.

Overall, I don't think that we're asking for too much. The building is well under way. We have turned over to several tenants already and they have construction underway. If there's any questions as we move along, Dan and Rob will certainly be able to answer them.

Mr. Robert Hense, Senior VP – Development (no address given) – Thank you everyone, both Ken and Steve were very comprehensive in their remarks, so Dan and I will be brief with ours and we'll be here to answer some questions. Just very quickly, I want to impress upon everyone and leave you with some thoughts about who we are, who is Starwood? We are a division of Starwood Capital, the company that amalgamated different hotel brands, Westin, Ritz Carlton, Sheraton and some others and gave birth to the W hotel brand; so the Starwood Hotel Group is part of the overall Starwood Capital family or was until a years ago. What's important about that is that our chairman, has commonly held ownership of the Starwood hotels, is chairman of our group as well. There is a premium on quality. Three years ago, when they looked to assemble a portfolio of retail assets, one thing was paramount, that everything that we were going to acquire we were going to improve. We were going to make it a more inviting part of the community and the aesthetics and the operation of all of those assets will improve under our ownership. That's one of the hallmarks of our business is that we're buying assets for a group of investors and they're not looking for just a stagnant return. We are looking to improve the quality and the financial viability of these assets. Just bringing that all together to SouthPark we have taken a look at this, at this mall, and we are very selectively investing in various facets of the asset that we own here this was a key component. When our group found out that the Giant Eagle box was going to hit the market we jumped on it immediately and we made sure that we are going to control that critical piece on Royalton Road at the front door of our mall so that it maintained the integrity of our asset and we would improve the financial viability of the asset as well. Knowing that, they could have leased to one large discount tenant or whomever; it could have been a tire and battery, it could have been many a number of different things, but we wanted to control it and we wanted it to reflect what is appropriate for the asset and we wanted it to end up looking like this and being an amenity to our overall holdings here in Strongsville and in and of itself being just a lovely environment, a small little lifestyle village. We deemed it really important that The Rail was going to do something like this with a former truck dock. Critical to the ongoing operations of a large grocery store box, but for what we wanted to do, we wanted some open air/alfresco dining. The Rail is a very good operator and it really kind of adds to the overall mix of the center. Steve alluded to this Core Life. This is a health food, fast, casual restaurant...organic, thank you, and we think it will add to the overall mix. Michaels is kind of a hometown pride. They're part of the Strongsville community as well.

**PUBLIC HEARING (cont'd):**

Mr. Hense (cont'd) - We think that we are delivering something, I think, pretty special to the front of our mall and very additive to it, not just a blocking maneuver, but we think that we have done something that's really enhancing the asset. Dan will talk a little more about the timing and the specifics. I would like for you to remember three things about this project. Number one, just to reiterate what Ken was saying, we will not and we will agree to restrict any mall tenants from doing any signage on the exterior of the mall-any monument signs. We will agree to anything in that vein. Number two, we are proposing that we will not add a monument sign; we are basically just moving it from (referring to the power point presentation)-so this sign would just move further to the east and it would be this sign. The third thing is just what I've been speaking to and that is that we want to enhance our property; that we are going to have nothing but full price restaurants and retail tenants; and that it will be a first class operation, owned and operated by Starwood, a company that really cares about quality. We're proud to be on Royalton Road which is kind of the main avenue through your great town. Dan, I don't know if you want to talk about some of the delivery timelines or...

Dan Whelan, 1 East Wacker Drive, Suite 3600, Chicago, IL – Yes, real quickly I just would also like to be here to answer any questions you have specifically on the project and how we can help assist moving forward in partnership. I also want to reiterate that we're just not a couple of guys flying in from Chicago. They put me on this project a year ago because I am a Cleveland guy. I have great pride in this city and all the suburbs here. I grew up on the east side so don't hold that against me. We really want to be great partners and continue that with the City of Strongsville. We are delivering to tenants. Actually, Steve mentioned this spring we turn it over to DSW; Michaels is accepting any day now as soon as we can figure out what the situation is here because they are adamant the signage is very important to their business. I also want to reiterate the visibility issue. It's not simply someone's visibility as it relates to access to the center. A lot of the point is when you are driving by and finally get that peek at Michaels or DSW or coming the other way, it's almost too late. It's almost as though you have to pull over or turn into the driveway past where Robeks and those things that sit behind there if you are heading west. I just want to talk about that; the thing about that is it is not strictly just visibility, it is visibility and access and safety when you are driving by. You have to arch your head at the side of the building rather than seeing something that is in your periphery. Those are just some of the things I wanted you to consider as you weigh this option. I am here if there are any questions you may have.

Mr. Southworth – Are there any questions?

(None)

Mr. Southworth – Neal, do you have anything?

Mr. Jamison – I have nothing Mr. Chairman. Obviously, Mr. Fisher presented some things today though the exhibits. I've also got something for the record for council as well-minutes from the previous Planning and ARB meetings and also the former ordinance. I do know that Mr. Kolick who is the attorney for the Planning Commission and ARB would like to come forward as well as maybe Mr. Smerigan just to give council a full view of what is going on, but I have nothing further at this point.

Mr. Southworth – Thank you Mr. Jamison, Mr. Kolick?

**PUBLIC HEARING (cont'd):**

Mr. Kolick – Mayor, President, members of council, I know most of you weren't here when this mall started. Obviously, Starwood wasn't here, but I was here when this mall started and we went through eight years of determining signage, entrance, traffic signalization, and everything for this mall. This was developed as one whole. There were eight fringe parcels, one of which is the Giant Eagle. If you go around, Key Bank is on a separate parcel, Longhorns, Macaroni Grill, Cleveland Clinic, Buca di Beppo, Dynamic Fitness, and the new Brew Garden coming in. These were always separate parcels, but they were all owned originally by Jacobs and under the Royalton Road joint venture. When we developed, we meaning the developer and the city approving this mall, we developed it as one regional project. They sold us on the idea that there was a symbiotic relationship between the fringe parcels and the mall and the mall and the fringe parcels. The only way this could be developed, if you considered everything, is one whole. That's how it was done. There were agreements put in place. We didn't at that time even have back in 1991 a Signage Commission for the regional mall. We had to develop from scratch a signage review provision for that. Those signs that you saw, the other ones, they aren't even applicable; it's apples and oranges. Those signs are all in different zoning districts; they're in GB (General Business); they're in LB (local Business), they're in different zoning districts so the laws are different for those than they were for the regional mall.

For the regional mall we developed our own signage program. What we did is a couple of things. One, the city put a lot of money into the expansion of roads, moving around the traffic control systems, and with that we have certain trade-offs with developer. One of the key trade-offs in this whole process was there would be no curb cuts from any of these fringe parcels onto Route 82 and there would be no signage out on Route 82 or on Howe Road. That was one of the major trade-offs we made in order-commit them all in. What did we trade-off? They have huge signage for the mall and those out parcels now that far exceed what we permit in any of the other areas. In fact, if you look at the signage on here that's in the submittal that you have, the one that shows the tower element-"Proposed Redevelopment" (referring to the power point handout) , we don't permit that type of signage anywhere else in the city. Where you see DSW and Michaels, we only permit that signage above the tenant unit themselves; so this is again part of the trade-off that we did. The one that is called "Proposed Development" and has DSW and Michaels on that tower element that you see going up...in the other areas of the city that's not permitted; you can only have your tenant signage over your marquee going in, but we recognize that the mall is a different animal. This helps to identify this where we wouldn't permit it otherwise. Again, the master signage program for this mall was developed with those two key elements in tow here; that we wanted this boulevard look. You've got seven lanes of traffic there.

To allow this signage to go in not only runs and is antithetical to what we did, but Key Bank is going to want a sign there, Macaroni Grill is going to want a sign out there, etc. We've already had the other tenants, both on Royalton and Howe Road asking us for signage. That's been since the mall was developed, opened in 1996, right through to now. The city, both through the ARB, the Planning Commission, and this council when you review all these signage plans, you have been absolutely consistent. Buca di Beppo wanted a sign; we did not permit them to have a ground sign. The Dynamic Fitness wanted a sign, the Brew Garden wanted a sign; no signs we permitted on Howe Road, no signs we permitted on Royalton Road. That's sort of a little history as to how it got to where it's at and what was important to the city when it originally started this. With that, I would like to have our City Planner...because we did have him look at this, we also want to be good with the individuals coming in who are developing the city and work with them, but they need to work with us too. I will have Mr. Smerigan just address some of the elements such as the visibility. Understand, this regional mall if you look from the gas station over on the corner all the way down to the end by Giant Eagle, there's not one sign out there, not one tenant sign and it was designed that way.

**PUBLIC HEARING (cont'd):**

Mr. Kolick (cont'd) - The only thing you are going to see are the curb entrances so people know this is the entrance to the mall, and it says SouthPark. Not one tenant is on a single one of those signs and that was the way it was designed. George, if you could just address a couple of the items on visibility.

Mr. Smerigan – Yes, just very quickly, we are sensitive to the need for signage. I think these gentlemen are to be congratulated. They have done a heck of a job with the repurposing of that building. I think they have done a very nice job for something that was not terribly attractive and made it very attractive and I think they are to be applauded for that, no question about it. We did approve over four hundred square feet of signage for that building as it's repurposed. That includes those tower signs, which as Dan indicated, aren't typical signs that we would approve. That's been the trade-off we've had with the mall all along. Although they have not been able to get free standing signs, they have been able to get more signage and signage in locations that are not typically available to other zoning districts such as general business or local business. I think it's important to keep in mind that there are twelve other out buildings in that mall development. They all have essentially the same visibility issue that this building has. This building has some advantages in that it is very visible from Route 82 compared to some of the other out buildings that are in that mall parcel. They could all claim that same thing in terms of the visibility. I think that we have been consistent with the application of the policy that council set many years ago. You did establish very clearly in that policy that other than the name signs for the mall there were to be no freestanding signs for any other uses and any of the out parcels on either Royalton Road or on Howe Road. We have routinely over the years turned those down; Dan mentioned the three most recent ones, but we have done them on a regular basis. It's not that we don't get requests, but we have always stood by the policy that council established back when you originally did the mall development.

I think that given the standards that we have applied, I think that there is adequate visibility. I think we've given them signage that is adequate for their needs. I think the tower signs provide the northern exposure for those units that are at the southern end facing east. I think that from both the standpoint of the Architectural Review Board and the Planning Commission, the feeling was that this was consistent with the way we've handled signage in this area all the way through. I don't think you can reasonably compare this with other zoning districts and what we do with the signage in those other districts. The strip centers and the general business districts have a totally different situation. Every district has its own sign regulations and we need to be consistent within the district. This is obviously a policy that council set; so they are back in front of you because this was your policy which was originally established as part of the whole mall development. In my opinion as a professional planner, I think that they do have adequate visibility and adequate exposure, but again, ultimately this is council's decision.

Mr. Southworth - Thank you very much.

Mr. Fisher – I'll be very brief. The other properties, again, that could be subject to the precedent that would be established if in fact Ordinance No. 2016-058 passes tonight permitting the monument sign are single tenant buildings. This was originally a single tenant building. My point is that was over twenty years ago. Conditions change, ordinances are always looked at, amended...the Charter is looked at every five years or perhaps even more often and subject to amendment as conditions change. This is clearly an example of a changed condition. What was always going back to Regos and then Giant Eagle, a single tenant grocery store now has been redeveloped with several multi-tenants. It's a significant investment and it's beautiful, I mean, any city would welcome what I've seen...any city. I'm not saying that because it's my client, but it's just true.

**PUBLIC HEARING (cont'd):**

Mr. Fisher (cont'd) - There's a real problem with some of the tenants because although the shopping center district is clearly defined, I don't dispute it-you're zoning, it abuts other retail districts and literally abuts right on top where monument signs with tenant identification is allowed which does create a problem. I understand that tremendous planning went into SouthPark. I understand that it is ongoing. I understand that although it's a very good use it's a use that again I'm exhausting resources-understood. That's the same with Beachwood Mall where Mr. Smerigan is also the Planner-same issues, but they're great malls, both of them and they both have the same great Planner. I'm not a Planner, but this is what I do for a living as an attorney. I disagree with the position of the professionals including Mr. Kolick who is a colleague and gentlemen I have the pleasure of knowing. I do think there is a legitimate issue here and something that we ask you to truly consider because it is important and it's a different time, 2016 than back in the Mid 90s. It's a whole different set of circumstance and conditions with this structure, the former Rego/Giant Eagle structure. Thank you for your time. Thank you Mayor for allowing us to be heard tonight.

Mr. Southworth – Thank you, are there any other questions or comments?

(No Comments)

#### **REPORTS OF COUNCIL COMMITTEES:**

**SCHOOL BOARD – Mr. Carbone:** Yes, there has been a couple school board meetings since our last meeting. Recently, the district hired Dan Foust, Communications Coordinator. I believe Dan was a 1990 graduate of Strongsville High School. Marty Austin, head of our Transportation also talked at the last meeting about new software to help the efficiency and the bus routes. Combine...and kind of changing some of the times with some of the school so we can be more efficient. There was also another gentleman from Raptor, a security system, to help us better identify people, parents, and family members coming into all our school buildings. Spring break starts on March 21<sup>st</sup> through March 25<sup>th</sup>. Donald Arslanian was McDonald's Channel 5 Student Athlete of the Week. The board also voted to make district videos and recordings a permanent part of the minutes. The board also voted to advertise for bid for five (5) 65 passengers, conventional school buses. That ends my report.

Mr. Southworth – Thank you Mr. Carbone, are there any questions for Mr. Carbone?

(No Comments)

**SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Southworth:** We had our first board meeting last week with the new CEO...President and CEO. Fantastic guy. He has a lot of ideas as far as cost savings and maximizing what the hospital is doing. Partnering with outside institutions. It's exciting. Tom Selden was great and I enjoyed working with him and I am going to enjoy working with Mr. Young as well. I'll give, since we're pushing 9 o'clock, I'll give a fuller report at our next council meeting, but if there are any questions in the meantime, please feel free to ask them.

#### **REPORTS OF COUNCIL COMMITTEES (cont'd):**

**BUILDING AND UTILITIES – Mr. Schonhut:**

\* See Communications and Technology Committee below \*

**COMMUNICATIONS AND TECHNOLOGY – Mr. Schonhut:** Thank you Mr. Southworth. I have no ordinances or resolutions for Building and Utilities as well as a Communications and Technology, but I will happily take any questions for either committee.

Mr. Southworth – Are any other questions for Mr. Schonhut?

(None)

**ECONOMIC DEVELOPMENT – Mr. Daymut:** Thank you Mr. Southworth. Economic Development has no ordinances or resolutions on this evening's agenda. I will give a brief report on our meeting of Monday, February 22<sup>nd</sup>. I'd like to again announce, and you should have got your invitations for our next breakfast meeting which will be Thursday, March 31<sup>st</sup>. The speaker will be Bruce McCain, Chief Strategist for Key Bank. The sponsor is also Key Bank. We received no report for our tech committee under Ed Oliveros. Our Business Retention and Expansion survey for 2016 is almost ready to go. We've worked out most of the kinks with the software and our new computer system. We should have that out, hopefully, in the next few weeks, beginning of April at the latest. We gave favorable recommendation to Ordinance No. 2016-025 and Ordinance No. 2016-036. We did review our tour of the Hilton Downtown Cleveland. I'd like to thank Michael Gallagher our County Representative, for inviting us to that. For those of us who attended, I think it was a great experience. We discussed the March 8<sup>th</sup>, tomorrow, the Mayor's State of the City at 11:30 a.m. We've, as the Economic Development Committee committed to attend that. Polaris Career Fair, with many of Strongsville businesses attending that will be March 23<sup>rd</sup> at Polaris from 9:00 a.m. to 12:00 p.m. We started discussing our schedule for tours. It's my understanding in talking to Brent Painter today that Cuyahoga Community College has reached out to us for a tour on the 21<sup>st</sup>. We'll keep you informed as soon as the details become available. Our next meeting will be Monday, March 28<sup>th</sup> at 7:00 p.m. at the Senior Center. That's all I have this evening, Mr. Southworth. Thank you very much.

Mr. Southworth – Thank you Mr. Daymut, are there any questions for Mr. Daymut?

(None)

**FINANCE – Mr. Dooner:** Thank you Mr. Southworth, we have Resolution No. 2016-052. This is confirming the City's practice to pick up the employee contributions for the voluntary purchase of military service credit for Strongsville Fire Department employees who are members of the Ohio Police and Fire Pension Fund through a salary reduction pick up plan. The recommendation is to suspend and adopt. We also have Resolution No. 2016-053. This is confirming the City's practice to do the same for the Police Department through a salary reduction program. The recommendation is also to suspend and adopt. That's all I have Mr. Southworth.

Mr. Southworth – Thank you Mr. Dooner, are there any questions for Mr. Dooner?

(None)

**REPORTS OF COUNCIL COMMITTEES (cont'd):**

**PLANNING, ZONING AND ENGINEERING – Mr. Daymut:** Thank you Mr. Southworth, Planning Zoning and Engineering has recommended Ordinance No. 2016-025 be placed on second reading and we will schedule a public hearing for that on April 18<sup>th</sup>. That's self-storage and mini storage. Ordinance No. 2016-054 received a favorable recommendation. That's the easement, accepting an easement for sanitary sewer from Love Farm Development. Ordinance No. 2016-055 received favorable recommendation and that's dedication of public lands for Love Farm Development. Ordinance No. 2016-056 should be placed on first reading and referred to Planning Commission. This is for rezoning at Whitney Road and Pearl Road. Ordinance No. 2016-057 did receive a favorable recommendation and this is has to do with the regional storm water agreement with Northeast Regional Sewer District. Ordinance No. 2016-058, as you know, we just had a presentation on that. I would ask that we vote our conscience. It had been considered at our last meeting and with the Planning Commission and ARB and I am sure you are aware of what the results were there. So I ask for a vote of your conscience this evening. That's all I have this evening Mr. Southworth. Thank you very much.

Mr. Southworth – Thank you Mr. Daymut, are there any questions for Mr. Daymut?

(None)

**PUBLIC SAFETY AND HEALTH – Mr. DeMio:** Thank you Mr. Southworth. I'm going to try to make this really quick. I am not going through all these ordinances. I can just tell you, Ordinance No. 2016-046 through Ordinance No. 2016-051 are all suspension and adoption. We had some questions about the process of why we do, what we do with the buying and selling of vehicles and equipment for safety. I think that is satisfied, at least on the information basis of these ordinances. As a committee, we'd like to suspend as a committee and suspend and adopt each one of those if we could. I'm going to close the committee because of the time and the respect to the folks that are here.

Mr. Southworth – Thank you Mr. DeMio, are there any questions for Mr. DeMio?

(None)

**PUBLIC SERVICE AND CONSERVATION – Mr. Carbone:** Thank you Mr. Southworth, I have three ordinances and two resolutions this evening. Ordinance No. 2016-040 is authorizing the sale of public auction for certain obsolete vehicles no longer needed. The recommendation is to suspend and adopt. Ordinance No. 2016-041 is authorizing the disposal of public service equipment, also not needed by our city. The recommendation is to suspend and adopt. Last ordinance is Ordinance No. 2016-042, authorizing sale by Internet auction more obsolete property no longer needed by the city. The recommendation is to suspend and adopt. Resolution No. 2016-043 is authorizing the Mayor to advertise for bids to purchase five trailer mounted leaf vacs. The recommendation is to suspend and adopt. Lastly, Resolution No. 2016-044 is a resolution authorizing the Mayor to advertise for bids for removal and replacement of a roof and related items for the water treatment plants "B" and "C" and Westwood lift station. The recommendation is to suspend and adopt.

***Motion by Mr. Carbone, seconded by Mr. DeMio to ratify, approve and note the burial of Bryan B. Kevdzija in Section D, Lot #14, Graves D, based on the owner's designation of wishes for interment in the Strongsville Municipal Cemetery. All members present voted aye and the motion carried.***

Mr. Southworth – Are there any questions for Mr. Carbone?

(None)

**REPORTS OF COUNCIL COMMITTEES (cont'd):**

**RECREATION AND COMMUNITY SERVICES – Mr. Short:** Thank you Mr. Southworth, we have one ordinance and one resolution on the agenda this evening. Ordinance No. 2016-038 is for the approval for the city to allow the Strongsville Lacrosse Association to use the city's facilities for their games this spring. The recommendation is to suspend and adopt. Resolution No. 2016-039 is to authorize the Mayor to advertise a request for qualifications and proposals for architectural and engineering design for the locker rooms at the rec center. All four locker rooms will be replaced, hopefully, this year. This will be the bidding to begin that process. We're looking forward to that. This is the first time in twenty years, Mayor...

Mayor Perciak – Seventeen years.

Mr. Short – Almost, seventeen years that it will be updated. The recommendation is to suspend and adopt. A couple quick announcements of events for the rec center and the recreation committee. Saturday, March 19<sup>th</sup> is the Super Saturday Bicentennial Race. A one mile race at 8:30 a.m., a 5K at 9:00 a.m., which I hope to participate in as long as I can find a sitter for my children. You can register online and you can register up to March 18<sup>th</sup>. Please come, run and enjoy a fantastic Bicentennial race for Strongsville. March 10<sup>th</sup>, which is this Thursday, is the final day for baseball signup. Please, if you want to play baseball, please sign up by March 10<sup>th</sup>. Lastly, we have a little time for this but on April 24<sup>th</sup>, is the Senior Prom at the Senior Center. You can get information at the senior desk there if you'd like to attend that. That ends my report Mr. Southworth.

Mr. Southworth – Thank you Mr. Short, are there any questions for Mr. Short?

(None)

**COMMITTEE OF THE WHOLE – Mr. Southworth:** We have two ordinances on this evening's agenda. The first one is Ordinance No. 2016-036. This is regarding the admissions tax. We are placing that on second reading and referring back to committee. The second is Ordinance No. 2016-059. This is approving and adopting replacement pages for our Codified Ordinances The recommendation is to suspend and adopt. If there are no questions for me, we will move on.

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

**Mayor Perciak:** Thank you again Mr. President. Just a quick thank you to all who helped with the celebration of our Bicentennial on February 25<sup>th</sup>. All the sponsors, the Strongsville Chamber of Commerce for the wonderful banners to Serpentine Chevrolet for all the flowers and everything that was at our luncheon at the Senior Center on the 25<sup>th</sup>. To the Strongsville Historical Society, who made possible, a fifteen minute presentation on the history of Strongsville. To Bill Wills from WTAM radio for volunteering his time and acting as the master of ceremonies for that event. For all those who attended in a special way, you were a part of Strongsville history. To the 350+ that attended, we appreciate your attendance and especially the founding families of Strongsville that are still here, yet today. The Sprague Family, the Bedford Family, the Maatz Family and the Seidel Family that, we were happy to see them there and to know that the Strongsville tradition continues and the commitment to our community continues. To all the families who have been here and have raised their children here and have not left. It is amazing to meet and greet families that have been here 60, 70 and 80 years. To all of you, in a very special way, thank you for providing us with the foundation to move forward and for the community that we are today. That will end my report, if anybody wants to know about statistical data, financial data, where we're going in the future and what are vision is, tomorrow, State of City, 11:30 a.m. at the Ehrnfelt Senior and Rec Center. The presentation will be somewhat lengthy but it will, in my mind and administrations mind, present our view of the city as we move forward in the years to come. That ends my report Mr. President.



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

Mr. Southworth – Thank you Mr. Mayor. Finance Department...

**FINANCE DEPARTMENT – Mr. Dubovec:** Thank you Mr. Southworth. 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. Southworth – Thank you Mr. Dubovec. Law Department, our new Law Director Neal Jamison.

**LAW DEPARTMENT – Mr. Jamison:**

Mr. Jamison – Thanks Mr. Chairman. Previously, we granted two conditional objections to liquor permits. At this point, we would like to...those are now in compliance. I'd like to withdraw our conditional objection and have our Clerk notify the Liquor Control Commission. They are Forever Grateful, doing business as Graeley and Company at 14397 Pearl Road. The second one is the 7 Eleven at 16625 Royalton Road. All ordinances and resolutions are in proper legal form. I have nothing else.

Mr. Southworth – Thank you Mr. Jamison...

Mr. DeMio – Mr. Southworth?

Mr. Southworth – Yes?

Mr. DeMio – I hate to do this...

Mr. Southworth – No...

Mr. DeMio – I really do. I need to ask a legal question regarding an issue on this agenda, before I vote. I make a motion to talk in an executive session with the Law Director and all of council regarding an ordinance on the agenda tonight.

***President Southworth noted the necessity for an executive session for the purpose to discuss legal matters with the Law Director. Also present was Mayor Perciak. It was so moved by Mr. DeMio and seconded by Mr. Schonhut 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 9:05 p.m. The executive session concluded at 9:13 p.m. and a motion was made by Mr. DeMio, seconded by Mr. Daymut to go back to the regular order of business. All members presented voted aye by roll call vote and the motion carried.***

**AUDIENCE PARTICIPATION:**

Mr. Southworth – We've reached the portion of our meeting for audience participation. We do have a sign-in sheet. No one has signed in. If there is anybody in the audience who wishes to come up, you have five minutes, we only ask that you please state your name and address when you come up.

Kelly Kleer, 19163 Westwood Drive, Strongsville, OH. 44149: Hello everyone, my name is Kelly Kleer. My address is 19163 Westwood Drive, just right down the street. My husband actually spoke with you Mr. Short, last week. We have been residents in Strongsville, I have, for almost a year now and then he has for about seven years. We recently purchased a couples membership at the rec center and we unfortunately are moving for my husband's job, so we are asking that we get a prorated amount back from the membership for that nine to ten months that we won't be here to be able to fulfill that membership. I know that the policy states that they aren't any refunds, but we were hoping that policy could change for us and for future residents that have this issue with job transfers. Umm, that's all.

Mr. Short – Thank you and just for the record, I did speak with the director today and it is actually an ordinance of council that sets that policy. As chair of the recreation committee I will convene to look for something in the future, to look at some of the expectations that can be made. It's actually an ordinance and law of the City of Strongsville. It is a public facility. But we will consider that in the future. So I'd like to thank you for bringing that to our attention.

Mrs. Kleer – Okay, thank you.

Mr. Short – Thank you.

Mr. Southworth – Is there anyone else?

(No Comments)

**ORDINANCES AND RESOLUTIONS:**

**Ordinance No. 2016-025** by Mayor Perciak and Mr. Daymut. AN ORDINANCE AMENDING SECTION 1240.08(c) BY ADDING SUBSECTION (22), AND AMENDING SUBSECTIONS 1262.04(a)(1) AND 1262.05(a)(1) OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, IN ORDER TO ELIMINATE SELF-STORAGE AND MINI STORAGE FACILITIES FROM GENERAL INDUSTRIAL DISTRICTS, AND DECLARING AN EMERGENCY.

***Placed on second reading, set for a public hearing on April 18, 2016 and referred back to the committee.***

**Ordinance No. 2016-036** by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING NEW CHAPTER 882 OF TITLE FOUR OF PART EIGHT OF THE CITY'S CODIFIED ORDINANCES PROVIDING FOR IMPOSITION AND REGULATION OF AN ADMISSIONS TAX APPLICABLE TO CERTAIN LIMITED ENTERTAINMENT, AMUSEMENT AND RECREATIONAL BUSINESS USES WITHIN THE CITY, BUT SUBJECT TO CERTAIN EXEMPTIONS, FOR TAX YEARS COMMENCING JULY 1, 2016.

***Placed on second reading and referred back to the committee.***

**ORDINANCES AND RESOLUTIONS (cont'd):**

**Ordinance No. 2016-038** by Mayor Perciak and Mr. Short. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO ANOTHER NON-EXCLUSIVE RENTAL/OCCUPANCY AGREEMENT WITH THE STRONGSVILLE LACROSSE ASSOCIATION ON A LIMITED BASIS FOR 2016, FOR THE CITY'S FOOTBALL FIELDS LOCATED ON LUNN ROAD IN THE CITY OF STRONGSVILLE, 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. 2016-038 ADOPTED.**

**Resolution No. 2016-039** by Mayor Perciak and Mr. Short. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR ARCHITECTURAL AND ENGINEERING DESIGN AND CONSULTING SERVICES FOR THE RENOVATION OF FOUR LOCKER ROOMS AT THE CITY'S EHRNFELT RECREATION CENTER.

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. Resolution No. 2016-039 ADOPTED.**

**Ordinance No. 2016-040** by Mr. Carbone. 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.

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. 2016-040 ADOPTED.**

**Ordinance No. 2016-041** by Mr. Carbone. AN ORDINANCE AUTHORIZING THE DISPOSAL OF DEPARTMENT OF PUBLIC SERVICE EQUIPMENT NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, 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. 2016-041 ADOPTED.**

**ORDINANCES AND RESOLUTIONS (cont'd):**

**Ordinance No. 2016-042** by Mr. Carbone. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S PUBLIC SERVICE DEPARTMENT, 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. 2016-042 ADOPTED.**

**Resolution No. 2016-043** by Mr. Carbone. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE PURCHASE OF UP TO FIVE TRAILER MOUNTED LEAF VACS TO BE USED BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE.

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. Resolution No. 2016-043 ADOPTED.**

**Resolution No. 2016-044** by Mayor Perciak and Mr. Carbone. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE REMOVAL AND REPLACEMENT OF THE ROOF AND ALL RELATED ITEMS AT WASTEWATER TREATMENT PLANTS "B" AND "C", AND THE WESTWOOD LIFT STATION BUILDING, IN THE CITY OF STRONGSVILLE.

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. Resolution No. 2016-044 ADOPTED.**

**Ordinance No. 2016-045** by Mayor Perciak and Mr. DeMio. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT WITH TAC COMPUTER, INC. FOR CONTINUATION OF COMPUTER SOFTWARE AND MAINTENANCE SERVICES FOR THE STRONGSVILLE POLICE AND FIRE DEPARTMENTS, INCLUDING THE CITY'S REGIONAL PUBLIC SAFETY DISPATCH CENTER, WITHOUT PUBLIC BIDDING, 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. 2016-045 ADOPTED.**

**ORDINANCES AND RESOLUTIONS (cont'd):**

**Ordinance No. 2016-046** by Mayor Perciak and Mr. DeMio. AN ORDINANCE AUTHORIZING THE MAYOR TO MAKE AN APPLICATION WITH THE LOCAL GOVERNMENT INNOVATION COUNCIL FOR A GRANT UNDER THE LOCAL GOVERNMENT SAFETY CAPITAL GRANT PROGRAM, FOR FINANCIAL ASSISTANCE TO PURCHASE VARIOUS EQUIPMENT FOR USE BY THE CITY OF STRONGSVILLE POLICE DEPARTMENT AND SOUTHWEST EMERGENCY DISPATCH CENTER, 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. 2016-046 ADOPTED.**

**Ordinance No. 2016-047** by Mayor Perciak and Mr. DeMio. AN ORDINANCE AUTHORIZING THE MAYOR TO MAKE AN APPLICATION WITH THE LOCAL GOVERNMENT INNOVATION COUNCIL FOR A GRANT UNDER THE LOCAL GOVERNMENT SAFETY CAPITAL GRANT PROGRAM, FOR FINANCIAL ASSISTANCE TO PURCHASE VARIOUS EQUIPMENT FOR USE BY THE CITY OF STRONGSVILLE FIRE DEPARTMENT, 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. 2016-047 ADOPTED.**

**Ordinance No. 2016-048** by Mayor Perciak and Mr. DeMio. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ONE (1) NEW 2016 HARLEY-DAVIDSON POLICE MOTORCYCLE WITH BASIC ACCESSORIES FOR USE BY THE CITY'S POLICE DEPARTMENT, AND FOR TRADE-IN OF ONE (1) 2008 HARLEY-DAVIDSON POLICE MOTORCYCLE, AND TO HAVE THE SALE PRICE APPLIED TO THE PURCHASE PRICE, WITHOUT PUBLIC BIDDING FOR SUCH SALE, 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: Ayes: Dooner, Short, Carbone, DeMio, Daymut, Southworth.  
Nays Mr. Schonhut. Motion fails. Ordinance No. 2016-048 DEFEATED.**

***\*Refer to Article V, Section 5(b) of the Charter\****

**ORDINANCES AND RESOLUTIONS (cont'd):**

**Ordinance No. 2016-049** by Mayor Perciak and Mr. DeMio. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF THREE (3) 2016 FORD UTILITY INTERCEPTOR VEHICLES, ALL WITH BASIC OPTIONS AND APPURTENANCES, FOR USE BY THE POLICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; 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. 2016-049 ADOPTED.**

**Ordinance No. 2016-050** by Mayor Perciak and Mr. DeMio. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF FOUR (4) 2016 DODGE CHARGER VEHICLES, WITH BASIC OPTIONS AND APPURTENANCES, FOR USE BY THE POLICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; 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. 2016-050 ADOPTED.**

**Ordinance No. 2016-051** by Mayor Perciak and Mr. DeMio. AN ORDINANCE APPROVING PURCHASES OF SUPPLEMENTAL SPECIALTY ITEMS, EQUIPMENT, PAINTING, AND INSTALLATION OF ACCESSORIES NECESSARY TO PROPERLY OUTFIT NEW VEHICLES AND A MOTORCYCLE SEPARATELY PURCHASED FOR USE BY THE POLICE DEPARTMENT; AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTS WITH VARIOUS VENDORS, WITHOUT PUBLIC BIDDING; 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: Ayes: Southworth, Dooner, Short, Carbone, DeMio, Daymut.  
Nays Mr. Schonhut. Motion fails. Ordinance No. 2016-051 DEFEATED.**

***\*Refer to Article V, Section 5(b) of the Charter\****

**ORDINANCES AND RESOLUTIONS (cont'd):**

**Resolution No. 2016-052** by Mayor Perciak and Mr. Dooner. A RESOLUTION CONFIRMING THE CITY'S PRACTICE TO PICK-UP THE EMPLOYEE CONTRIBUTIONS FOR THE VOLUNTARY PURCHASE OF MILITARY SERVICE CREDIT FOR STRONGSVILLE FIRE DEPARTMENT EMPLOYEES WHO ARE MEMBERS OF THE OHIO POLICE & FIRE PENSION FUND, THROUGH A SALARY REDUCTION PICK-UP-PLAN, 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. Resolution No. 2016-052 ADOPTED.**

**Resolution No. 2016-053** by Mayor Perciak and Mr. Dooner. A RESOLUTION CONFIRMING THE CITY'S PRACTICE TO PICK-UP THE EMPLOYEE CONTRIBUTIONS FOR THE VOLUNTARY PURCHASE OF MILITARY SERVICE CREDIT FOR STRONGSVILLE POLICE DEPARTMENT EMPLOYEES WHO ARE MEMBERS OF THE OHIO POLICE & FIRE PENSION FUND, THROUGH A SALARY REDUCTION PICK-UP-PLAN, 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. Resolution No. 2016-053 ADOPTED.**

**Ordinance No. 2016-054** by Mr. Daymut. AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT AN ASSIGNMENT OF EASEMENTS FROM LOVE FARM DEVELOPMENT CO., LTD., FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING AND REPAIRING A SANITARY SEWER SYSTEM AND APPURTENANCES IN CONNECTION WITH LOVE FARM SUBDIVISION, 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. 2016-054 ADOPTED.**

**ORDINANCES AND RESOLUTIONS (cont'd):**

**Ordinance No. 2016-055** by Mr. Daymut. AN ORDINANCE ACCEPTING FOR DEDICATION TO PUBLIC USE CERTAIN LANDS WITHIN THE LOVE FARM SUBDIVISION; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, 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. 2016-055 ADOPTED.**

**Ordinance No. 2016-056** by Mr. Daymut. 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 AT 9200 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PPN 395-03-006).

***Placed on first reading; referred to Planning Commission and then back to the committee.***

**Ordinance No. 2016-057** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A REGIONAL STORMWATER MANAGEMENT PROGRAM SERVICE AGREEMENT BETWEEN THE NORTHEAST OHIO REGIONAL SEWER DISTRICT AND THE CITY OF STRONGSVILLE, IN ORDER TO ALLOW CONSISTENT AND COORDINATED DELIVERY OF REGIONAL STORMWATER MANAGEMENT SERVICES WITHIN THE CITY OF STRONGSVILLE, 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. 2016-057 ADOPTED.**

**Ordinance No. 2016-058** by Mayor Perciak and Mr. Daymut. AN ORDINANCE AMENDING THE MASTER SIGN PROGRAM FOR SOUTHPARK MALL, AND DECLARING AN EMERGENCY. [The Commons at SouthPark]

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 nays. Motion fails. Ordinance No. 2016-058 DEFEATED.**



**ORDINANCES AND RESOLUTIONS (cont'd):**

**Ordinance No. 2016-059** by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND ADOPTING REPLACEMENT PAGES TO THE CODIFIED ORDINANCES OF THE CITY FOR THE LAST HALF OF 2015, REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH, 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. 2016-059 ADOPTED.**

**COMMUNICATIONS, PETITIONS AND CLAIMS:**

*Application for Permit: **NEW-D5: To: Copper Dollar 2 Inc.; DBA: Bennetts Bar & Grill, 19616 West 130<sup>th</sup> Street, Strongsville, Ohio 44136 (Responses must be postmarked no later than 3/18/2016).***

Mr. Southworth – There are no objections so this will be approved.

**MISCELLANEOUS BUSINESS:**

***Motion of Council members to designate the Clerk of Council, Aimee Pientka for Public Records training on their behalf under the requirements of State Law. All members presented voted aye and the motion carried.***

Mr. Southworth – That is all that we have for this evening.

**ADJOURNMENT:**

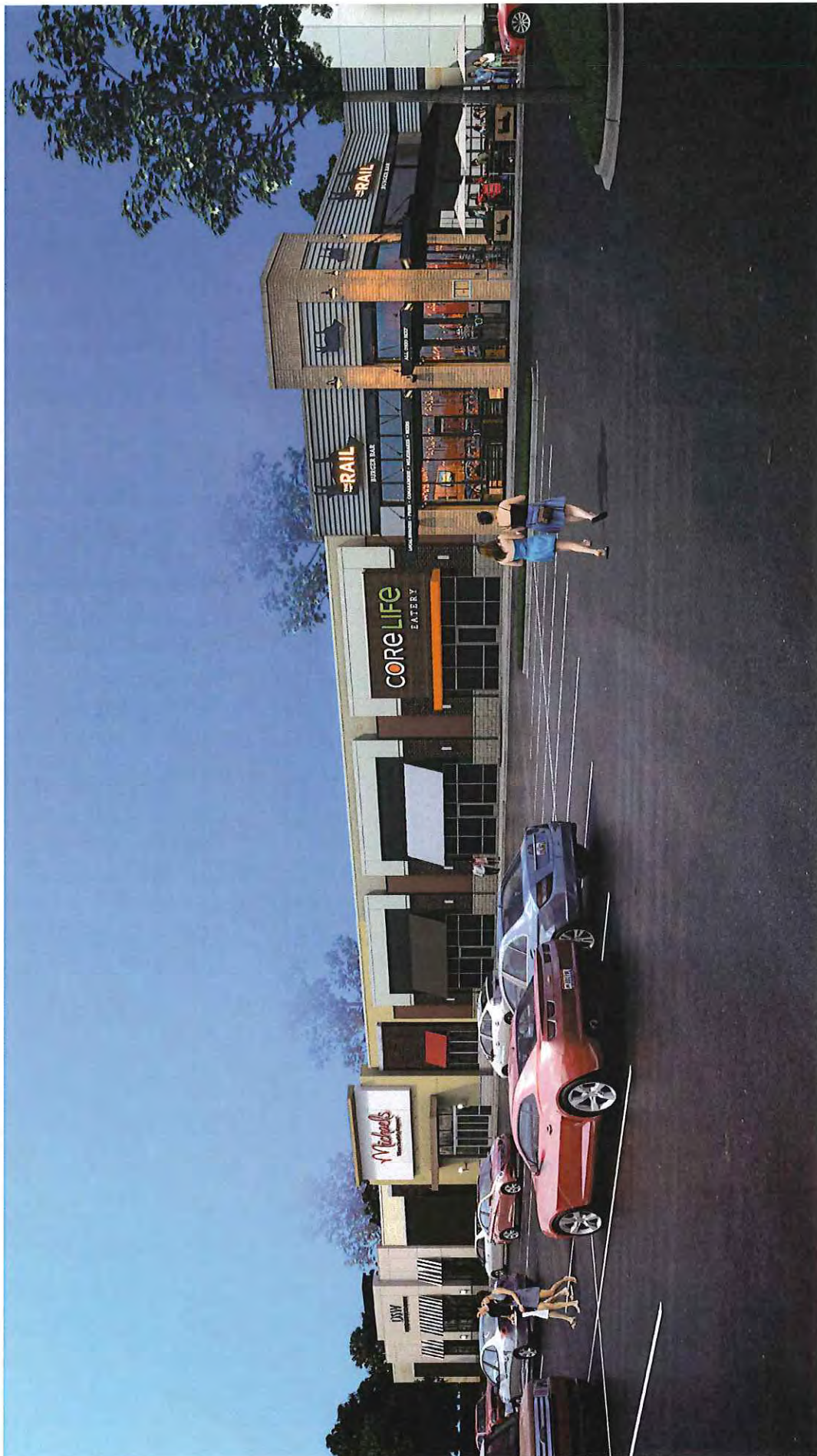
There being no further business to come before this Council, President Southworth adjourned the meeting at 9:36 p.m.

Signature on File  
Aimee Pientka, CMC  
Clerk of Council

March 21, 2016  
Date of Approval



**RETAIL PARTNERS**



**DORSKY + YUE INTERNATIONAL<sup>®</sup>**  
**ARCHITECTURE**  
 CLEVELAND P: 216.468.3150 F: 216.468.3150  
 FORT LAUDERDALE P: 954.703.7100 F: 954.703.7100  
 WASHINGTON, D.C. P: 202.776.0460 F: 202.773.5441

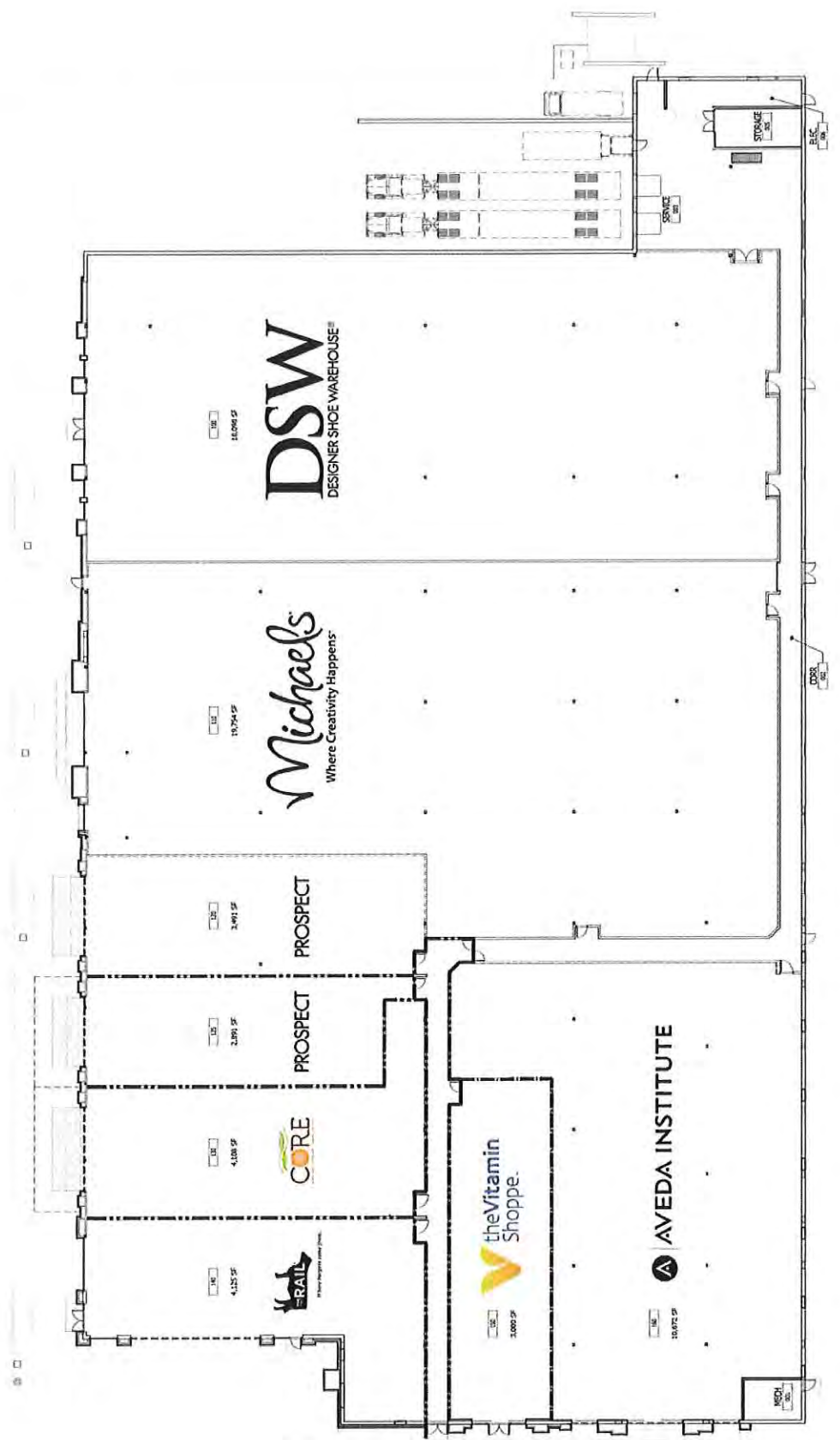
**PROPOSED REDEVELOPMENT**  
*Strongsville, Ohio*





**PROPOSED REDEVELOPMENT**

*Strongsville, Ohio*



**DSW**  
DESIGNER SHOE WAREHOUSE

16,095 SF

**Michaels**  
Where Creativity Happens

19,794 SF

**PROSPECT**

3,491 SF

**PROSPECT**

2,891 SF

**CORE**

4,188 SF

**RAIL**  
The Great American Train

4,225 SF

**theVitamin Shoppe**

3,000 SF

**AVEDA INSTITUTE**

10,072 SF

**MECH**

**STORAGE**

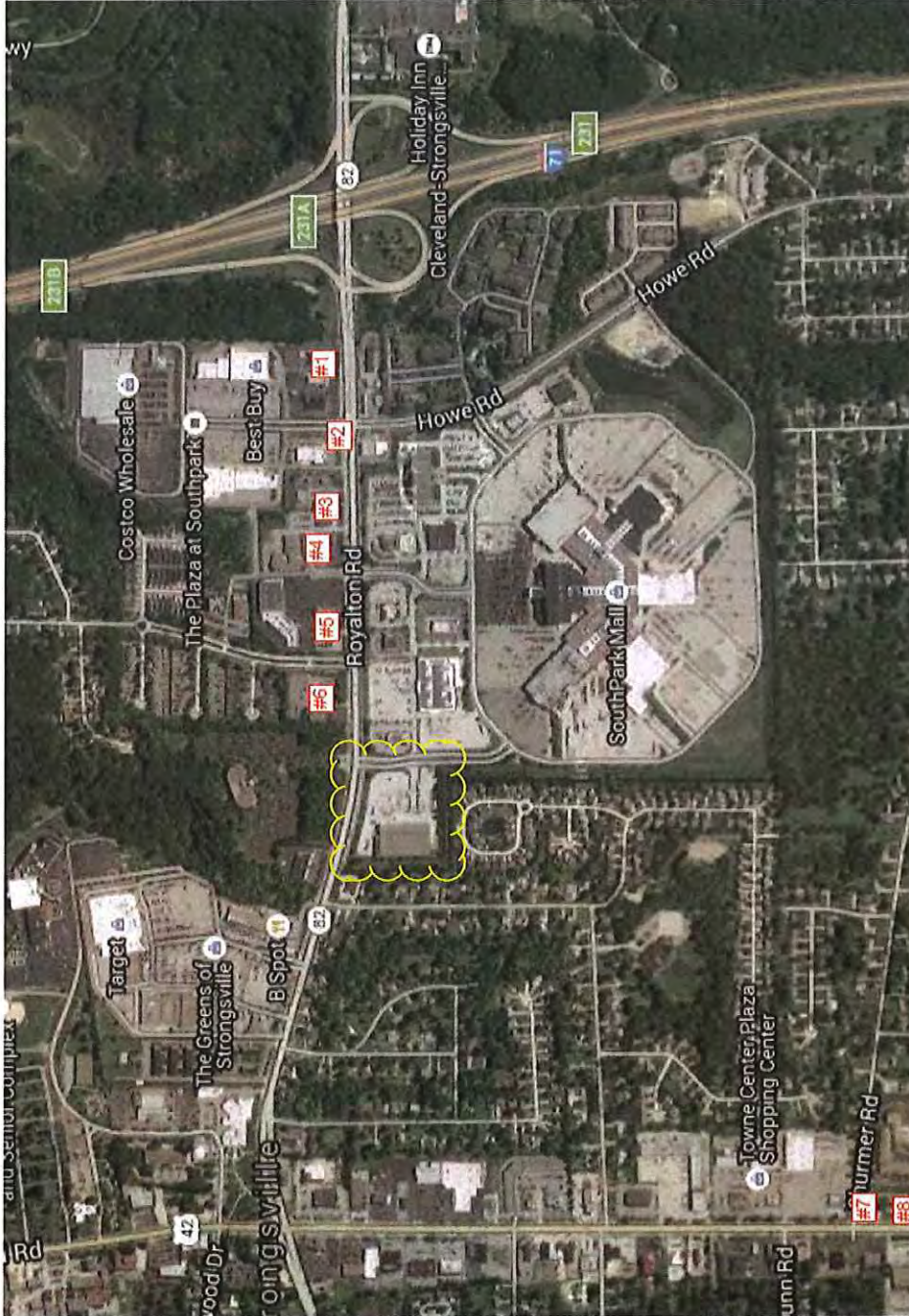
**SERVICE**

**ELECTRICAL**



# Map of the area

Note: Both the Plaza at Southpark and Southpark Center are Zoned "SC" (Shopping Center)



Ref. Sign #1	16910 Royalton Rd.	Ref. Sign #7	17970 Pearl Rd.
Ref. Sign #2	Royalton at Howe.	Ref. Sign #8	14741 Pearl Rd.
Ref. Sign #3	17100 Royalton Rd.	Ref. Sign #9	18025 Royalton Rd.
Ref. Sign #4	17200 Royalton Rd.	Ref. Sign #10	14136 Pearl Rd.
Ref. Sign #5	107300 Royalton	Ref. Sign #11	17970 Pearl Rd.
Ref. Sign #6	17406 Royalton	Ref. Sign #12	11224 Pearl Rd.

# Monument signs directly across the street from the Southpark property



Sign #1 @ 16910 Royalton Rd.



Sign #2 Royalton at Howe.



Sign #3 @ 17100 Royalton Rd.



Sign #4 @ 17200 Royalton Rd.

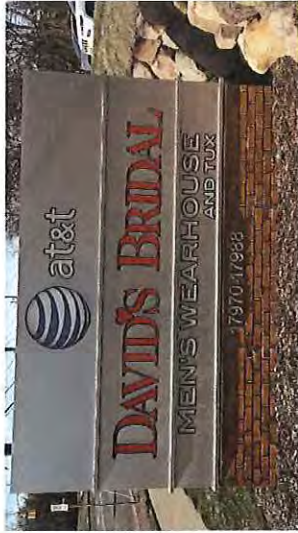


Sign #5 107300 Royalton



Sign #6 17406 Royalton

# Other neighborhood Multi-Tenant Monument Signs



Sign #7 @17970 Pearl Rd.



Sign #8 @14741 Pearl Rd.



Sign 9@18025 Royalton Rd.



Sign #10 @14136 Pearl Rd.



Sign #11 @17970 Pearl Rd.

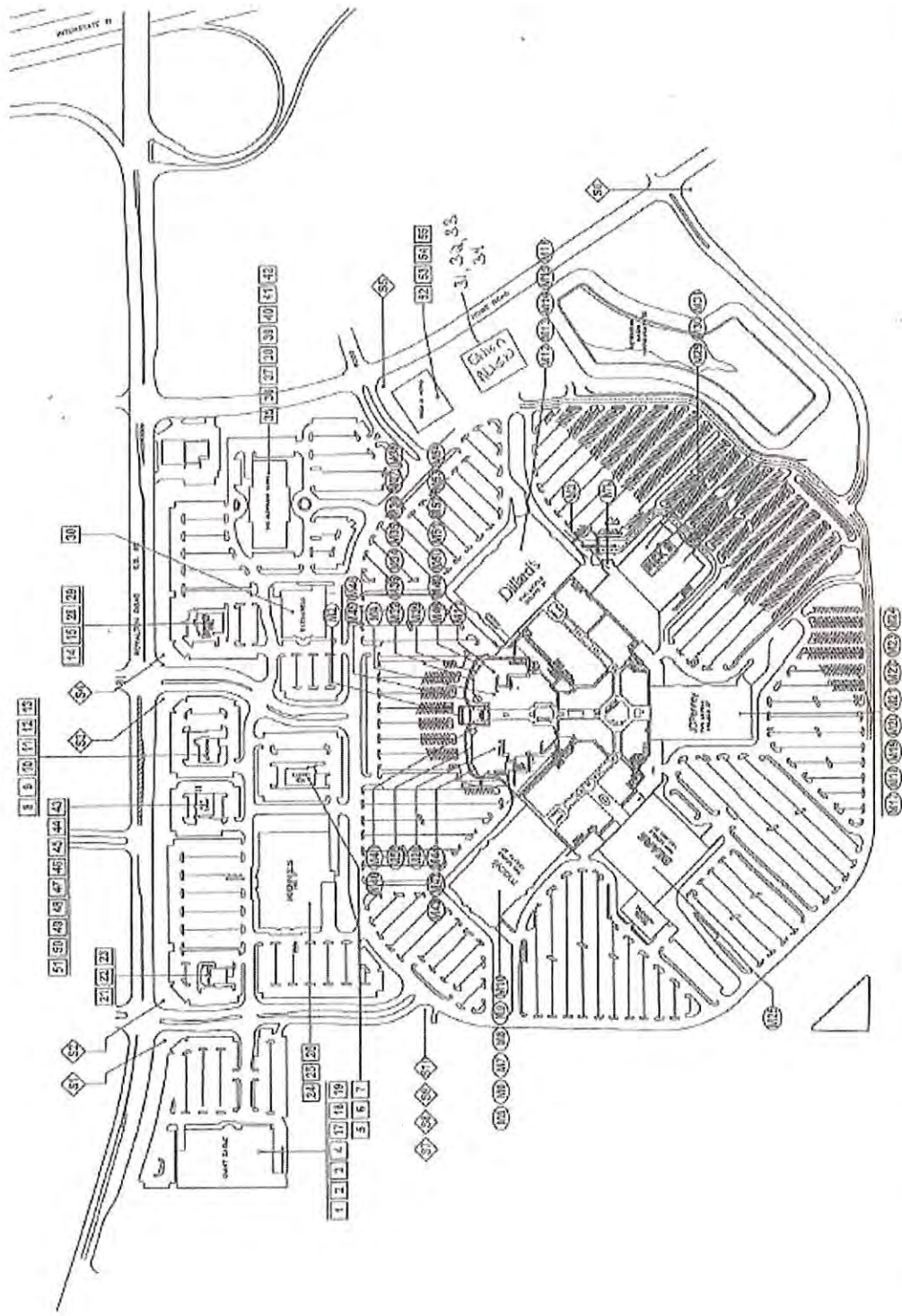


Sign #12 @11224 Pearl Rd.



This is the Southpark Master Sign Plan, dated June 2007, inherited from Westfield.

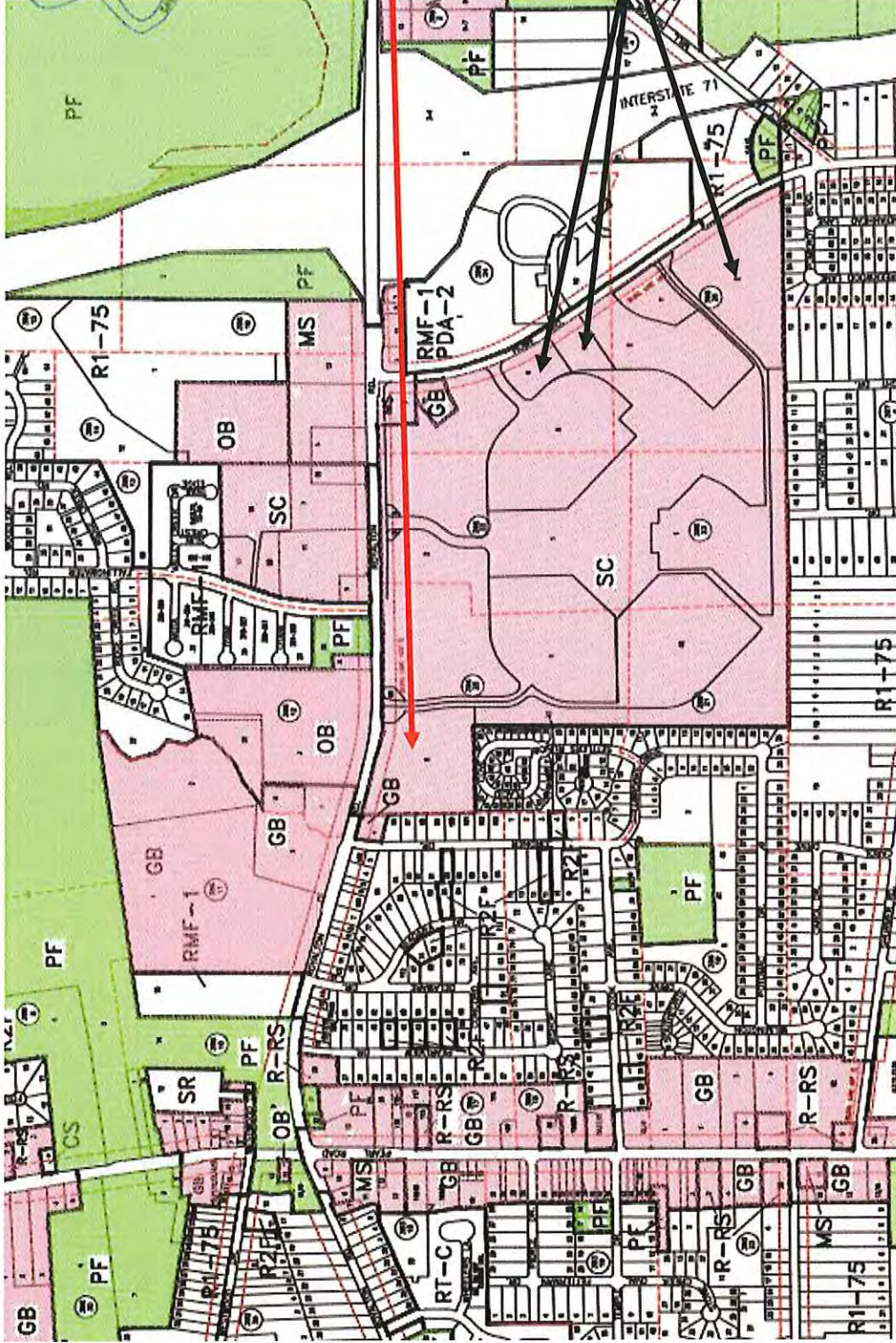
Note : No detailed criteria identifying any Planning or Zoning limitations have been provided.





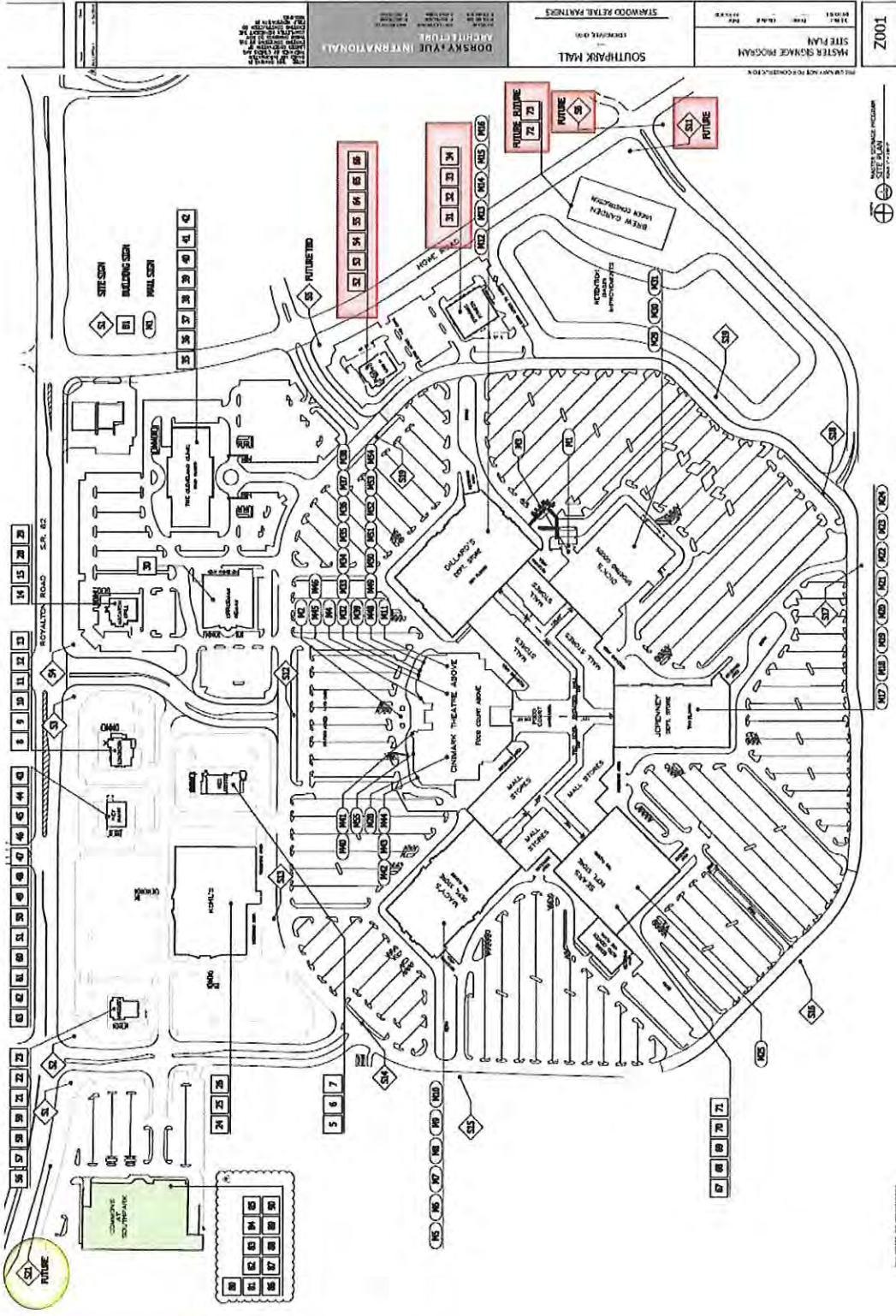
Giant Eagle parcel was not controlled by Westfield, and was only purchased by Starwood recently.

Neither owned nor controlled by mall ownership, yet included in the Master Sign Program that we are responsible for providing.





This is the Southpark Master Sign Plan Which was updated and submitted to both the ARB and P&Z.



Z001

STARWOOD RETAIL PARTNERS

MASTER SIGNAGE PROGRAM

SITE PLAN

DORSKY YU INTERNATIONAL ARCHITECTURE

03/2007



Now that this is no longer a large single-tenant property, we're asking that a modification be made to the master sign program to allow a fair chance for our tenants when it comes to visibility and identification among other properties on Royalton Road.

Royalton Road-Eastward View



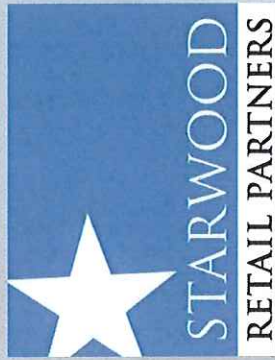
East-facing tenants are never visible when heading this direction.

Royalton Road-Westward View



East-facing tenants are not visible when heading this direction, until *after* drivers have passed the entrance.

Building sign is set even further off the road, and since it is parallel to Royalton Road, visibility is poor unless drivers are directly in front.





## WHICH SOUTHPARK?

Three adjacent properties – all with “Southpark” in the title, makes it harder for customers to recognize which tenants are in which location.

The Plaza at Southpark monument has tenant names.



The Commons at Southpark needs its own identity, and as shown previously, so too do the tenants who lack visibility.

THE COMMONS AT SOUTHPARK

DSW

 theVitaminShoppe

*Michaels*

AVEDA

