



City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
Council Office Fax: 440-572-1648
www.strongsville.org

April 2, 2015

City Council

Michael J. Daymut
President of Council
Ward 1

Matthew A. Schonhut
Ward 2

James E. Carbone
Ward 3

J. Scott Maloney
Ward 4

Joseph C. DeMio
At-Large

Kenneth M. Dooner
President Pro Tem
At-Large

Duke Southworth
At-Large

Aimee Pientka, CMC
Clerk of Council
aimee.pientka@strongsville.org

Tiffany Mekeel
Assistant Clerk of Council
tiffany.mekeel@strongsville.org

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, April 6, 2015**, to be held in the Caucus Room and the Council Chamber at the **Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road**:

Caucus will begin at 7:20 p.m. All committees listed will meet immediately following the previous committee:

7:20 P.M.

Planning Zoning and Engineering Committee will meet to discuss Ordinance Nos. 2015-008, 2015-021, 2015-031, 2015-057, 2015-058, 2015-059, 2015-060, 2015-061 and Resolution No. 2015-062.

Public Service and Conservation Committee will meet to discuss Ordinance Nos. 2015-063, 2015-064, 2015-065 and Resolution Nos. 2015-066, 2015-067 and 2015-068.

Public Safety and Health Committee will meet to discuss Ordinance No. 2015-069.

Communications and Technology Committee will meet to discuss Ordinance No. 2015-070.

Finance Committee will meet to discuss Ordinance No. 2015-071.

Economic Development Committee will meet to discuss items pertinent to the Committee.

Committee of the Whole will meet to discuss Ordinance No. 2015-072 and Resolution No. 2015-073.

8:00 P.M.

Regular Council Meeting

Any other matters that may properly come before this Council may also be discussed.

BY ORDER OF THE COUNCIL:

Aimee Pientka, CMC
Clerk of Council

STRONGSVILLE CITY COUNCIL REGULAR MEETING
MONDAY, APRIL 6, 2015 AT 8:00 P.M.
Mike Kalinich Sr. City Council Chamber
18688 Royalton Road, Strongsville, Ohio

AGENDA

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
 - *Council Meeting – March 16, 2015*
6. APPOINTMENTS AND CONFIRMATIONS:
7. PUBLIC HEARING:

Ordinance No. 2015-021 by Mr. Maloney. 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 13621 ON** ROYALTON ROAD (PPN 398-29-019) IN THE CITY OF STRONGSVILLE FROM LB (LOCAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY, **AS AMENDED**. *First reading and referred to Planning Commission 02-02-15. Favorable recommendation by Planning Commission 02-12-15. Second reading and amended 02-17-15.*

Ordinance No. 2015-031 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AMENDING SECTION 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING PROJECTIONS INTO YARDS. First reading and referred to Planning Commission 02-17-15. Favorable recommendation by Planning Commission 02-26-15.

8. REPORTS OF COUNCIL COMMITTEES:
 - SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Southworth:
 - SCHOOL BOARD – Mr. Carbone:
 - BUILDING AND UTILITIES – Mr. Schonhut:
 - COMMUNICATIONS AND TECHNOLOGY – Mr. Schonhut:
 - ECONOMIC DEVELOPMENT – Mr. Daymut:
 - FINANCE – Mr. Dooner:
 - PLANNING, ZONING AND ENGINEERING – Mr. Maloney:

- PUBLIC SAFETY AND HEALTH – Mr. DeMio:
- PUBLIC SERVICE AND CONSERVATION – Mr. Carbone:
- Motion to note and approve the owner's designation of wishes for interments in the Strongsville Municipal Cemetery, Section F, Lot #126, Grave H.
- Motion to ratify, approve and note the burial of Lisa Crawford in Section F, Lot #126, Grave F, based on the owner's designation of wishes for interments in the Strongsville Municipal Cemetery.
- RECREATION AND COMMUNITY SERVICES – Mr. Southworth:
- COMMITTEE-OF-THE-WHOLE – Mr. Daymut:

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

- MAYOR PERCIAK:
- FINANCE DEPARTMENT:
- LAW DEPARTMENT:

10. AUDIENCE PARTICIPATION:

11. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2015-008 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND ADOPTING THE 2015 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF STRONGSVILLE. *First reading and referred to Planning Commission 01-20-15. Favorable recommendation by Planning Commission 02-12-15. Public hearing with Planning Commission 02-26-15. Tabled by Planning Commission 02-26-15. Favorable recommendation by Planning Commission 03-26-15.*
- Ordinance No. 2015-031 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AMENDING SECTION 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING PROJECTIONS INTO YARDS. First reading and referred to Planning Commission 02-17-15. Favorable recommendation by Planning Commission 02-26-15.
- Ordinance No. 2015-057 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT REAL ESTATE LOCATED ON WESTWOOD DRIVE (PPN 396-10-016) IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

- Ordinance No. 2015-058 by Mr. Maloney. AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES THE SUBDIVISION PLAT OF MODERN PROPERTY GROUP, LLC FOR PERMANENT PARCEL NOS. 393-01-007, 009 and 011, LOCATED AT OR NEAR THE INTERSECTION OF ROYALTON ROAD AND MARKS ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-059 by Mr. Maloney. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR IMPROVEMENTS TO THE SANITARY SEWER SYSTEM IN THE CITY OF STRONGSVILLE IN CONNECTION WITH THE SANITARY SEWER REHABILITATION PROGRAM FOR 2015, AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-060 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AUTHORIZING COOPERATION BY THE CITY WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION AND CONSENTING TO THE CONSTRUCTION OF A NOISE BARRIER ALONG IR-80 EAST BOUND JUST WEST OF WEST 130TH STREET [CUY-80-1.45/VAR; PID NO. 98622], IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-061 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT TWO (2) GRANTS OF EASEMENT FROM ECHO STRONGSVILLE, LLC FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING AND REPAIRING BOTH SIDEWALK IMPROVEMENTS AND TRAFFIC SIGNAL IMPROVEMENTS IN CONNECTION WITH THE NEW TRAFFIC SIGNAL AT THE GIANT EAGLE MARKET DISTRICT DRIVE ON PEARL ROAD, AND DECLARING AN EMERGENCY.
- Resolution No. 2015-062 by Mr. Maloney. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR THE CONSTRUCTION OF A NEW HOME AND GARAGE AT THE GARDENVIEW HORTICULTURAL PARK ON PEARL ROAD, IN THE CITY OF STRONGSVILLE.
- Ordinance No. 2015-063 by Mr. Carbone. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO STATE OF OHIO ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF ONE (1) FORD E-450 DRW CUTAWAY MOUNTED MAINLINE TV INSPECTION SYSTEM VEHICLE (SEWER CAMERA TRUCK) WITH MISCELLANEOUS ADD-ONS AND APPURTENANCES, FOR USE BY THE DEPARTMENT OF PUBLIC SERVICE OF THE CITY, WITH THE SALE, TRADE-IN AND CREDIT OF OBSOLETE MUNICIPAL EQUIPMENT, AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-064 by Mayor Perciak and Mr. Carbone. AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 2014-081 TO INCREASE THE DOLLAR AMOUNT AUTHORIZED FOR THE PURCHASE OF SODIUM CHLORIDE (ROCK SALT) FOR USE BY THE SERVICE DEPARTMENT OF THE CITY DURING THE 2014-2015 SEASON, UNDER OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS; AND DECLARING AN EMERGENCY.

- Ordinance No. 2015-065 by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING THE COOPERATION OF THE COUNTY OF CUYAHOGA, OHIO, AND CONSENTING TO THE RESURFACING OF MARKS ROAD FROM BOSTON ROAD TO LUNN ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Resolution No. 2015-066 by Mr. Carbone. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR MATERIAL AND SERVICES IN CONNECTION WITH THE PAINT STRIPING OF CERTAIN STREETS AND HIGHWAYS WITHIN THE CITY OF STRONGSVILLE.
- Resolution No. 2015-067 by Mr. Carbone. A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY. [Tomson]
- Resolution No. 2015-068 by Mr. Carbone. A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY. [Chappelle]
- Ordinance No. 2015-069 by Mr. Mayor Perciak and Mr. DeMio. AN ORDINANCE AMENDING THE GENERAL SALARY ORDINANCE NO. 2014-220 TO AMEND THE POSITION OF COMMUNICATIONS SUPERVISOR/VIOLATIONS BUREAU CLERK (SECTION 5-143), AND TO ESTABLISH, ALLOCATE AND FIX THE COMPENSATION OF THE POSITION OF COMMUNICATIONS AND RECORDS ASSISTANT SUPERVISOR (SECTION 5-144) IN THE POLICE DEPARTMENT; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-070 by Mr. Schonhut. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR NETWORK ENGINEERING, INSTALLATION, CONFIGURATION, ANALYSIS AND PLANNING, IP PHONE SERVICES AND MISCELLANEOUS NETWORK SERVICES IN SUPPORT OF THE CITY'S OVERALL VOICE AND DATA NETWORK; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.
- Ordinance No. 2015-071 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2015 AND REPEALING ORDINANCE NO. 2015-028.
- Ordinance No. 2015-072 by Mr. Daymut and Mr. Southworth. AN ORDINANCE AMENDING SECTION 220.04(a) OF CHAPTER 220 OF TITLE FOUR OF PART TWO-ADMINISTRATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE TO REVISE THE ORDER OF BUSINESS FOR REGULAR COUNCIL MEETINGS, AND DECLARING AN EMERGENCY.
- Resolution No. 2015-073 by Mayor Perciak and All Members of Council. A RESOLUTION APPROVING THE APPLICATION OF EMIL S. KARIM TO PLACE LAND IN AN AGRICULTURAL DISTRICT.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

- *Application for Permit: TRFO-D1-D2-D3-D3A-D6: To: SHTC LLC, 15323 Pearl Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 04/13/2015).*

13. MISCELLANEOUS BUSINESS:

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 008

By: Mayor Perciak and All Members of Council

**AN ORDINANCE APPROVING AND ADOPTING THE 2015
COMPREHENSIVE PLAN UPDATE FOR THE CITY OF
STRONGSVILLE.**

WHEREAS, in 1966, City officials, concerned with coordinating the many varied aspects of community development embarked on an intensive planning program which led to the City's first Comprehensive Plan, formally adopted by the City in 1968; and

WHEREAS, City officials have noted the importance of periodically updating the Comprehensive Plan to reflect changes that occur over time and have, in fact, adopted updates to the Comprehensive Plan at various times, including but not limited to the 1990, 1996, and 2001 updates, as well as certain other modifications thereafter; and

WHEREAS, during the last 25 years, substantial residential development has occurred, business development has progressed in relation to rapid population growth, Strongsville has become a major commercial hub, and due to a wide range of industrial firms locating in Strongsville's industrial parks, the City is emerging as one of the region's prime research and light industrial areas; and

WHEREAS, the City acknowledges that an updated Comprehensive Plan is necessary to the coordinated and successful development of the City as it advances into the future; that proper development cannot occur in a vacuum but must be based on sound study and planning and in a coordinated manner; and that this development is essential to the City in achieving its goals and objectives into the future; and

WHEREAS, the City has requested that the former and current professional City Planners conduct an intensive review and study of the City and suggest changes in the Comprehensive Plan where needed based on sound planning principles; and

WHEREAS, this study has taken over two (2) years and is now embodied in the "City of Strongsville 2015 Comprehensive Plan Update"; and

WHEREAS, this study has been further referred to the City's Planning Commission for its recommendation, after hearing comments from the citizens, landowners of this City, and the populace at large, and after conducting its own study of the matter; and

WHEREAS, the Planning Commission gave a favorable recommendation to this plan at its meeting of 2/12/2015.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 008
Page 2

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

Section 1. That this Council hereby approves and adopts the "City of Strongsville 2015 Comprehensive Plan Update," a copy of which is on file in the office of the Clerk of Council and with the Secretary of the Planning Commission.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: January 20, 2015 Referred to Planning Commission
 Second reading: _____ January 21, 2015
 Third reading: _____ Approved: Favorable recommendation by PC
 Public Hearing: _____ February 12, 2015

 President of Council
 Approved: _____
 Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-008 Amended: _____
 1st Rdg. 1-20-15 Ref: PC/PE
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission
FROM: Aimee Pientka, Clerk of Council
DATE: January 21, 2015
SUBJECT: Referral from Council: Ordinance No. 2015-008

At its regular meeting of January 20, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

Ordinance No. 2015-008 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND ADOPTING THE 2015 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF STRONGSVILLE.

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

AKP
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: February 13, 2015

Please be advised that at its meeting of February 12, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE 2015-021

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 Royalton Road (PPN 398-29-019) in the City of Strongsville from LB (Local Business) Classification to R-RS (Restaurant-Recreational Services) Classification.

Also, at that same meeting the Planning Commission set for Public Hearing on February 26, 2015, the following;

ORDINANCE 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: February 27, 2015

Please be advised that at its meeting of February 26, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE 2015-031:

An Ordinance Amending Section 1252.16 of Title Six of Part Twelve-Planning and zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Projections into Yards.

MODERN PROPERTY GROUP, LLC./ Bill Sliwinski, Agent

- a) Modification to permit a subdivision without sanitary sewers at 22835 Royalton Road, PPN 393-01-007, 009, 011 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i).
- b) Subdivision of PPN's 393-01-007, 009 and 011 located at 22835 Royalton Road, zoned General Industrial, **subject to the receipt of the Law Department an Affidavit for the sanitary sewers.**

Also, at that same meeting the Planning Commission tabled the following;

ORDINANCE 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: March 27, 2015

Please be advised that at its meeting of March 26, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.

GARDENVIEW HORTICULTURAL PARK/ Joseph Tooman, Agent

Site Plan approval of a new 1,794 SF home and 725 SF garage for Gardenview Horticultural Park, located at 16711 Pearl Road, PPN 397-09-007, zoned Public Facility.
**ARB Favorable Recommendation 3-3-15. *BZA Variances granted 8-27-14.*

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 021

By: Mr. Maloney

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 13621-ON** ROYALTON ROAD (PPN 398-29-019) IN THE CITY OF STRONGSVILLE FROM LB (LOCAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY, **AS AMENDED**.

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

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain property located **at 13621-on** Royalton Road (PPN 398-29-019), in the City of Strongsville, from LB (Local Business) classification to R-RS (Restaurant-Recreational Services) classification, which property is more fully described in Exhibit "A" and depicted in Exhibit "B," all attached hereto and incorporated herein by reference.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning change in classification as provided in this Ordinance.

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

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, to afford the applicant an opportunity to submit plans and commence construction, and to enhance economic development within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 021
Page 2

elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: February 2, 2015 Referred to Planning Commission

Second reading: February 17, 2015 February 3, 2015

Third reading: _____ Approved: Favorable Recommendation by PC
February 12, 2015

Public Hearing: April 6, 2015

 President of Council

Approved: _____
 Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

C7D. No. 2015-021 Amended: 2-17-15
 1st Rdg. 2-2-15 Ref: PC/PZE
 2nd Rdg. 2-17-15 Ref: PZE
 3rd Rdg. _____ Ref: _____

 Pub Hrg. 4-6-15 Ref: _____
 Adopted: _____ Defeated: _____

10
Dec

QUIT-CLAIM DEED--with Dower Clause--No. 89-B

487671

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Know all Men by these Presents

Elm. FLORENCE SARCYK, a Married Person

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who claim ^o title by or through instrument , recorded in Volume , Page ,
County Recorder's Office, for the consideration of
Ten and no/100----- Dollars (\$ 10.00)
received to her full satisfaction of FLORENCE SARCYK TRUST

whose TAX MAILING ADDRESS will be 9940 Forest View Terrace
Brecksville, Ohio 44141

have Given, Granted, Released, Released and Forever Quit-Claimed and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, its successors and assigns forever, all such right and title as she, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Strongsville County of Cuyahoga and State of Ohio:

ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

And known as being a part of Original Strongsville Township Lot No. 6 and bounded and described as follows:
Beginning in the westerly line of West 130th Street at the Northeast corner of land conveyed to the Tremarco Corporation by deed recorded in Volume 8632, Page 279 of Cuyahoga County Deed Records; thence South 88°-57'55" West 150.00 feet along the Northerly line of land so conveyed to the Tremarco Corporation to the Northwesterly corner thereof; thence South 01°-02'-05" East along the Westerly line of land so conveyed to Tremarco Corporation 5.80 feet to a point therein and principle place of beginning; Thence continuing South 01°-02'-05" East along the Westerly line of land so conveyed to the Tremarco Corporation, 144.20 feet to the Northerly line of Royalton Road; Thence Westerly on the said Northerly line of Royalton Road on the arc of a curve deflecting to the right 157.17 feet and having a radius of 779.02 feet, the chord of which bears South 82°-18'07" West 156.91 feet to a point of tangency therein; Thence continuing along the said Northerly line of Royalton Road South 01°-55'-05" East 10.00 feet to a point therein; Thence continuing South 88°-04'-55" West along the said Northerly line of Royalton Road 64.29 feet to a point therein; Thence North 01°-02'-05" West and parallel to the Westerly line of land conveyed to the Tremarco Corporation as aforesaid 170.00 feet; Thence North 88°-04'-55" East and parallel with the center line of said Royalton Road 220.00 feet to a point in the Westerly line of land conveyed to the Tremarco Corporation as aforesaid and the principal place of beginning.

Permanent Parcel No.: 398-29-019

PARCEL NO. _____
CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.
PAID

J. Timothy McCornack
CUYAHOGA COUNTY CLERK

APR 29 1993

THOMAS A. HENRY, P.O. BOX 100
COMMERCIAL BANK BUILDING
CUYAHOGA COUNTY CLERK

Conveyance Fee _____ Receipt No. _____
TYPE _____ ACTS LENGTH VER. _____
J. TIMOTHY MCCORNACK, Cuyahoga County Auditor or Deputy

EXHIBIT A

To Have and to Hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, its successors, heirs and assigns, so that neither the said grantor, nor her heirs, nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred. And for valuable consideration

do hereby remise, release and forever quit-claim unto the said grantee, heirs and assigns, all right and expectancy of her in the above described premises.

In Witness Whereof, I have hereunto set my hand, the 27th day of April, in the year of our Lord one thousand nine hundred and ninety-three. Signed and acknowledged in presence of

[Signature]
FLORENCE SARGYK

State of Ohio, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named FLORENCE SARGYK

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Brecksville, Ohio this 27th day of April, A. D. 1993

Prepared by: ROGER A. WADSWORTH, AGENCY NOTARY PUBLIC, 8927 Brecksville Road, Brecksville, Ohio 44141 (216) 526-6722



93 APR 29 PM 12:00

FLORENCE SARGYK, a Married Person

TO

FLORENCE SARGYK TRUST

Transferred 19

COUNTY AUDITOR

State of Ohio

County of 55

Recorded for Record on the

day of 19

at o'clock M.

and Recorded 19 in

Deed Book Page

COUNTY RECORDER

This instrument prepared by ROGER A. WADSWORTH 8927 BRECKSVILLE RD. BRECKSVILLE, OH 44141

PETITION FOR ZONING CHANGE

Ordinance Number: 2015-021

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class LB use to a class R-RS use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: The current zoning of LB gives commercial use but limits this type if only in a multi-tenant building. This site is too small for a multi-tenant building. Furthermore the use is consistent with the area.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: _____

The proposed use is consistent with other area uses

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

1. floor plan
2. site plan
3. elevations

THE PROPOSED USE OF THE PROPERTY IS: Dunkin' Donuts

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

Name: Ken Blum

Address: 2595 Center Road, Hinckley, Ohio 44233

Telephone Number: (508) 688-4820

[Signature]
Signature of Owner(s)

State of Ohio)
County of ~~Cuyahoga~~) PORTAGE

Sworn to and subscribed in my presence this 8th day of JANUARY, 2015

[Signature]
Notary Public
My commission expires: _____

TITUS JACKMAN, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Date: Section 147.03 R.C.



* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2015-021

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 13621 Royalton Road

Permanent Parcel No.: 398 29 019

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Royalton Road (south)

Number and type of buildings which now occupy property (if any): none/vacant

Acreage: .82 acres

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): none

Said deed restrictions (will) (have) expire(d) on: n/a

Said property is presently under lease or otherwise encumbered as follows: n/a

Owner(s)	Percent of Ownership:
1. <u>Vila Franca Realty, LLC</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

[Signature]
Signature of Owner(s) Kenneth A. Blum/Mayor

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 5th day of JANUARY, 2015.



[Signature]
Notary Public
TITUS JACKMAN, Attorney at Law
Notary Public, State of Ohio
My Commission expires _____
Date, Section 147.03 R.C.

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: January 14, 2015

SUBJECT: Rezoning Application
Ken Blum, Purchaser of Property;
PPN 398-29-019
From LB to R-RS (Proposed Dunkin Donuts)

Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

akp
Attachments

cc: Thomas P. Perciak, Mayor
Kenneth A. Kraus, Law Director
Daniel J. Kolick, Asst. Law Director
George Smerigan, City Planner
All Members of Council
Carol Oprea, Planning Commission Secretary

City of Strongsville

Memorandum

To: Ken Kraus, Law Director

CC: Mayor Thomas Perciak
Aimee Pientka, Clerk of Council

From: Lori Daley, Engineering

Date: January 14, 2015

Re: Rezoning Application
Ken Blum, Purchaser of Property
PPN 398-29-019
From LB to R-RS (Proposed Dunkin Donut)

Ken,

The legal description included in the Clerk of Council's January 14, 2015 memo regarding the above referenced parcel appears to accurately describe the area be rezoned.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Aimee Pientka, Clerk of Council

DATE: February 3, 2015

SUBJECT: Referral from Council: Ordinance No. 2015-021

At its regular meeting of February 2, 2015, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

Ordinance No. 2015-021 by Mr. Maloney. 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 13621 ROYALTON ROAD (PPN 398-29-019) IN THE CITY OF STRONGSVILLE FROM LB (LOCAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

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

AKP
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: February 13, 2015

Please be advised that at its meeting of February 12, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE 2015-021

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 Royalton Road (PPN 398-29-019) in the City of Strongsville from LB (Local Business) Classification to R-RS (Restaurant-Recreational Services) Classification.

Also, at that same meeting the Planning Commission set for Public Hearing on February 26, 2015, the following;

ORDINANCE 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.

City of Strongsville

Memorandum

To: Ken Kraus, Law Director

CC: Mayor Perciak
Dan Kolick, Assistant Law Director
Aimee Pientka, Clerk of Council

From: Lori Daley, Design Engineer

Date: February 9, 2015

Re: Ord. 2015-021
Rezoning Application
Ken Blum, Purchaser of Property
PPN 398-29-019
From LB to R-RS (Dunkin Donuts)

Ken,

Please note, the permanent parcel number referenced above is a vacant parcel and should be referenced as such in Ord. 2015-021. An official address will be assigned after building plans are submitted along with a permit application.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 031

By: Mayor Perciak and Mr. Maloney

AN ORDINANCE AMENDING SECTION 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING PROJECTIONS INTO YARDS.

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

Section 1. That Section 1252.16 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and is hereby amended to read in its entirety as follows:

* * *

1252.16 PROJECTIONS INTO YARDS.

A projection is that part or feature of a building which extends or projects outside of the main building walls. It is intended that certain features may project into required yards but they shall be regulated so as not to substantially interfere with the reception of sun, light, air and the use of adjacent lots. Building features may project into a front, side or rear yard of a dwelling as follows:

- (a) Architectural Features. A belt course, balcony, cornice, gutter or chimney may project into a front and side yard for a distance of two feet provided no part is less than three feet from any side lot line.
- (b) Entrance Features. An open platform, landing, steps, terrace or other feature not extending above the first floor level of a building may extend up to six feet into a **required** front yard and three feet into a **required** side yard.
- (c) Enclosed Shelters. An enclosed entry, enclosed porch or enclosed deck may be constructed as part of the dwelling, but shall not project into any required yard area.
- (d) Unenclosed Shelters. An entrance hood or open but roofed porch may project up to six feet into a **required** front yard or **required** rear yard and three feet into a **required** side yard.
- (e) Unenclosed Patio or Deck. On a lot with a one-family dwelling or two-family dwelling, an unenclosed patio or deck may project up to fourteen feet into a required rear yard provided such deck or patio maintains the same required side yard setback as established for the main building, and is set back not less than five feet from any rear lot line, and does not encroach into any easement.

On a lot with a one-family cluster or a townhouse dwelling, an unenclosed patio or deck may project up to fourteen feet into a required rear yard provided such deck or patio is set back not less than ten feet from the rear

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 031
Page 2

lot line, and does not encroach into an easement, and thirty-five feet from any adjoining side or rear lot line of any single family dwelling lot and does not encroach into any easement; except that, if the Planning Commission has approved the location and arrangement of unenclosed patios or decks for the cluster or townhouse area in conjunction with the approval of the detailed site plan of such area, then such approval shall govern.
 (~~Ord. 2012-085. Passed 9-17-12.~~)

* * *

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: February 17, 2015
 Second reading: March 2, 2015
 Third reading: _____
 Public Hearing: _____

Referred to Planning Commission

February 18, 2015
 Favorable recommendation by PC
 Approved: 02-26-15.

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-031 Amended: _____
 1st Rdg. 02-17-15 Ref: PC/PZE
 2nd Rdg. 03-02-15 Ref: PZE
 3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission
FROM: Aimee Pientka, Clerk of Council
DATE: February 18, 2015
SUBJECT: Referral from Council: Ordinance No. 2015-031

At its regular meeting of February 17, 2015, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

Ordinance No. 2015-031 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AMENDING SECTION 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING PROJECTIONS INTO YARDS.

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

AKP
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: February 27, 2015

Please be advised that at its meeting of February 26, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE 2015-031:

An Ordinance Amending Section 1252.16 of Title Six of Part Twelve-Planning and zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Projections into Yards.

MODERN PROPERTY GROUP, LLC./ Bill Sliwinski, Agent

- a) Modification to permit a subdivision without sanitary sewers at 22835 Royalton Road, PPN 393-01-007, 009, 011 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i).
- b) Subdivision of PPN's 393-01-007, 009 and 011 located at 22835 Royalton Road, zoned General Industrial, **subject to the receipt of the Law Department an Affidavit for the sanitary sewers.**

Also, at that same meeting the Planning Commission tabled the following;

ORDINANCE 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.

Aimee Pientka

From: Sarah Bradford <sbradford@thepostnewspapers.com>
Sent: Tuesday, March 03, 2015 10:07 AM
To: Aimee Pientka
Subject: Re: Legal Ad Ordinance No. 2015-031
Attachments: City of Strongsville 37.pdf

Hi Aimee,

Hope all is well!

The cost of the legal is \$139.50 per week with a total of \$279 for the two weeks. Attached is a proof of the ad.

Please let me know if you need anything else and have a great day!

Begin forwarded message:

From: Aimee Pientka <Aimee.Pientka@strongsville.org>
Date: March 3, 2015 8:18:00 AM EST
To: 'Tami Cassidy' <tdial@thepostnewspapers.com>
Cc: Tiffany Mekeel <Tiffany.Mekeel@strongsville.org>, Tina Ford <Tina.Ford@strongsville.org>
Subject: Legal Ad Ordinance No. 2015-031

Good Morning Tami,

Attached is a copy of a Legal Ad that I would like to have published in the Strongsville Post on **Saturday, March 7th, 2015 and Saturday March 14th, 2015.**

Please provide me with the proof, when available, as well as the cost information.

As always, please forward your billing statement to the City of Strongsville, Attention Accounts Payable, 16099 Foltz Parkway, Strongsville, OH 44149.

Please confirm that you have received this email.

Thanks, and have a great day!

Aimee Pientka, CMC
Clerk of Council
City of Strongsville
16099 Foltz Parkway
Strongsville, OH 44149
(440) 580-3112

<Legal Ad-Ordinances 2015-031 Amending Chapter 12.docx>

Sarah Bradford
The Post Newspapers
Office: 330-721-7678
Cell: 330-419-0073
sbradford@thepostnewspapers.com
Deadline for classifieds is Tuesday at 5

CITY OF STRONGSVILLE, OHIO
NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be conducted by the Council of the City of Strongsville on **Monday, April 6, 2014 at 8:00 p.m., current time**, in the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, Strongsville, Ohio, upon the following Ordinance, which has been introduced in and is currently pending before the Council, entitled:

Ordinance No. 2015-031 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AMENDING SECTION 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING PROJECTIONS INTO YARDS. *First reading and referred to Planning Commission 02-17-15. Favorable recommendation by Planning Commission 02-26-15. Second reading 03-02-15.*

The ordinance is on file in the office of the Clerk of Council at the Strongsville Service Center, 16099 Foltz Parkway, Strongsville, Ohio, for public inspection.

Any person desiring to be heard on the subject of the proposed amendment, or who may wish to object thereto, may appear at the time and place set forth above.

**BY ORDER OF THE COUNCIL OF THE CITY OF
STRONGSVILLE, OHIO:**

Aimee Pientka, CMC, Clerk of Council

*Editor's Note: To be published in The Post Newspaper
March 7, 2015 and March 14, 2015.*

Legal Ad. 03/07/15.

LEGAL NOTICES

CITY OF STRONGSVILLE, OHIO NOTICE OF PUBLIC HEARING

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BY ORDER OF THE COUNCIL OF THE CITY OF STRONGSVILLE, OHIO:

Aimee Pientka, CMC, Clerk of Council

Editor's Note: To be published in The Post Newspaper March 7, 2015 and March 14, 2015.

Legal Ad. 03/14/15.

LEGAL NOTICES

CITY OF STRONGSVILLE, OHIO NOTICE OF PUBLIC HEARING

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The ordinance is on file in the office of the Clerk of Council at the Strongsville Service Center, 16099 Foltz Parkway, Strongsville, Ohio, for public inspection.

Any person desiring to be heard on the subject of the proposed amendment, or who may wish to object thereto, may appear at the time and place set forth above.

BY ORDER OF THE COUNCIL OF THE CITY OF STRONGSVILLE, OHIO:

Aimee Pientka, CMC, Clerk of Council

Editor's Note: To be published in The Post Newspaper March 7, 2015 and March 14, 2015.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 008

By: Mayor Perciak and All Members of Council

**AN ORDINANCE APPROVING AND ADOPTING THE 2015
COMPREHENSIVE PLAN UPDATE FOR THE CITY OF
STRONGSVILLE, AS AMENDED.**

WHEREAS, in 1966, City officials, concerned with coordinating the many varied aspects of community development embarked on an intensive planning program which led to the City's first Comprehensive Plan, formally adopted by the City in 1968; and

WHEREAS, City officials have noted the importance of periodically updating the Comprehensive Plan to reflect changes that occur over time and have, in fact, adopted updates to the Comprehensive Plan at various times, including but not limited to the 1990, 1996, and 2001 updates, as well as certain other modifications thereafter; and

WHEREAS, during the last 25 years, substantial residential development has occurred, business development has progressed in relation to rapid population growth, Strongsville has become a major commercial hub, and due to a wide range of industrial firms locating in Strongsville's industrial parks, the City is emerging as one of the region's prime research and light industrial areas; and

WHEREAS, the City acknowledges that an updated Comprehensive Plan is necessary to the coordinated and successful development of the City as it advances into the future; that proper development cannot occur in a vacuum but must be based on sound study and planning and in a coordinated manner; and that this development is essential to the City in achieving its goals and objectives into the future; and

WHEREAS, the City has requested that the former and current professional City Planners conduct an intensive review and study of the City and suggest changes in the Comprehensive Plan where needed based on sound planning principles; and

WHEREAS, this study has taken over two (2) years and is now embodied in the "City of Strongsville 2015 Comprehensive Plan Update"; and

WHEREAS, this study has been further referred to the City's Planning Commission for its recommendation, after hearing comments from the citizens, landowners of this City, and the populace at large, and after conducting its own study of the matter; and

WHEREAS, the Planning Commission gave a favorable recommendation to this plan at its meeting of **March 26, 2015.**

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 008
Page 2

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

Section 1. That this Council hereby approves and adopts the “City of Strongsville 2015 Comprehensive Plan Update,” **as amended**, a copy of which is on file in the office of the Clerk of Council and with the Secretary of the Planning Commission.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: _____ Referred to Planning Commission
 Second reading: _____
 Third reading: _____ Approved: _____
 Public Hearing: _____

 President of Council
 Approved: _____
 Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-008 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE

2015

COMPREHENSIVE PLAN UPDATE



**2015 COMPREHENSIVE PLAN
STRONGSVILLE, OHIO**

Thomas P. Perciak
(Mayor)

COUNCIL

Michael J. Daymut, President	Ward 1
Matt Schonhut	Ward 2
James Carbone	Ward 3
Scott Maloney	Ward 4
Duke Southworth	At Large
Joseph C. DeMio	At Large
Kenneth M. Dooner	At Large

PLANNING COMMISSION

Charlene Barth, Chair
Greg McDonald
Mary Jane Walker
Thomas Stehman
Brian David
Mayor Thomas P. Perciak
Councilman Scott Maloney

LAW DEPARTMENT

Kenneth A. Kraus, *Law Director*
Daniel J. Kolick, *Assistant Law Director*

FINANCE DEPARTMENT

Joseph K. Dubovec, *Director*

BUILDING AND ENGINEERING DEPARTMENT

Tony Biondillo, *Building Commissioner*
Ken Mikula, *City Engineer*
George Smerigan, *City Planner*
William Boron, *Assistant City Planner*

ECONOMIC DEVELOPMENT DEPARTMENT

Brent P. Painter, *Director*

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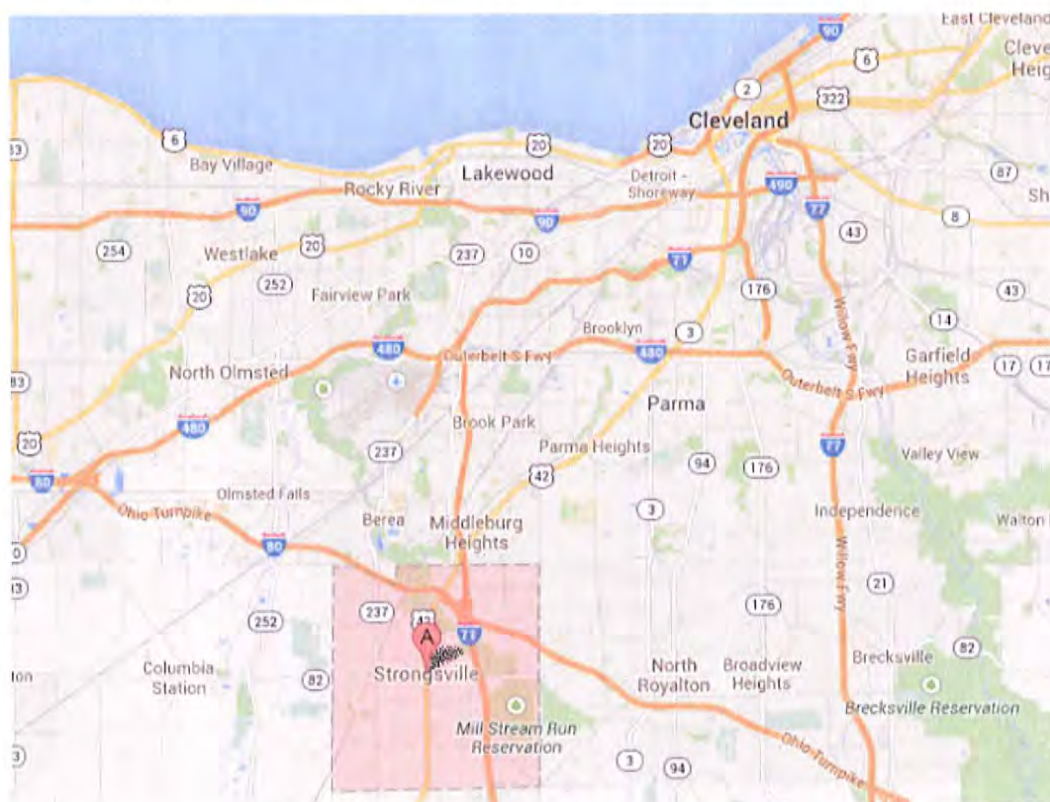
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CHAPTER 1 INTRODUCTION

HISTORICAL PERSPECTIVE

Strongsville is located in the center of a region comprising the Akron, Cleveland and Lorain metropolitan areas. Interstate Route-71, and the Ohio Turnpike (I-80) have given it and its related corridor extended accessibility, and the potential to. **The City has** become an important regional growth area.



During the last 25 years, substantial residential development has occurred. Single family cluster homes are being built as an alternative to conventional one-family lots. Strongsville's change from a rural to an urban environment is clearly apparent.

Business development has progressed in relation to rapid population growth. Starrwood's **Starwood's** SouthPark regional shopping mall, The Plaza at Southpark, The Greens of Strongsville, WalMart, Home Depot and Lowe's have made Strongsville a major commercial hub.

A wide range of industrial firms such as Akzo Nobel, PPG, Eberhard, Avery Dennison and Momentive Performance Materials have located in Strongsville's well-defined industrial parks south of Sprague, along Progress-Alameda Drive, and west of Prospect Road north and south of Royalton Road. Clearly, the City is ~~emerging~~ **has emerged** as one of the region's prime research and light industrial areas.

Community facilities such as schools, parks, fire stations, new police headquarters, and Walter F. Ehrnfelt's multipurpose complex address the City's changing needs. Of particular importance are the Cleveland Metropolitan Park District's extensive park ~~system~~ **systems** in the City, and ~~the properties owned by Strongsville City Schools' inventory of available school sites.~~ **Schools.**

The City's thoroughfare system has evolved gradually. Today, its framework of arterial and collector streets is well-established. The local street pattern continues to expand. Public transportation, provided by the Regional Transit Authority, is ~~beginning to represent~~ **now represents** a significant alternative mode of transportation service.

RESPONSE TO CHANGE

Strongsville's transition from a rural to a major suburban community is clear. Further nearing completion, however further changes can still be expected in the future. The Ohio Turnpike and I-71 interchanges in Strongsville not only offer optimum resident/work place relationships, but a stake in regional potentials afforded by linkages with the entire freeway system.

In 1966 City officials concerned with coordinating the many and varied aspects of community development embarked on an intensive planning program and the preparation of Strongsville's first Comprehensive Plan with federal assistance under the Urban Planning Assistance (701) Program. This Plan was adopted by Strongsville's Planning Commission in 1968. The Plan was subsequently updated and adopted in 1990 and 2001.

The following report and maps update the City's 2001 Comprehensive Plan. Its success will, of course, depend upon a wide range of financial resources from individual investments by property owners for the upkeep of their homes, to larger private and public ventures. Money alone, however, is not enough. The Plan's ultimate success will rest upon effective administration, political support and above all the willingness of Strongsville's citizens to effectuate the Plan's goals and objectives.

The Comprehensive Plan presented in this report is a point of departure toward the attainment of a more efficient and inviting city. By adhering to sound planning principles, the Plan is certainly attainable. Hopefully it is farsighted enough to be inspiring.

To be fully effective, the Comprehensive Plan must be sensitive to the desires of Strongsville's citizens and to the requirements of a changing environment. It must represent the thought and dedicated work of both officials and citizens. The City's Planning Commission and Council have at all times solicited the assistance of individuals and civic organizations with ideas of value to contribute to the development and improvement of Strongsville.

Keeping the Plan up-to-date, as well as achieving its goals and objectives during the years ahead, provide special opportunities for constructive cooperation by individuals and civic groups.

The Planning Commission and Council encourage the entire community to learn more about Strongsville's planning and development process. Only through such involvement can the Plan continue to reflect the desires and aspirations of the citizens, and thereby operate as an effective instrument through which the City can become a better place to live and work.

NATURE OF THE PLAN

The Comprehensive Plan is a single document containing a number of components. These include plans for future residential, commercial, and industrial development, transportation, community services, open space, recreation and education. While these components are discussed separately, they are actually interrelated parts of the whole. The Plan as articulated in the text and portrayed on the future land use map is a prediction of what the community will be at some future date. It is not an "end product" which would be outdated shortly after it is written. Rather, it is a statement of goals and objectives, a picture of the future. It is attainable given present legal and governmental techniques and market conditions. The Plan has a strong basis in fact. It has evolved from past conditions within the community. It incorporates past activities, decisions, and trends, utilizes present developments, and projects future needs in a manner designed to implement a number of broad goals.

The Plan suggests a course of action designed to protect the attributes of the existing community; absorb the impact of foreseeable development; establish programs to achieve goals to insure the perpetuation and of a healthy and viable community. The Plan is only the first step in the long-term process needed to implement this course of action. It should be considered a flexible guide for future community action backed by public and private action, legislation, and by community commitment.

The method used in preparing the Comprehensive Plan was one of evaluating Strongsville's physical, economic, social, cultural and governmental needs. This was accomplished through a series of related studies including: population, land use, community facility and transportation. With an understanding of the dynamics of development gained from these studies, a series of goals and objectives were drafted, reviewed and finally adopted as the basis for the Plan.

The Comprehensive Plan ~~has~~ utilizes a ten-year "horizon" ~~date~~ projection period for assessing ~~probable~~ possible future changes. It is quite possible ~~the~~ that certain projections and land use arrangements included in the Plan will be realized before or after ten years, due to various stimulating or retarding influences not predictable now. Therefore, the Plan should be reviewed periodically to keep it current with the best thinking on Strongsville's future needs and potentials.

PURPOSE

The Comprehensive Plan is the official document that sets forth major policies concerning desirable future development. It articulates the location and extent of residential, business and industrial land uses, and community and transportation facilities. The relationship between all of these elements is based on Strongsville's potentials and needs over a period of years. The Plan also includes an assessment of present conditions, pointing out major issues and opportunities.

The primary purpose of the Comprehensive Plan is to provide an ambitious, but realizable, statement of goals and objectives that will enhance existing development by encouraging orderly growth. It combines current activities and goals, the means by which they can be achieved, and standards by which they can be appraised. Comprehensive in scope, the Plan relates Strongsville's land use, community facility and transportation elements to the region as a whole.

In addition to providing a clear image of Strongsville's desirable future development, the Comprehensive Plan serves many important aspects in the daily operation of the City. While the Plan itself does not change any laws or ordinances, it does provide a basis for making changes to the City's Zoning and Building Codes and Subdivision Regulations which are needed to achieve desirable future development. It serves as a point of reference in making decisions concerning the zoning of land by indicating appropriate locations for various land uses and types of development, as well as providing an indication of when such development should proceed.

The Plan links community and transportation facilities with private development. As a matrix within which such development will be judged and coordinated, the Plan can guide all City departments and other public and private groups in determining their own long-range programs and detailed plans, particularly in capital improvement programming.

OBJECTIVES

An understanding of the objectives of the Comprehensive Plan is essential to understanding its specific proposals and the future city it portrays. The urbanization of any city cannot be accomplished overnight or in any brief predetermined period even with a limitless amount of money and governmental power. Of necessity, it must be a gradual process. An essential purpose of the Plan is to broadly define the kind of community its residents' desire, so that development, regardless of its rate, will always be toward the fulfillment of recognized goals.

Some of the changes called for by the Plan can be made today or in the immediate future, others can be foreseen definitely within the next five years, still others perhaps years beyond. If there is to be orderly growth and constant improvement, however, the Plan must look ahead as far as possible and record even distant possibilities, subject of course to modifications as the years unfold.

The Planning Commission and City Council acknowledge the promotion of the social and economic welfare of the City's citizens as the basic purpose of the Plan. Accordingly, its overall objective is to maximize the City's potential in terms of the most satisfying healthy living conditions and to promote the highest degree of economic well-being possible for its residents.

Located within an extremely favorable regional setting, Strongsville has good reason to anticipate continued growth, which will ~~establish~~**confirm** it as one of the premier suburban cities of Cuyahoga County. It is entirely possible that the population of the City will reach nearly 60,000 at full development.

The prospect of such growth necessarily suggests physical change. The continued outward trend of residential construction, demands of industry for larger sites, and the development of new outlying business centers all reflect the prospect of changes in the years to come. In fact, if properly guided these changes will be the community's greatest asset.

The degree to which Strongsville will continue to benefit from its enviable position in the region, and the extent to which it will ~~realize~~**succeed in attaining** its ~~promising outlook in terms of future growth~~**planning objectives**, will depend in large measure upon the ability to ~~develop~~**maintain** its ~~potentials~~**successful development** in the three following major areas while continuing to protect and preserve the City's natural resources:

Residential – as a well organized community continually alert to the need for careful coordination of street arrangements and the provision

of a full complement of municipal facilities so that pleasing and safe residential environments are achieved;

Commercial – as an up-to-date trade and service center supplying the community and trade area shopping and convenience needs in convenient, attractive, and safe business centers; and

Industrial – as a desirable location for manufacturing and research activities through the careful organization and control of these areas as related to the residential components of the City.

While achieving those development goals, the existing natural environment must be respected and incorporated into the community's development wherever possible. There is no doubt the environment will be affected by development. However, if properly designed, development need not be harmful but can actually enhance it. Respect for the natural environment will insure:

- Streams and drainage-ways will be protected;
- Flood water storage will be provided;
- Wherever possible mature trees in wooded areas will remain; and
- Soil erosion will be prevented.

COORDINATING COMMUNITY GROWTH

In order to assure desirable expansion, to preserve existing development and to maintain a proper balance between both, the Plan calls for a gradual change in certain basic land use patterns. In most instances, this will not involve radical departures from existing patterns but rather will be in the form of an orderly progression.

Basic to this approach is the proposition that all cities have two primary functions. The first function is to provide for healthy, convenient, and attractive areas for living. The second is to provide other areas with appropriate attributes for making a living. There is, however, a possible conflict between these two functions. For example, the intrusion of factories into established residential neighborhoods is, of course, undesirable. The encroachment of dwellings into areas needed for industrial growth is likewise undesirable.

Characteristics of industrial and business development such as traffic generation and noise can have a deteriorating effect upon nearby residential areas. Evidence of physical deterioration and unsatisfactory living conditions in almost every American city can be traced to the conflict between the city as a place of residence and a place of employment and business activity. The effects of this conflict can only be prevented by planning appropriate locations for each function and by adequately "buffering" one from the other. The Plan is directed, therefore, toward securing the desirability and stability of residential neighborhoods and the improvement of industrial and business areas.

In approaching these objectives the Comprehensive Plan has followed three basic guidelines for action:

- The designation of areas for residential expansion, including the coordination of economical utility extension and the reservation of sites for all required public facilities, and the preservation of the natural environment;
- The provision of reasonable expansion of existing business and industrial areas, and the creation of new areas for future commercial and industrial development by the allocation and reservation of sufficient land suitable for such use free from the encroachment of incompatible activities; and
- The coordination of community and transportation facilities with the planning and development of residential neighborhoods, business and industrial areas.

As a result of the studies undertaken in the development of the Plan, these guidelines were expanded as follows:

The Strongsville Residential Community

Continued improvement to the region's transportation network has placed Strongsville within a most favorable time-distance relationship with Cleveland and other major employment and business centers. Because of this the City of Strongsville will continue to be a prime place of residence for persons employed elsewhere in the region.

The plan for achieving improved living areas consists of coordinating existing residential development with future neighborhood expansion. The Plan defines neighborhoods that can provide a full range of public services and desirable environmental conditions. In so doing it incorporates all the advantages an urban society can offer. Fortunately, existing major street configurations provide an excellent basis for delineating neighborhoods. Building on this foundation, the Plan introduces features that will maintain and strengthen their unity. Constraints that would tend to interfere with or weaken them are reconciled.

The mere acceptance of a physical plan, however, cannot create a true community or neighborhood. Such a plan can only assist other forces in promoting a viable neighborhood spirit. Basic forces are at work, or can be put to work, to bring about this objective. These are:

- New subdivisions will be encouraged to create a pleasant environment by recognizing areas of natural beauty and by adding interest through the use of curvilinear streets, landscaped entrances and medians, and by aesthetic housing arrangements of varying housing types;
- The design of new streets will be controlled to ensure safety and privacy yet be arranged to provide an easy access to shopping, educational and recreational facilities;
- Recreation areas will be identified and reserved in advance so that every neighborhood will be provided adequate space for this fundamental activity in the very best location possible; and
- New neighborhoods will be oriented in such a way as to assure protection against the hazards of through traffic and encroachment by business, industrial and any other incompatible land use.

- Residential developments will provide for a complete range of housing choices in order to encourage the development of a balanced population, reflecting a range of incomes, ages, and family characteristics. People should be able to find housing which meets their changing needs as they form new households, have children, grow older, and as their income changes during different stages of their life cycles. Diversity, both in terms of functions and those living in the community, is encouraged. Diversification in terms of population composition will add a new dimension to the strength and viability of the community culminating in a more exciting and stimulating place to live and work.

The Strongsville Business Community

Strongsville is in an enviable position in terms of its business location, which has resulted in both the **a concentration of high quality and number of business establishments within** the City. Commercial facilities are, for the most part, an adjunct to residential development in that they are designed to serve the retail and service needs of residents. Commercial areas have an important function independent of their service function as they also provide meeting places and, therefore, can become a focus for community interaction. The demand for commercial development is based on the number and type of existing establishments, the amount of floor area, the location and size of the population base (existing and future), and its income and buying power.

Strongsville has the unique advantage of being home to a regional shopping facility. The presence of Starrwood's SouthPark Mall and its ancillary business service establishments, all in reasonable proximity, combine to form one of the most viable business- **and** service centers in the entire metropolitan area. Although many of these facilities serve regional and sub-regional needs, the residents of Strongsville are in a position to benefit most from the standpoint of convenience.

An important function of the Comprehensive Plan is to capitalize upon the active market already created by existing business in a manner that organized growth will be obtainable. It is essential, however, that business expansion be planned in a fashion so that it will enhance existing development but not cause an over saturation. The City has maintained a policy of allowing business development only in suitable locations where business space, parking and circulation are arranged to create pleasant, safe and convenient shopping destinations.

Although commercial development occupies a relatively small amount of land area within a community, it occupies a relatively large place in the consciousness of its residents. The quality of the commercial areas - whether

good or bad – will have an effect on community life disproportionately larger than the land area that they occupy. For this reason, it is important to insure the effect of commercial development is beneficial.

To maintain and enhance its position as the prime supplier of both shopping and convenience goods and personal services to an expanding trade area, and to assure the healthy growth necessary to any community, the City ~~should embark~~ **has embarked** upon a thoughtful and imaginative program of business organization and expansion which ~~will include~~ **includes** the following:

- Planning a supportable degree of business expansion at established business centers related to the City's retail trade area;
- Keeping commercial development within organized commercial areas where facilities are designed to handle the associated impacts and demands
- Encouraging some movement toward mixed-use developments; and
- Encouraging beautification activities including enhanced landscaping, consistent streetscape elements, and provision of adequate pedestrian facilities.

The Strongsville Industrial Community

Strongsville has a strong industrial base with significant expansion potentials. Every basic prerequisite for industrial development (available land, sewers and water, transportation facilities) exists within the City. The location of I-71 and the Ohio Turnpike combine to form one of the finest regional transportation systems in the state. The City's geographic position at the southerly edge of the Cleveland-Brook Park-Middelburg Heights industrial corridor and the proximity of Cleveland Hopkins International Airport contribute measurably to this potential.

Industrial growth is extremely important to the City for two basic reasons. The first is the creation of a sound tax base for the community. Industrial uses pay significantly more in local taxes than the cost of direct services they require. The second is the creation of employment opportunities for residents.

~~As mentioned earlier,~~ Strongsville ~~will eventually~~ **has** become a moderately large city. Directly related to any large urban area is the local responsibility to provide and maintain schools, streets, recreation and all other community facilities as well as adequate police and fire protection. In totally residential

communities these services are being provided at a relatively high cost to the local taxpayer. Similar services are being provided in Strongsville at a substantial savings to the residents. A sizable portion of the City's operating budget is met by revenues generated from its **extensive** industrial and business community.

While industry can be a tremendous financial benefit to the community in terms of operating revenues, it also implies increased employment opportunities. Every job created has a definite multiplying effect on all segments of the local economy. Conversely, most industries define the availability of labor as an important factor in choosing a location. They want to know the size and composition of the available labor pool (the number of unemployed persons by skill level, **sex/gender**, and wage rates), and the ability of the area to provide employees with requisite skills.

To realize Strongsville's potential as a truly well-balanced community, **continued** industrial expansion ~~in the planning program~~ will be accommodated in the following ways:

- Ultimate industrial areas have been identified and should continue to be reserved for that purpose even though actual development may not take place in the immediate future;
- Required utilities will be planned and constructed for the orderly development of industrial areas; and
- Potential conflicts between residential and nonresidential segments of the community will be held to a minimum by careful regulation of the location, arrangement and intensity of nonresidential uses.

Community Appearance

It is agreed as essential municipal policy that visual appearance is a proper matter for public concern and that all open spaces, buildings, signs, plantings, surfaces and structures which may be seen from any public way are subject to the Comprehensive Plan and its provisions. As expressed in the words of the United States Supreme Court, "... it is within the power of the legislature [Council] to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled. ..."

Basic decisions regarding the arrangement of streets and the designation of specific areas for various activities greatly affect a community's visual quality. The arrangement of major elements of the Plan has taken advantage of the potentials of the locality to provide a larger environmental context for the

designers of individual projects to accomplish their respective skills. Special characteristics of a site (natural features, aesthetic qualities and other potentials) will continue to be carefully appraised by the Planning Commission in the review of each development proposal.

The natural topography and trees will be preserved wherever possible in developing areas, and trees will be planted along City streets, in parks and other public lands to improve the scale and appearance of the municipality. Courts and malls in connection with public and private buildings can also be added to enhance aesthetic values. Materials used, and the workmanship in street paving and sidewalks, can be attractively and skillfully designed and durable; telephone and electric lines can be installed underground or along rear property lines; advertising signs, street signs, hydrants, mailboxes and other street furniture can be designed and placed with regard to appearance as well as function.

To implement the many and varied aspects which create a pleasing urban design, the Planning Commission and Council have established comprehensive regulations dealing with community appearance in the City's Zoning Code and Subdivision Regulations. The adoption of a tree planting and landscaping program by the City has, and will continue, to make Strongsville an attractive and vibrant place to live and visit. The recent adoption of the Pearl Road Corridor Design Guidelines is intended to enhance the appearance of that important commercial corridor by providing for consistent landscape and streetscape elements to create a cohesive and positive image. The new and coordinated image for the corridor will also serve to announce the City of Strongsville and separate it from neighboring communities.

CHAPTER 2 POPULATION

REGIONAL SETTING

Strongsville is situated in the center of a Region that encompasses Cuyahoga, Lorain, Medina and Summit counties. Past and projected relationships between the City's population and that of the Cuyahoga County and of the Region are shown in the following table:

POPULATION				
	1980	1990	2000	2010
Region	2,410,900	2,320,600	2,373,000	2,295,500
Cuyahoga County	1,498,400	1,412,140	1,393,978	1,280,122
Strongsville	28,575	35,310	43,900	44,750

As can be seen from the table, the City's share of the total County population has grown from 1.9% to 3.5% in the period from 1980 to 2010. Likewise, the City has increased as a percentage of the Region from 1.2% in 1980 to 2.0% by 2010. The City of Strongsville has continued to experience population growth while being located in both a County and a Region, which are now experiencing population decline.

The U.S. Census Bureau estimates the City's population in 2013 as 44,730. That means that there was no growth in population during the three-year period from 2010 to 2013. The Census Bureau estimates Cuyahoga County's 2013 population as 1,263,154 persons. That represents a 1.3% decline in population over the same three-year period.

It is anticipated that ~~this trend~~ Strongsville's population growth will continue out perform the County and the Region during the next planning period. Land use analyses (Chapter 3) imply that Strongsville's "build-out" population will approach 60,000.

POPULATION CHARACTERISTICS

The following population characteristics are used with other analyses to articulate the goals and objectives of the *Comprehensive Plan* in Chapter 5.

AGE COMPOSITION:

Strongsville's past population by age groups is reflected in the following table:

AGE DISTRIBUTION					
AGE GROUP	1980	1990	2000	2010	2010 Percent of Total Pop.
Under 18	9,310	9,740	11,900	10,405	23.3
18 - 59	16,950	21,415	25,260	24,005	53.6
Over 59	2,315	4,155	6,945	10,340	23.1
Total	28,575	35,310	43,900	44,750	100.0

Between 1990 and 2010, the City's population under 18 years of age increased by only 655 persons, or about 6.8%. During that same time period, the population over 59 rose by 6,185 persons or about 149%. As a result, the two age groups, under 18 and over 59, now both account for approximately the same percentage of the City's total population. In 2000, the population in age groups 60-85 and over 59 totaled 6,945 persons, which amounted to 15.8% of total population. By 2010, the population in age group 60-85 and groups over 59 had increased to 10,340 and made up 23.1% of the total population of 44,750. This increase is significant in terms of future housing demand and is further discussed in Chapter 3.

HOUSEHOLDS:

Households are defined as one or more persons living in a housing unit, excluding residents of *group quarters* such as nursing homes and sheltered facilities. The latter population can be expected to increase from 105 in 1990 and reach 650 by build-out, depending on the facilities provided.

Since 1970, there has been a marked national decline in the average household size. It dropped from 3.20 to 2.55 persons per household in the Region and from 3.65 to 2.60 in the City between 1970 and 2010. The most apparent cause for these trends has been the declining proportion of married couple families and an increase in single parent families and non-family households. Strongsville's past households by type is shown in the following table:

Household Type	HOUSEHOLDS			
	1980	1990	2000	2010
<i>Families</i>				
Married Couples	7,055	8,910	10,945	10,692
Single Parent	635	1,015	1,445	1,871
<i>Non-Families</i>				
One Person Over 64	325	630	1,135	1,929
Others	1,185	1,730	2,685	3,167
TOTALS	9,200	12,285	16,210	17,659
Persons Per Household	3.10	2.85	2.69	2.52

Between 1990 and 2000, households in the City increased by 3,925, or 31.9%. Between 2000 and 2010 the number of household only increased by 1,449 or about 8.9%. Average household size probably in the City has continued to decline, as it has nationally. It is projected that the average household size in the City of Strongsville will level off at around 2.55 persons per household.

SCHOOL ENROLLMENT:

~~As already noted, while the~~ The percent of Strongsville's population under 18 years old has declined significantly since 1980, when it is expected was 32.8%. In 2010 the percentage of the population under 18 was only 23.3%. In addition to level off at about 24.0% by build-out. The percent of this the percentage change, the total number of persons under 18 years of age group enrolled in preprimary schools is likely actually decreased from 2000 to increase commensurate with rising female participation in the labor force 2010.

Past Strongsville school enrollment follows is shown in the following table:

PUBLIC SCHOOL ENROLLMENT				
GRADE GROUPING	2002-03	2005-06	2008-09	2011-12
Elementary Schools	3,066	3,088	2,787	2,544
Middle Schools	1,723	1,748	1,681	1,553
High School	2,302	2,272	2,242	2,126
Other (Special Programs)	69	244	222	308
Total	7,160	7,352	6,932	6,531

Over the past ten years, the City's total school enrollment has declined by 629 pupils, or about 8.8%. Public schools pupils are all served by Strongsville

City Schools. The Strongsville Board of Education also operates an early learning center. The City has one Parochial School and several pre-schools. Schools and other community facility needs are examined further in Chapter 3.

LABOR FORCE:

The City's labor force includes all persons over 15 years old who are employed or seeking employment. The percent of this age group in the labor force is referred to as participation. Strongsville's past labor force follows, is presented in the following table:

	PERSONS			
LABOR FORCE	1980	1990	2000	2010
Male	8,770	11,005	14,200	12,980
Female	5,460	8,555	11,700	11,090
TOTALS	14,230	19,560	25,900	24,070

INCOME AND BUYING POWER:

The following table shows the change in per capita income for both the City and the Region since 1980. Not only has the City consistently had a higher per capita income than the Region, but the growth rate of the City's per capita income level has significantly out paced that of the Region as a whole. The City's income level has grown from 36% higher than the Region to 70% higher than the Region.

	PER CAPITA INCOME*		
Area	1980	1990	2000
<u>2010</u>			
Region	\$12,455	\$13,755	\$15,055
\$16,355			
Strongsville	\$16,970	\$20,575	\$24,180
\$27,785			

*Constant 1990 dollars.

Buying power is the annual business sales generated by a given population, measured by its size and income levels. Past relationships between buying power in the Region and City are shown in the following table:

BUYING POWER*

Area	1980	1990	2000	2010
Region	\$23,315	\$23,030	\$23,525	\$24,320
Strongsville	\$375	\$525	\$815	\$1,040
Percent of Region	1.6%	2.3%	3.5%	4.3%

- Million constant 1990 dollars

Although it accounts for just under two percent (1.95%) of the region's population, Strongsville, by virtue of its higher income levels, has over four percent (4.3%) of the regions buying power.

MUNICIPAL REVENUES

The City of Strongsville relies primarily on revenue generated from its municipal income tax. Property taxes are a significant and vital component of the City's funding sources.

Property Tax

Real property taxation in Strongsville is based on the County-assigned value of all parcels of land within each taxing district. The assignment of value is administered by the Cuyahoga County Auditor's Office. The Auditor/Fiscal Officer determines an assessed value, which is 35 percent of the appraised market value for each parcel. This value is updated every three years based on the average price of surrounding or similar properties within the previous three-year period. Every six years, the Auditor/Fiscal Officer is required to revisit all properties to re-appraise the value of each based on any building additions or major improvements.

Income Tax

The City collects a 2% income tax on earned income within the City which is applied to gross salaries, wages, personal services compensation and net income of for-profit organizations that conduct business in Strongsville. Strongsville residents are also required to pay tax on income they earn outside the City if the municipality in which they work has an income tax.

Tax Abatement

Strongsville can provide Tax Abatement for qualifying office/industrial real estate improvements for ten years based on 100% of the investment made for the particular facility.

CHAPTER 3 LAND USE

GENERAL OVERVIEW

Between 1990 and 2010, a total of 3,585 acres were developed in the City. Still, 2,605 acres, or 16.5% of the City's entire land area of 15,890 acres, remains undeveloped. Based upon that level of development, the general character of the City has been established, but the amount of vacant land remaining means that the final nature and image of the City is still being formed.

The breakdown of Strongsville's past and present development is reflected in the following land use table:

LAND USE	ACRES					
	1990	1996	2002	2008	2010	(%2010)
Residential	4,705	6,110	6,630	6,980	6,985	-44.0
Business	400	645	685	738	744	-4.7
Industrial	675	860	1,085	1,145	1,158	-7.3
Public	2,650	2,715	2,825	2,850	2,875	-18.0
Rights-of-Way	1,270	1,390	1,485	1,522	1,523	-9.5
Total Developed	9,700	11,720	12,710	13,235	13,285	-83.5
Vacant	6,190	4,170	3,180	2,655	2,605	16.5
TOTAL CITY	15,890	15,890	15,890	15,890	15,890	100.0

Strongsville's percent distribution of development by major land use categories is generally typical of most suburban communities, except for the exceptionally high concentration of public land uses (18.0%), which includes an extensive amount of Cleveland Metroparks land. As a result, there are approximately 6.4 acres of public lands for each 100 persons, which is substantially above the national average for comparably sized municipalities. The existence of the Metroparks facilities within the City is a significant feature in providing for the recreation needs of its residents.

While the substantial concentration of publicly owned lands dedicated to parks and open space provides advantages by contributing to the recreational needs of the City residents, it also creates economic disadvantages or sustainability concerns for the City. That publicly owned acreage represents a substantial amount of land area that is not generating tax revenues for the City or the School District. As a result, the economic

productivity of the City's commercial and industrially zoned land is critical. If the City is going to maintain a balanced and sustainable economic base, it is even more important for those land areas designated for commercial and industrial development to contribute strongly. The City will need to continue to encourage business and industrial developments that generate high rates of return in order to offset the lack of direct economic contribution from the publicly owned lands.

Balancing land uses to maintain a strong and viable mix between the use groups is always a necessary focus for communities. Given that Strongsville has an unusual land use mix as a result of the percentage of public lands, carefully controlling and monitoring the remaining land use mix becomes even more essential. Any reductions in land zoned for business and industrial use will need to be judiciously scrutinized to avoid eroding the City's base and unbalancing the mix.

The intensity of development in the City's residential areas has been relatively modest with approximately 6.4 persons per acre of residential land. That level or intensity of development constitutes a relatively low-density residential environment, and one that is predominantly single family residential in character. With proper management of development on the remaining vacant land areas, the City has the opportunity to maintain that low-density, single-family character.

RESIDENTIAL

By 2010 residential development accounted for 44% of all land use within the City. Residential land uses include conventional one-family detached dwellings on individual lots, cluster and two family units, and apartments and other multifamily style housing units.

Between 1990 and 2010, the amount of land area developed for residential use in the City increased by 2,280 acres, or 48%. Most of this development was conventional one family building lots and cluster single family units. Overall residential density (housing units divided by residential acres including preserved open space) is currently 2.67 dwelling units per acre.

HOUSING UNITS					
Housing Type	1990	1996	2000	2002	2010
Single Family and Cluster Housing	8195	10925	14163	14424	15548
Apartments and Multi-Family Units	1590	2175	2700	2800	2928
Total Dwelling Units	9755	13100	16863	17224	18476

Most of the City's housing development occurred between 1970 and 2000. As a result, most of the City's housing stock is relatively new. Between 2000 and 2010 there was an increase of 1613 dwelling units, or about 9.6% of the housing total. It is interesting to note that during that same time period (2000 – 2010) the number of renter occupied housing units increased from 2,806 to 3,389 a 36% increase. In 2010 renter occupied units accounted for 19.2% of all occupied housing units in the City of Strongsville. Renter occupied units include not only conventional apartments, but also rentals of individual single-family homes. Part of that trend is likely reflective of changes in the housing market and home financing beginning in 2008.

Growth in apartments and multi-family housing units is controlled by the City's Charter, which limits their number to no more than 15% of all housing units unless otherwise approved by the electorate. In 2010 apartments and multi-family housing units constituted 15.8% of the City's total housing stock.

In the early 1970's the residential Planned Unit Development (PUD) concept was introduced in Strongsville with the Ledgewood and Echo Lake developments. The concept is based upon the creation and preservation of "green" open space areas designed to enhance adjacent home sites; and to provide a range of dwelling types (conventional single family homes and cluster single family dwellings) within a single development. Since more than 30 residential developments have been constructed using the PUD concept.

Nearly all of those PUD style developments have taken place on R1-75 land, which permits a maximum residential density of 2.75 units/acre. When 20% of a development area is restricted as common open space area, the conventional R1-75 District regulations may be modified to permit the minimum lot area to be reduced from 12,750 square feet to 11,250 square feet and for 35% of the total allowable units to be constructed as cluster single family units rather than conventional single family building lots.

A summary of the developments discussed above indicates that over 3,120 acres were included; and, of the total units constructed (7,226) 1,986 (27%) were cluster single-family units. The resulting overall density of the 30 developments was 2.30 units/acre, well below the 2.75 units/acre permitted by Code. Also, a significant benefit of the development procedures was the creation of nearly 700 acres of permanent common open space areas throughout the City.

The City of Strongsville has now approved a total of 2,450 cluster housing units. That amount of cluster dwelling units is equivalent to 13.3% of the City's entire housing stock and 15.8% all non-apartment or multi-family housing units.

Strongsville has traditionally been a single family residential community with a strong base of detached single family homes on individual building lots. The desire to maintain that image and character is reflected in the Charter provision limiting the percentage of apartment or multi-family style housing units. The number of cluster housing units has now increased to match that of apartment units. The combination of cluster housing units and apartment style units now account for just over 29% of the City's entire housing stock, leaving 70% of the housing units as detached single family homes on conventional building lots.

The City will need to carefully consider the desired ratio of housing types to be constructed on the remaining vacant residentially zoned land if the intent is to maintain the established image of the community as being predominantly ~~predominantly~~ single family homes on conventional building lots. Continuing to approve residential developments with 30% of the housing designed as cluster style units would not result in the most appropriate housing mix at final build out. Therefore City Council recently modified the cluster housing zoning regulations that previously encouraged the use of cluster housing by providing density bonuses for cluster housing by adopting a new density neutral formula. Maintaining the desired housing mix and the rapid increase in renter occupied housing units will be significant housing policy issues for the coming years. City Council has also made changes to the Zoning Code with regard to the ~~R-1~~R1-125 District which are intended to

increase the desirability and development of large single family lots within the City.

The City's elderly~~senior~~ population is projected to continue to grow during the next planning period. Elderly~~Senior~~ living and care ranging from minimal care in independent living units through personal intermediate and skilled nursing care is now being provided in "life care communities" which typically include apartments and one-family cluster dwelling designed specifically for the elderly~~seniors~~, multipurpose activity centers, common eating areas, health and counseling offices, craft and meeting rooms, lounge areas, and outdoor areas for passive and more active recreation.

By final build-out of the City, development of at least one additional "life care community" with a balanced mix of independent and assisted living housing units clustered around a central service facility should be expected. Since the density of such development would exceed Strongsville's one family residential density limits, it should be assigned to serve only elderly~~senior~~ housing needs on a site-specific basis using the special senior housing provisions provided in the Zoning Code. Assuming additional apartments may be constructed within the limitation of 15.0% of all housing units as the City approaches full development, housing designed specifically for the elderly~~seniors~~ should represent the majority of those units. There appear to be sufficient housing opportunities to meet the rental housing needs of the City's other groups.

A second factor to be considered as Strongsville approaches full development is that a significant amount of vacant land is still available behind existing frontage uses on so-called "bowling alley" lots. Because assembly of such remnant vacant land into viable residential development areas is desirable but difficult, it should be nurtured.

Finally, one of the emerging land use trends is the resurgence of mixed-use developments in which a residential component is directly integrated with retail and office uses in a cohesively designed project. These types of "lifestyle" developments have become popular particularly with young professionals and retirees. Strongsville's regional setting makes it an ideal candidate for such a project. The south Pearl Road corridor has the potential to accommodate such a mixed-use development.

Summary: Strongsville's residential environment is well-advanced and its~~sits~~ housing stock is sound, relatively young, and sufficiently diverse to meet the varying needs and desires of current and future residents. Thus, although the 2010 density of 2.67 units per acre will probably increase slightly, it should not exceed 2.70 units per acre when the City is fully developed. Objectives related to this goal include:

- The City will need to carefully control new development on the remaining vacant residentially zoned land in order to maintain the desired ratio of housing types and to protect and preserve its image as being a community of predominantly single family homes on conventional building lots. This may include making some modifications to the present cluster housing zoning provisions to ensure that single family homes on conventional building lots continue to constitute at least 70% of the City's housing stock.
- Strongsville's elderly population is projected to continue to increase and attention should be given to the City's elderly~~elderly~~senior housing needs. In particular, at least one additional "life care community", should be anticipated in the future.
- A significant amount of vacant land is still available behind existing uses on so-called "bowling alley" lots. Assembly of such remnant vacant land into sound development is desirable.
- The City's Charter limits the development of apartments to no more than 15% of all housing units unless otherwise approved by the electorate. Accordingly, future areas for apartment development should be considered primarily to meet growing elderly~~elderly~~senior housing needs.
- Development of an integrated mixed-use development in the south Pearl Road corridor should be encouraged.

BUSINESS

Strongsville has become a major retail center in Northeast Ohio with Starrwood's **Starwood's** SouthPark, The Greens of Strongsville and the Plaza at Southpark leading the way as modern shopping **retail** environments. Completion of Renaissance Park coupled with the combination of Wal-Mart Super Center, Home Depot and Lowe's has also established the North Pearl area as a strong shopping **retail** destination.

The 1996 Comprehensive Plan indicated a total of 1,035 acres of zoned business land in Strongsville. An additional 29.5 acres were rezoned (2003) from R1-75 Residential to General Business (GB) along the north side of Whitney between Pearl Road and I-71. In June 2005, Strongsville and Visconsi-Royalton Limited agreed upon a Court of Common Pleas Judgment Entry permitting business development on 32 acres in the northwest quadrant of the I-71/Royalton Road intersection. With the 1,035 acres of zoned business land in 1996, plus 61.5 acres added in 2003-2005, 1,095 plus acres are available for business use.

In August 2000 the Cuyahoga County Planning Commission prepared the Northeast Ohio Regional Retail Analysis for the seven county planning area which includes Cuyahoga, Geauga, Lake, Lorain, Medina, Portage and northern Summit counties. The 2000 Planning Commission analysis addressed all the communities in their respective counties. In Strongsville shopping **retail** and convenience goods floor area totaled 2,574,982 square feet, or 58.7 square feet per capita. The large per capita concentration of retail space in Strongsville can be attributed to the existence of the Westfield-**Starwood's** SouthPark Regional Shopping Mall. At 1,675,000 square feet and 168 stores, it is the largest shopping mall in Northeast Ohio. Communities with regional shopping centers typically have high amounts of retail space per capita because they are providing for regional shopping services in addition to local retail needs.

Between 2000 and 2008 there were 590,980 square feet of additional shopping/convenience retail floor area constructed. As of 2008 Strongsville had 3,165,962 square feet of shopping/convenience retail floor area in place, and had approved an additional 174,721 square feet. The total (3,340,683 square feet) equates to 75 square feet per capita. The additional 174,721 square feet included the Wal-Mart Super Center (58,840 square feet) and Renaissance Park II (115,881 square feet). It also included the Visconsi property (I-71/Royalton Road), which contains an additional 316,687 square feet and opened in November 2009.

The County's 2000 retail inventory of convenience and shopping goods and services, which excluded car dealerships, hotels, commercial amusement and

office space, totaled 79.2 million square feet. This equated to more than 37 square feet of convenience/shopping space per capita for the seven county region.

The analysis pointed out while there were no national figures available for an exact comparison, the amount of floor space per capita for shopping centers typically is in the 20 to 30 square feet range in other metropolitan areas. Also, there were more than 10 million square feet of vacant retail space in the Northeast Ohio region; and a total of 10.1 million square feet of new retail had recently been constructed or proposed for the region. The analysis concluded the region has sufficient retail space to meet the needs of the regional population. The bigger issue appears to be where the shopping facilities are located relative to the region's population trends and shifting concentrations.

Considering that Strongsville's per capita square footage of shopping and convenience retail floor area (75 SF) is double that of the region (37 SF); and, the region is over built by 6 million square feet, it is clear Strongsville does not need nor should it pursue any significant amount of additional retail development. However, there exists today nearly 120 acres of vacant business-zoned land in the Pearl Road corridor between Shurmer and Boston Roads. Assuming a 20% building coverage, this vacant business zoned area could theoretically accommodate over 1,000,000 square feet of additional retail space.

The 2001 Comprehensive Plan addressed the over-saturation of retail space and the amount of vacant business zoning by recommending rezoning of substantial portions of the corridor to other non-retail uses. The specifics of the Plan's recommendations can be found in the Pearl Road (South) Land Use/Zoning Study (June 2005).

In 2009 the Strongsville Economic Development Department completed a survey of vacancies in the City's retail business centers. Data analyzed from 276 businesses found an 18% vacancy rate in the one million square feet of retail space surveyed.

Inaction regarding the retail saturation matter can only lead to increasing store vacancies, a "hit-skip" pattern of new business development, traffic congestion, and overall weakening of the local retail market.

A city's trade area is the area from which business development within the City can expect to capture the majority of its sales. The general economic rule is that retail developments at two or more locations capture sales in direct proportion to their respective sizes, and in inverse proportion to the square of the distances involved. This "law of retail gravity" delineates Strongsville's

trade area. Since 1980, Strongsville's share of the regional trade area has continued to increase dramatically. Once the City reaches full development, its percent of the trade area will begin to gradually decline as surrounding growth proceeds.

Because Starwood's SouthPark Mall is a regional shopping facility, the City of Strongsville enjoys a more extensive secondary trade area consisting of regionally based goods and services.

Since 1980, because of higher income levels, a larger percent of buying power has been concentrated in Strongsville than its share of the regional population would suggest. Buying power is the annual sales generated by a given population, measured by its size and income. While growth in the City's percentage of regional buying power is projected to continue, the growth rate will slow and the total percentage of buying power will stabilize as the City reaches build-out.

Competition will no doubt intensify as the Trade Area grows. Thus, it would be unrealistic to assume that more sales could be captured in Strongsville even after recognizing SouthPark's drawing power. Certain businesses obviously will seek some of their sales from SouthPark customers. Since most of these customers will reside in the Trade Area, however, their sales potential has already been accounted for.

By 2020, as Strongsville's build-out draws near, the distribution of Trade Area buying power will probably begin to shift and new competitive patterns will evolve.

Business potential is the amount and type of floor area that can be expected assuming viable sales ratios. Exceeding these levels can result in speculative development exceeding its potential. Speculation will not increase the potential. Instead, after an era of increased competition, it will eventually likely lead to additional vacancies and erosion of the business community.

Notwithstanding the above the following programs should be pursued.

- **North Pearl:**
Completion of Renaissance Park II including 110,000 square feet of retail space. New retail developments within the North Pearl area include a Sheetz fueling station and a McDonalds restaurant, both located at the intersection of Pearl Road and Whitney Road.
- **SR82/Pearlview-Ordner:**

The Greens of Strongsville has negatively impacted the existing single-family neighborhood to the south. The affected area is developed with modest older single-family homes. **One desirable option for redevelopment of this area is for a coordinated mixed-use development that incorporates retail and offices. The Charter limitation on multi-family dwellings makes the inclusion of a residential component problematic.**

- **Royalton/Prospect (SE):**

The southeast quadrant is defined by Baker's Creek to the south and by Maria Gardens to the east. It is physically isolated from surrounding residential development. The new Drug Mart neighborhood shopping center is located in the northeast quadrant.

Considering the large and expanding employment base in the Foltz-Royalton-Darice Industrial sector and surrounding residential densities, a convenience goods/services commercial center including such things as pharmaceuticals, restaurants, banks, barber and beauty shops, dry cleaners and medical offices serving the daily needs of those working and living nearby could be considered (See Royalton/Prospect (SE) plan).

- **Pearl Road (South):**

A large portion of the City's vacant land that is zoned for business use (120 out of 230 acres) is located in the Pearl Road corridor between Shurmer and Boston Road. Given the existing commercial vacancy rates, it may be prudent to permit selected portions of this area to be developed in a more Mixed-Use fashion. This area also has the potential for development of the City's one additional continuing care project. **The largest new developments in this area are the Giant Eagle Market District store and GetGo fueling station.**

INDUSTRY

Since the late 1960's a wide range of industrial firms have located in Strongsville's four industrial parks. Clearly, the City has emerged as one of the region's prime research and light manufacturing locations.

~~Strongsville has a strong industrial base and significant expansion potentials. Every basic prerequisite for industrial development (available land, sewers and water, transportation facilities, skilled labor force) exists in the City. The location of I-71 and the Ohio Turnpike combine to form one of the finest regional transportation systems in the state. The City's geographic position at the southerly edge of the Cleveland-Brook Park-Middleburg Heights industrial corridor and the proximity of Cleveland Hopkins International Airport contribute measurably to the potential.~~

~~Industrial growth is extremely important to the City for two basic reasons. Strongsville will eventually become a moderately large city. Directly related to any large urban area is the local responsibility to provide and maintain schools, streets, recreation and all other community facilities as well as adequate police and fire protection. In totally residential communities these services are being provided at a relatively high cost to the local taxpayer. Similar services are being provided in Strongsville at a substantial savings to the residents, because revenues from its industrial and business community supply a sizable portion of the City's operating budget.~~

~~While industry can be a tremendous financial benefit to the community in terms of operating revenues, it also implies increased employment opportunities. Every job created has a definite multiplying effect on all segments of the local economy.~~

Industrial land uses (manufacturing, research-development and commercial services) are situated in the following four well-defined areas.

<u>INDUSTRIAL AREA</u>	<u>DEVELOPED ACRES</u>		<u>INDUSTRIAL ACRES</u>
	<u>1990</u>	<u>2010</u>	<u>TOTAL</u>
Sprague / Dow	90	156	180
Progress / Alameda	255	256	325
SR 82 / Prospect North	90	215	240
SR 82 / Foltz South	<u>240</u>	<u>531</u>	<u>1,300</u>
TOTALS	675	1,158	2,045

Between 1990 and 2010, industrial development in Strongsville increased by 483 acres, or 71%. ~~And, nearly~~ **Nearly** 3,380,000 square feet of building area

has been ~~was~~ added to the industrial inventory ~~in~~ during that time period. That trend has continued beyond 2010. During the last ~~10~~ past two years, the Planning Commission has approved site development plans for new business and industrial buildings and for the expansion of existing commercial and industrial buildings that will add in excess of 350,000 square feet of floor area to the City's commercial and industrial tax base.

Only minor modifications have occurred affecting the City's industrial zoning pattern.

- In 1999, 72 acres of industrial land west of Prospect between Lunn and Morris Drive were rezoned and developed residentially (Ashley Oaks). The area is surrounded by residential uses on Morris and Prospect, and Volunteer Park to the west making it unsuitable for industrial development.
- Siedel Farm and the adjacent Landmark parcel (71 acres) were rezoned to residential in 2005. The area is isolated from the main Park 82 Industrial Area to the south by a large ravine. It also interfaces with residential uses along Westwood and the large Westwood Farms residential development to the north.
- Twenty (20) acres of industrially zoned land located south of Lunn Road (Szentpetery parcel) was acquired by the City in 2009. It is now the home of the Strongsville Youth Park, although it remains zoned for industrial use.

No further changes in the City's exclusively zoned industrial acreage are contemplated at this time.

In January 2003, an industrial development study was completed for the SR82/Foltz south sector. The study indicated a possible development arrangement for the vacant industrially zoned land between Drake and Boston predicated in part upon various environmental constraints (i.e., wetlands/streams).

Fundamental to any future development program is the southerly extension of Foltz Parkway from its present terminus (Foundation Software) to an intersection with Boston Road. This extension lies totally within approximately 169 acres of property owned by the City of Strongsville.

Topography indicates that land between Drake and Boston is relatively flat. However, there are four (4) streams, which must be respected in terms of future industrial development.

Streams are considered waters of the United States and State of Ohio and any fill activities associated therewith require permits from the Army Corps of Engineers (Nationwide Permit) and Ohio EPA which regulates storm water control measures and related water quality issues.

Considering the above, stream roadway crossings were held to a minimum (Foltz extension-2/secondary industrial streets-1).

Additionally, the secondary streets have been positioned in a manner that the streams form the rear property lines of future industrial sublots. Whether these riparian areas (banks of natural water courses) are protected by environmental easement or other restrictive covenant, will be based upon applicable environmental protection laws and governing policies.

It is important to keep in mind the development framework of any new industrial area must be flexible. New industrial users will have varying needs ranging from a minimum two-acre site to 50 acres and greater. Therefore, the actual parceling of the area should be tailored to a user's specific need rather than attempting to match a user with a pre-determined industrial lot.

PUBLIC LAND USES

Public land uses (Schools, Recreation, and City Services) and Semi-Public Facilities (such as social centers and churches) provide the community with a multiplicity of essential services. These uses increased from 2,650 acres in 1990 to 2875 acres in 2010, or by 8.5%.

SCHOOLS

Characteristics of ~~in 2010 the site size and enrollment at~~ the City's existing public schools ~~follow.~~ ~~was as follows:~~

<u>PUBLIC SCHOOLS</u>	<u>SITE ACRES</u>	<u>2010 ENROLLMENT</u>
Elementary Schools		
Allen*	15.5	0
Chapman	13.5	434
Drake	9.0	428
Kinsner	12.0	617
Muraski	13.5	560
Surrarrer	9.5	363
Whitney	12.5	370
Zellers	7.5	327
Sub Total	93.0	3099
 Middle Schools		
Albion	20.0	522
Center**	12.0	592
Sub Total	32.0	1114
 High School***	 <u>108.0</u>	 <u>2473</u>
Totals	233.0	6686

*School closed

**Site also includes stadium and administration.

***Site also used for stadium, service and administration.

The

Since 2010, the Strongsville Board of Education has initiated a school improvement program that includes replacement of the existing Center Middle School and renovations and expansion at the Senior High School with a brand new facility, renovations and expansion at the existing Senior High School, and closing and consolidating of elementary schools. This program constitutes a major restructuring of the City's school system. Under this new arrangement, the elementary schools will include grades K - 5, the middle school will house grades 6 - 8, and the high school will have grades 9 - 12.

These changes are in response to the fact that school enrollment is no longer increasing as it had previously.

~~Strongsville's projected~~As part of this realignment of school enrollments facilities, the two existing middle schools are being replaced with a new consolidated middle school on the old Center School site and ~~probable residential development pattern at build-out imply that no additional~~the Albion Middle School is being closed. At the elementary school sites level, Drake Elementary and Zellers Elementary will be needed when the City is fully developed. ~~A closing.~~ As noted in the table above, Allen Elementary has already been closed.

As a result of the planned school closing, the Strongsville Board of Education will have three vacant properties. The Board of Education also presently owns a 10 acre site on Webster Road ~~has already been reserved that was previously required for school purposes—a possible future elementary school site, but which is now unlikely to be used for that purpose.~~ At this time, the City is not aware of any plans by the School Board to sale or dispose of any of those 62 acres of land.

Private school enrollments generated within the City were addressed. These enrollments include parochial school pupils in grades ~~K~~PreK-12, and children attending preprimary facilities. In both cases a net outflow exists. That is, enrollments exceed the capacity of facilities currently provided in Strongsville.

Saint

~~Saint's~~ Saint's Joseph and John Elementary, grades PreK-8, is the only parochial school in the City. Enrollment projections do not indicate the feasibility for additional parochial schools in Strongsville. Accordingly, transportation of pupils to parochial schools in surrounding communities will probably continue. Further expansion of Saint~~Saint's~~ Joseph and John Elementary can be accommodated on its existing 14-acre church site. 2010 enrollment in pre-kindergarten through eighth grade is approximately 725 students.

The City is presently home to several pre-school facilities including the Goddard School, Strongsville Montessori, and Le Chaperone Rouge.

Preprimary facilities should be located in tandem with churches, or as separate uses in areas with relatively high employment or housing densities. Locations in proximity to ~~Westfield~~Starwood-SouthPark and Foltz-Southwest Industrial District are especially well suited for new preprimary school facilities.

RECREATION

An itemization of existing City-owned recreation land follows.

<u>FACILITY</u>	<u>TOTAL SITE</u>
Surrarer Park	3.5
Recreation Park	59.5
Foltz Park	44.0
Recreation Center	23.0
Volunteer Park	61.0
Youth Sports Park	<u>20.0</u>
TOTAL	211.0

A total of 211 acres of recreation land are owned by Strongsville. That is, based on the City's projected build-out population of 55,000, only 3.8 acres per 1,000 residents exist. Since at least 10.0 acres per 1,000 are recommended by the National Recreation Association. Therefore, a recreation system that comprises school sites, private open space and Cleveland Metroparks land is in order. A viable recreation system should include the following four kinds of facilities. _____

Playgrounds: These facilities are designed for children up to 15 years old, residing in neighborhoods extending about one-half mile around the playground. At least 1.5 acres per 1,000 residents should be provided. Whenever possible, elementary school sites should also be used for playgrounds.

Current elementary school playground sites include:
~~Whenever possible, elementary school sites should also be used for playgrounds.~~ Accordingly, based on the City's probable residential development pattern at build-out, 13 playgrounds will be needed.

<u>PLAYGROUNDS</u>	<u>ACRES</u>
<u>Northwest</u>	
Surrarer ES	6.5
Drake ES	5.0
Muraski ES	8.5
<u>Northeast</u>	
Whitney ES	5.5
Surrarer Park	3.5
Recreation Park	6.0
Webster (Reserved school site)	5.0
<u>Southwest</u>	
Recreation Center	2.5
Walnut Creek	5.0
Kinsner ES	5.0
<u>Southeast</u>	
Allen ES	8.5

Chapman ES	7.0
Zeller ES	4.5
TOTALS	72.564.0

~~The arrangement of 13 playgrounds assumes the ongoing joint use of Strongsville's public elementary school sites for playgrounds. All of these sites have been dedicated for public use. Thus, they should be used for playgrounds, regardless of future school needs.~~

As is obvious from the school site list, the former Allen Elementary School site has been eliminated from the list of school playground sites. It has been the policy of the Board of Education to remove the playground facilities along with the school buildings. Based on that approach, the number of playground sites will be further reduced with the anticipated loss of the Drake and Zeller Elementary School playground facilities.

The overall ratio of 1.3 playground acres per 1,000 residents, which is somewhat lower than normally recommended, reflects the extensive provision of private open space in the City. Nearly every residential subdivision over 50 acres, developed since 1970, includes "playground" facilities to serve its residents.

Recreation Fields: These facilities are intended to meet the recreation needs of children over 15 and adults requiring more space than at playgrounds. Their service areas are more extensive, and at least 2.0 acres per 1,000 residents should be provided.

Based on Strongsville's population at full development, the following recreation fields will be needed.

<u>RECREATION FIELDS</u>	<u>ACRES</u>
Recreation Park	59.5
Foltz Park	44.0
Drake/Prospect (SW)	12.5
Albion JH	10.0
Volunteer Park	61.0
Youth Sports Park	20.0
Sprague/Marks (SE)	8.0
TOTALS	215.0

This configuration of six recreation fields assumes the continuing joint use of Albion Junior High School for recreation field. The City may also pursue continued use of the recreation fields at the former Allen School site.

The overall ratio of 3.75 recreation field acres per 1,000 residents exceeds the standard of 2.0 acres per 1,000. Thus, the need for additional sites for such facilities is not foreseen.

Parks: Supplemental to playgrounds and recreation fields which offer active recreation opportunities, there is a need for larger parks that provide for the passive recreation of all the people. At least 6.5 acres of park land per 1,000 residents should be made available. Woods, meadows and stream valleys should dominate. Facilities for fishing, picnicking, hiking and winter sports should be integrated with natural characteristics. Secluded areas may be used for day camps, bird sanctuaries or other appropriate features. Paths for hiking and bicycling connected to centers of interest, shelters and parking areas should be included, but roads should be kept to a minimum.

Cleveland Metroparks provides 2,170 acres of ~~park land~~ parkland in Strongsville. This equates to 39.5 acres per 1,000 residents at build-out. Thus, no further parks will be needed.

As indicated, a municipal recreation system should be comprised of the following facilities with their respective sizes per 1,000 population.

	<u>Ac./1,000</u>	<u>Existing Acres</u>
Playgrounds	1.5	72.5
Recreation Fields	2.0	207.0
Parks	6.5	2,170.0*
	10.0	2,449.5

* Metroparks

Strongsville is in the enviable position of having nearly 45 acres of public recreation per 1,000 population when the City is fully developed.

Recreation Centers: The 150,000 Sq. Ft. Walter F. Ehrnfelt Recreation and Senior Center in Recreation Park north of "The Greens" provides for virtually all indoor public recreation activities such as aquatics, court games, gatherings, etc. Cultural and senior center facilities are also included. The Center will clearly meet Strongsville's indoor recreation needs at build-out.

The need for an outdoor community swimming pool in Strongsville at the Ehrnfelt Recreational/Senior Center site is being considered at this time.

It should be noted that, in addition to publicly owned recreation sites, there are currently nearly 700 acres of private common open space within the City. This permanent open space located within numerous residential developments is the result of a 20% open space requirement in the Single Family Detached and Cluster Development and Planned Development Area sections of the Zoning Code.

CITY SERVICES

In addition to the foregoing facilities, the City of Strongsville has a number of other parcels, which are used for a variety of municipal services. The following is a list of City-owned sites exist.:

CITY SERVICES	TOTAL SITE
Police & Commons	4.5
Library/Communication Center	2.5
Old Town Hall	0.5
Service Center	12.0
<u>Fire Stations</u>	
Albion/Priem	2.5
Howe/Drake	1.0
Prospect/Drake (Headquarters)	2.6
Albion/Webster	2.0
<u>Wastewater Treatment</u>	
Plant B	20.0
Plant C	3.0
TOTALS	50.6

Essentially, Strongsville has an adequate array of sites needed to meet its needs at full development although a new City Administration building near Westwood and Pearl Road should be considered.

OTHER FACILITIES

Other community facilities historically have been concentrated in Strongsville Center. The importance of the United Church of Christ, Old Town Hall, Historical Village, Strong House and a number of other sites and facilities to the ongoing viability of the Center is obvious.

MUNICIPAL OFFICES – STRONGSVILLE GOVERNMENT CENTER

The northeast quadrant of the Pearl Road/Royalton intersection is the focal point for an array of Strongsville Municipal Service functions including:

- The Communications Center
- Historical Village
- Library
- Police Headquarters Facility
- Strong House

The City's Administrative Offices are located at the intersection of Lunn Road and Foltz Parkway in the southwest corner of the City. The current facility is poorly located in terms of meeting the daily needs of residents and the business community.

The City Service Department will continue to be located at the Foltz/Lunn Latawiec Service Center. The present building and site is ideal in terms of meeting Service Department needs at full City development.

CHAPTER 4 TRANSPORTATION

GENERAL OVERVIEW

The City's thoroughfare system is comprised of freeways, arterials, collectors, local collectors and local streets. Definitions of each category follow.

FREEWAYS

The sole function of these highways is to move traffic. Access to abutting property is prohibited and grade separations are provided at all intersections. An interchange is a system of connecting roadways, or ramps, at the junction of two freeways, or a freeway and "feeder road" which provides for the interchange of traffic without grade crossings on the freeway.

The Ohio Turnpike (I-80) and I-71 cross in northern Strongsville, making it a "crossroads of the nation" in terms of interstate transportation. No additional lanes on I-80 in Strongsville are projected to be needed in the near future. I-71 has been widened to three lanes in each direction through the City.

Freeway-to-freeway access in all directions, and I-80 access to and from Pearl Road (US 42), is provided at the I-80/I-71 interchange (Ohio Turnpike Exit 10). A full I-71/US 42 interchange exists 1.2 miles north of I-80 in Middleburg Heights.

Full I-71 access is provided at Royalton Road (SR 82). Major improvements have been made to this interchange commensurate with the opening of the SouthPark Regional Mall and The Plaza at SouthPark. Traffic at I-71/SR82/Howe Road has increased dramatically with SouthPark Regional Mall. The opening of The Plaza at SouthPark has further aggravated the situation resulting in growing rush hour delays and holiday traffic on I-71 ramps and the Royalton Road arterial. The need for an additional I-71 interchange at Boston Road or a slip ramp or major modifications to the existing interchange **has** been identified.

At present, significant traffic from northeast Brunswick and southeast Strongsville desiring access to I-71 use Howe Road to access the interchange. An additional interchange or interchange modifications would provide almost immediate access to the interstate for these trips thereby relieving significant pressure on the Royalton/I-71 Interchange.

Modifications to the existing State Route 82 interchange or a Boston Road/I-71 Interchange will also be important in regard to the continuing development of the city's Foltz/Southwest Industrial District. At present industrial traffic destined to and from I-71 must use Royalton Road (SR-82) through the very center of Strongsville.

In the late 1990's the Northeast Ohio Areawide Coordinating Agency (NOACA), at the request of both Strongsville and Brunswick, studied the feasibility of a new I-71 Interchange and issued a number of feasible alternatives based upon future land use arrangements and associated generated traffic assignments.

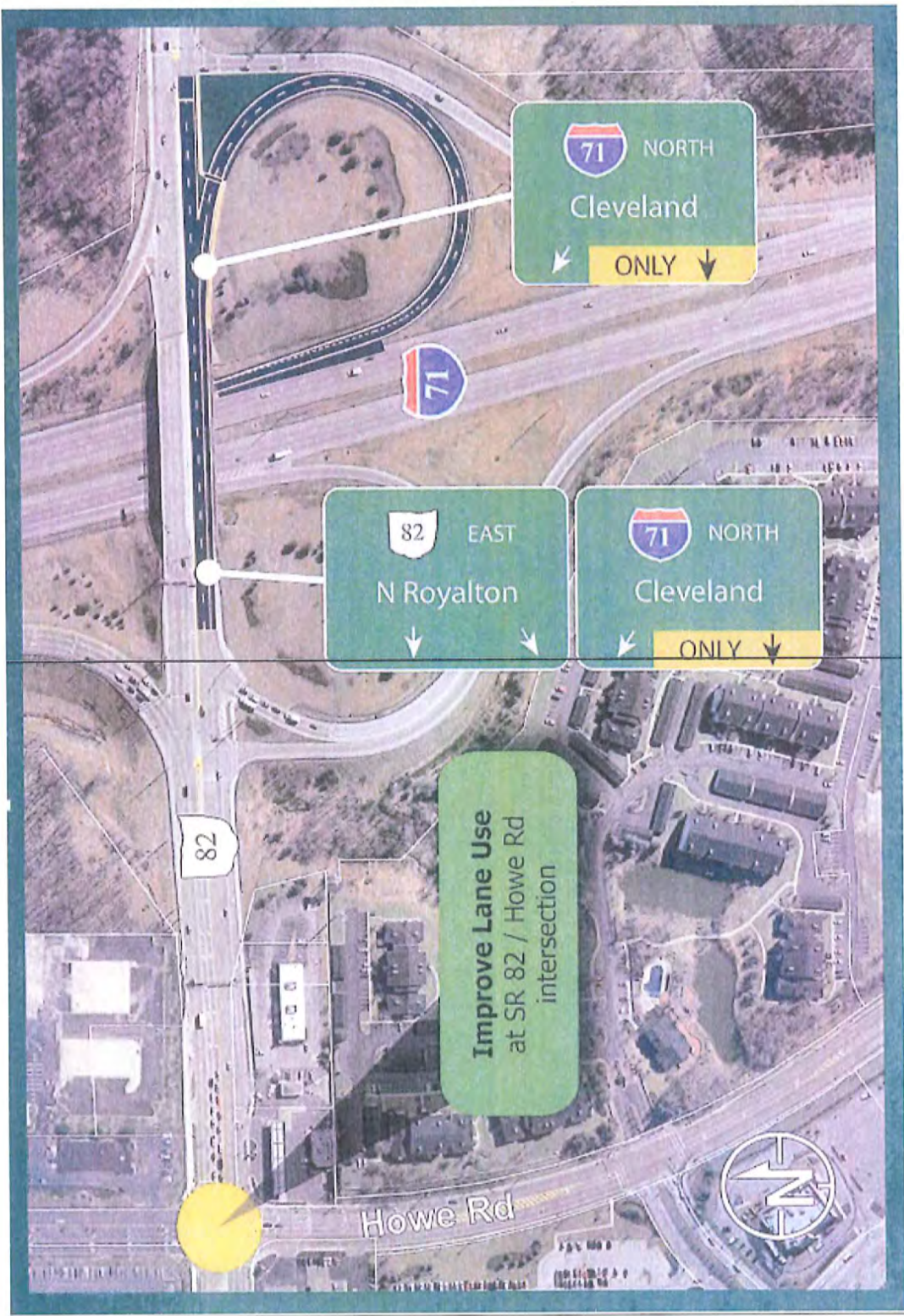
In addition to the above, in order to relieve pressure at the Royalton Road/I-71 Interchange, the City is currently in the conceptual planning stage of modifying the existing interchange by adding the "Howe Road Slip Ramp" as depicted in Figure "A" in Figures and Maps located at the end of this document.

The "Howe Road Slip Ramp" is essentially a third exit point for I-71 traffic southbound to exit at Howe Road and Shurmer Road. The primary purpose of the slip ramp is to remove traffic destined for points south of Royalton Road from the Royalton Road/Howe road intersection. This will significantly and immediately improve the level of service of the ramp from I-71 southbound to westbound Royalton Road and the Royalton Road/Howe Road intersection. The construction of the slip ramp, however, does not necessarily negate the need for a Boston Road/I-71 Interchange.

In an effort to improve safety and relieve congestion on Royalton Road at I-71, the City is proposing to widen the existing northbound ramp to two lanes and to reconfigure the lane markings on Royalton Road such that two lanes of traffic can enter the ramp from Royalton Road (See Figure "B" in Figures and Maps).

ARTERIALS

The primary function of these highways is to move traffic between large or intensively developed areas. Access is normally not prohibited, but on-street parking and loading are limited. Arterial cross-sections vary between two traffic lanes and a 60-foot right-of-way to six lanes with a median strip and service drives which may require a right-of-way of up to 120 feet. Strongsville's arterial network is already well established. This network can adequately serve the City when it is fully developed. The following table identifies the City's arterial street network



The following table identifies the City's arterial street network:

Figure B

ARTERIAL STREETS

North-South

Prospect (SR-237)
Pearl (US-42)
West 130th Street

East-West

Sprague
Royalton (SR 82)
Boston

Between 1990 and 2015 Average Daily Traffic (ADT) on all of Strongsville's arterials is projected to increase dramatically. This growth can be expected to stabilize after 2015~~2020~~ as the City approaches build-out and regional traffic patterns gradually shift.

Improvements to the arterial network have generally kept pace with growing needs including:

- The widening of SR 82 between US 42 and I-71 commensurate with construction of SouthPark Mall and The Plaza at SouthPark;
- Widening SR 82 between US 42 and Marks Road and I-71 and West 130th; and
- The recently completed major widening project on Pearl Road between Shurmer and Boston Road.

Future arterial improvements will be based on detailed analysis of both traffic movements at critical intersections and probable land use changes.

COLLECTORS

These streets serve abutting property and distribute traffic to and from the arterial network. Depending on the type and intensity of development served, collector street pavement widths may vary between 26 and 52 feet, plus additional parking lanes.

Like its arterial network, Strongsville's interrelated pattern of collectors is almost complete, with the notable exception of the extension of Foltz Parkway from south of Drake to Boston Road. The City's collectors can adequately serve the community's needs at build-out. The City's collector streets are listed in the following table:

COLLECTOR STREETS

Marks

Albion

Foltz Parkway

Westwood
Howe
Lunn

Webster
Shurmer
Valley Parkway

Drake
Whitney
Hunt

Between 1990~~2015~~ and 2015~~2030~~, increases in ADT on the city's collectors will correspond closely to changes in its development pattern as build-out approaches. The only exception to this general rule might be Howe Road. That is, without the provision of an I-71/Boston Road interchange or a slip ramp to Shurmer, Howe will function as a major arterial, and the probable traffic generated to and from south implies that its widening to four lanes from Boston Road north to Shurmer will be needed.

The Shurmer and~~Road~~ / Howe Road intersection widening project is currently in the design phase.

The Albion Road / ~~Prospect Road intersection~~ improvement project is also currently in the design phase.

LOCAL COLLECTORS

These streets serve abutting property as well as the interconnected local street network. Their primary function is to collect traffic within a neighborhood or development area and distribute it to and from collector streets and arterials. Rights-of-way are usually 60 feet wide, with paving widths between 26 and 30 feet. If on-street parking is permitted, additional widths should be provided.

As previously noted, Strongsville's configuration of arterials and collector streets is ~~by-in-large already fixed~~ **relative sufficient for current traffic demands**. However, when fully developed, many of the blocks defined by these streets will generate traffic volumes which should be distributed on extended or new local collectors. Reliance on the existing street pattern alone could result in critical traffic congestion, hazards and inconvenience.

The provision of local collectors has traditionally been an integral part of the City's review process of subdivision and development proposals. This process should continue and the local collectors shown generally on the Major Thoroughfare Plan should be provided.

LOCAL STREETS

These streets have the principal function of providing access to abutting property. They also serve as easements for all types of utilities. Alleys, providing only a secondary means of access to abutting property, are not considered streets, and normally should not be included in the street plan for a new subdivision or development area. Local residential streets should have

rights-of-way 60 feet wide and paving width of 26 feet; while local industrial streets should have rights-of-ways 70 feet wide and paving widths of 30 feet.

Strongsville's local street pattern has evolved commensurate with its development. In many locations, the configuration of streets is already established. However, in other parts of the City, an ongoing process of local street planning will be essential in assuring that the ultimate thoroughfare system is adequate.

The purpose of local street planning is to establish procedures and plans to encourage appropriate development of the land, and to reserve key openings for the future location, extension and arrangement of streets. Other purposes are to:

- Provide a convenient and safe interior circulation pattern for the neighborhood;
- Coordinate isolated subdivisions with planned streets in surrounding undeveloped areas; and
- Develop street patterns for parcels that are too small or irregular to be subdivided unless assembled.

Effective local street planning must encompass a safe and convenient system of vehicular and pedestrian circulation based on creating and preserving viable neighborhoods and development areas. All local collectors should have two outlets for the convenient distribution of traffic to and from their tributary local streets.

Whenever local street plans are duly adopted, the location of any new or extended local collector or local street proposed within their boundaries should substantially conform to the patterns shown thereon, as well as all provisions of Strongsville's Land Planning and Subdivision Regulations. Although the street pattern of a proposed subdivision or development area may vary in certain respects from the adopted Local Street Plan, the underlying system of vehicular and pedestrian circulation, including the general direction and extent of streets and their relationship to topography should be reflected in the proposed plan.

The City Planning Commission is involved in local street planning each time it is presented with a subdivision or development plan for review and approval. Local street plans for all of Strongsville's neighborhoods have already been adopted. The Commission should continue to implement these plans.

PUBLIC TRANSPORTATION

Strongsville is served by the Regional Transit Authority (RTA) route 51 (West 25 – Pearl) along Pearl Road, Royalton, Drake and Howe with the following destinations:

- SouthPark Regional Mall
- Cleveland Clinic
- Kaiser Medical Center
- Strongsville Park-N-Ride

Projected ridership indicates that at least 2.5 daily riders per 100 Strongsville residents can be expected. Thus, bus routes serving a minimum of 1,375 daily riders will be needed when the City is fully developed. Generally, RTA's existing routes are appropriate; however, one serving the Foltz-Southwest Industrial area should be explored.

In addition, a "park-n-ride" facility like the one at Ohio Turnpike Exit 10 could be considered at SouthPark Mall. Such adjuncts to the City's public transportation system no doubt would enhance its service, and thereby help to reduce peak hour vehicular traffic on the thoroughfare system.

SUMMARY AND OPTIONS

THOROUGHFARES: The City's freeway, arterial and collector system is already well advanced. However, the following improvements will be needed.

- Freeways: A potential new slip ramp at Shurmer Road or a new I-71/Boston Road interchange;
- Arterials: Howe Road improvements, if no new slip ramp or interchange for I-71; and,
- Collectors: Extension of Foltz Parkway south to Boston Road.

Strongsville's build-out is projected to occur by 2020~~2030~~. Assuming the continuing local street planning process and implementation of the above improvements, the City's thoroughfare system can be expected to meet its increasing transportation needs when it is fully developed. Obviously, this does not preclude ongoing maintenance needs, and the possible need for further intersection improvements.

CHAPTER 5 COMPREHENSIVE PLAN

This Chapter summarizes the goals, and objectives upon which the Comprehensive Plan is based and the key actions needed to implement it.

GOALS & OBJECTIVES

Goals and objectives are statements of the type of community Strongsville desires to be in relation to its existing conditions and future development directions.

Change is inevitable. Like individuals, communities age and prosper through time. Short-and long-term strengths evolve. If these are identified and nurtured, all is well; if they are neglected or ignored, the very health, safety and general welfare of the person or community is jeopardized. This fundamental concern is reflected in all of the following goals and objectives.

LAND USE—

Strongsville is expected to approach build-out in the next 15 years, or approximately 2030. Its relatively low residential density and large amount of Metroparks land are essential assets that give the City its character and image. While important in maintaining the City's economic strength, nonresidential development should in no way injuriously affect the residential environment. The goals and objectives for residential, business and industrial land uses are formulated to assure that Strongsville continues to evolve into an inviting viable community.

Residential

Strongsville's residential environment is fairly well established. Thus, although the 2010 density of 2.67 housing units per acre will probably increase slightly, it should not exceed 2.70 units per acre when the City is fully developed. Objectives related to this goal include:

- Strongsville's elderly population is projected to continue to increase. Special attention, therefore, should be given the City's elderly/senior housing needs. In particular, at least one "life care community," should be considered on a site-specific basis.
- A significant amount of vacant land is still available behind existing uses on so-called "bowling alley" lots in Strongsville. Because

assembly of such remnant vacant land into manageable development areas is desirable but difficult, it should be nurtured.

- The City's Charter limits the development of apartments to no more than 15% of all housing units unless otherwise approved by the electorate. Accordingly, future areas for apartment development should be considered primarily for meeting the growing elderly~~elderly~~senior housing needs.
- The City will need to carefully control new development on the remaining vacant residentially zoned land in order to maintain the desired ratio of housing types and to protect and preserve its image as being a community of pre-dominantly single family homes on conventional building lots. This may include making some modifications to the present cluster housing zoning provisions to ensure that single family homes on conventional building lots continue to constitute at least 70% of the City's housing stock.

Business

Recent development has established Strongsville as a major business hub within its trade area. However, the potential for an excess of zoned business land exists in the City at ultimate build-out. The City will need to carefully review proposals for new commercial facilities, particularly strip shopping centers, with regard to their future functionality and consumer demand.

In addition, revitalization of a number of business areas should be linked to the City's incentive programs and the following specific steps should be taken to assure that business development continues to be a positive land use component throughout the community.

- Completion of Strongsville's *North Pearl Business Area with Renaissance Park – Phase II*; and
- Preparation and adoption of a community redevelopment plan for the SR82/Pearlview/Ordner business area.

Industrial

Strongsville's industrial development potential should be aggressively pursued. Consequently, the four exclusive zoned industrial areas should be maintained and protected.

COMMUNITY FACILITIES

Strongsville is in the enviable position today of having a large portion of land allocated for community facilities. With few exceptions, sites have already been set aside for schools, recreation, City services and other community facilities. The goal, therefore, is to optimize this strength. Related objectives include:

- ~~Public schools expansions according to neighborhood enrollment patterns are likely; and a substantial increase in high school classrooms may be needed based on Strongsville City Schools' "middle school" arrangement.~~
- ~~Saint~~The public school system is undergoing a major restructuring which will change the distribution of schools, students, and grade levels. It is unlikely that the City will require any additional school sites. Instead, there may be former school-owned properties which will be available for development or redevelopment.
- ~~Saints~~ Joseph and John Elementary (Grades ~~K~~PreK-8) is anticipated to continue to be the only parochial school in Strongsville. Thus, while expansion of this school on its existing site may occur, transportation of pupils to parochial schools in surrounding communities will continue.
- ~~The~~During the past five years, there was an increased need for preschool facilities—~~is~~ growing. Locations in areas with high employment densities are well-suited for new preschool facilities. Several new facilities have been built and some existing facilities were expanded to meet that increased demand.

Recreation

Strongsville's recreation system encompasses the following types of facilities:

- Playgrounds: ~~Thirteen (13)~~Twelve (12) locations totaling ~~72.564~~ acres, including ~~87~~ elementary school sites; however, it is anticipated that facilities at the Zeller Elementary and Drake Elementary sites may be lost will those facilities close. The resulting total would be 10 locations with 54.5 acres.

- Recreation fields: ~~Six~~Seven (7) locations totaling 207215 acres;
- Parks: Metroparks land totaling 2,170 acres; and
- Recreation Centers: Walter F. Ehrnfelt Recreation and Senior Center.

City Services

Completion of a government center arranged around the Commons~~Commons~~historic Town Center area including:

- Administrative Office Building;
- New Police Headquarters facility; and
- Library.

The Ward Four headquarters fire station and three satellite stations will meet the City's ultimate fire service needs.

Strongsville's two wastewater treatment plants can adequately meet its needs at build-out.

Other Community Facilities

Community facilities historically have been concentrated in Strongsville Center. Accordingly, they should be considered together with the development, rehabilitation and redevelopment opportunities for business and public uses.

Generally, development of other community facilities such as churches and clubs will be related to the needs and desires of the residential community.

TRANSPORTATION

The City's thoroughfare system is well-established; and public transportation, provided by the Regional Transit Authority ("RTA"), has kept pace with local needs. The goal, therefore, is to be sure that the thoroughfare system and public transportation continue to be improved commensurate with future regional and community development. Objectives related to this goal follow.

The following improvements should be considered:

- Freeways: A **potential new slip ramp at Shurner Road or a new I-71/Boston Road interchange**;
- Arterials: ~~Howe Road upgrading and roadway improvements, Pearl Road Phase II (Drake to Boston),~~ **if no new slip ramp or interchange for I-71; and,**
- Collectors: Extension of Foltz Parkway south to Boston Road ~~with associated roadway improvements.~~

Local collectors shown schematically on the *Major Thoroughfare Plan* should be provided commensurate with development of the areas they serve. Accordingly, Strongsville's local street planning process should continue. The **Future Land Use Plan (Map-1)** articulates the location and extent of residential, business and industrial land uses, and other community facilities as Strongsville approaches full development. Supporting transportation facilities to serve these uses, the City's residents and labor force are indicated on the **Major Thoroughfare Plan (Map-2)**.

IMPLEMENTATION

The City Charter, Ordinances and the Ohio Revised Code empowers Strongsville's Planning Commission to make plans for all or part of the City; and, when it deems advisable, to make changes and additions to such plans and to make recommendations to City Council. The *Comprehensive Plan* described above represents such a plan. Its implementation, therefore, is related to the advisory function of the Planning Commission and subject to final action on its recommendations by City Council.

Coordination of the Plan's recommendations with other planning activities will be essential. The Plan should be reviewed ~~periodically~~ **every five years** to keep it current with the best thinking on Strongsville's needs and potentials. Thus, the Plan presented in this report is not intended to be a final statement; but, instead, an integral part of the City's ongoing planning and development process.

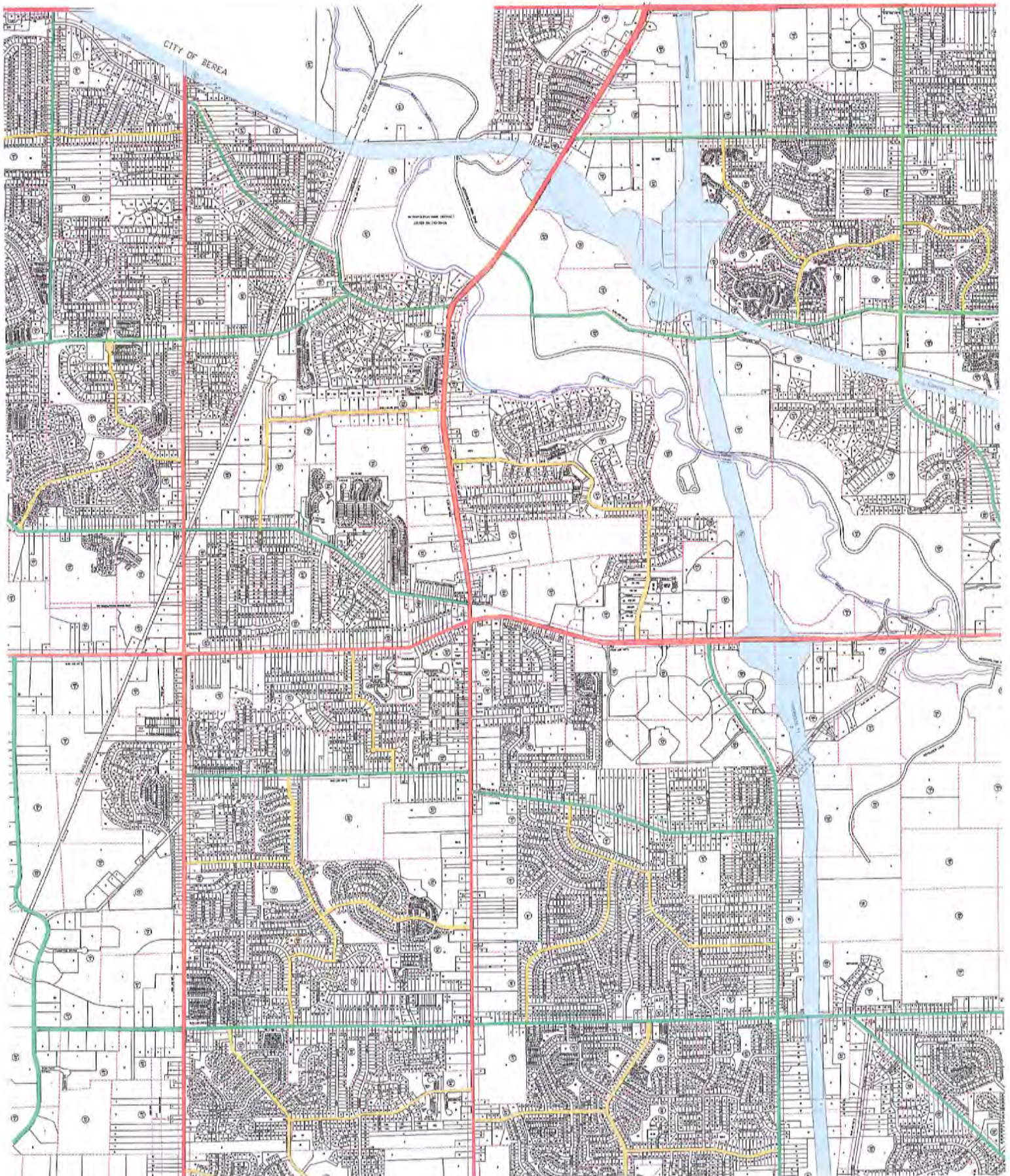
It is understandable that from now until build-out there will be changes to be considered that are not reflective of this *Comprehensive Plan*. Change, while inevitable, should be evaluated within the context of this Plan and any ramifications carefully considered before implementation.

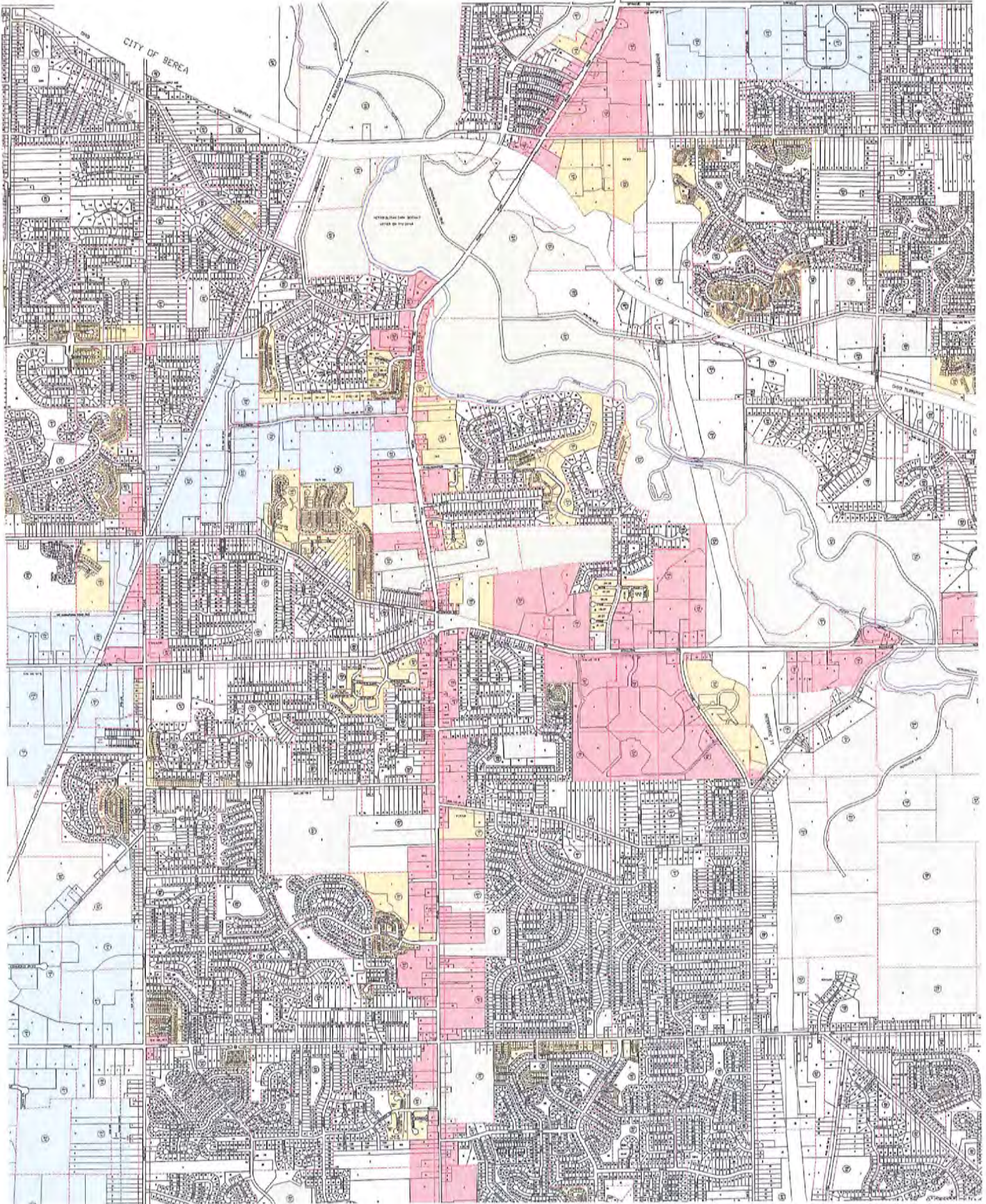


FIGURE A



Figure B





CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 057

By: Mr. Maloney

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT REAL ESTATE LOCATED ON WESTWOOD DRIVE (PPN 396-10-016) IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

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

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain vacant property located on Westwood Drive (PPN 396-10-016), in the City of Strongsville, from GB (General Business) classification to R-RS (Restaurant-Recreational Services) classification, which property is more fully described in Exhibit "A" and depicted in Exhibit "B," all attached hereto and incorporated herein by reference.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning change in classification as provided in this Ordinance.

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

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, to afford the applicant an opportunity to submit plans and commence construction as weather permits, to enhance economic development within the City, and to conserve public funds. Therefore, provided this Ordinance receives the

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 057
Page 2

affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: _____ Referred to Planning Commission
Second reading: _____
Third reading: _____ Approved: _____
Public Hearing: _____

President of Council
Approved: _____
Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2015-057 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____



DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130
FAX • (216) 642-1132

PPN 396-10-016

DGB 4359-1

March, 2015

LEGAL DESCRIPTION

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, and known as being part of Original Strongsville Township Lot 55, and bounded and described as follows:

Beginning at an iron pin monument found in the centerline of Pearl Road (U.S. 42), variable width, a its intersection with the centerline of Westwood Drive (West);

Thence North 00 degrees 28 minutes 05 seconds West along the centerline of Pearl Road, 5.47 feet to its intersection with the centerline of Westwood Drive, 60 feet wide;

Thence South 88 degrees 29 minutes 59 seconds East along the centerline of Westwood Drive (East), 271.79 feet to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed to Cameron-Allie Development Group, LLC by deed recorded s A.F.N. 201412290657 of Cuyahoga County Records;

Thence North 02 degrees 19 minutes 41 seconds East, 30.00 feet to its intersection with the northerly line of Westwood Drive (East), and the principal place of beginning of the parcel herein described, and from which point a 1 inch iron pipe found bears North 02 degrees 19 minutes 41 seconds East, 0.27 feet;

Thence North 02 degrees 19 minutes 41 seconds East along the westerly line of said line conveyed to Cameron-Allie Development Group, LLC, 158.89 feet to its intersection with the westerly line of a parcel of land conveyed to Strongsville Senior Associates Limited Partnership by deed recorded as A.F.N. 200310280195 of Cuyahoga County Records;

Thence South 88 degrees 29 minutes 59 seconds East along the southerly line of said land conveyed to Strongsville Senior Associates Limited Partnership, 97.80 feet to a 1/2 inch iron pin found and used;

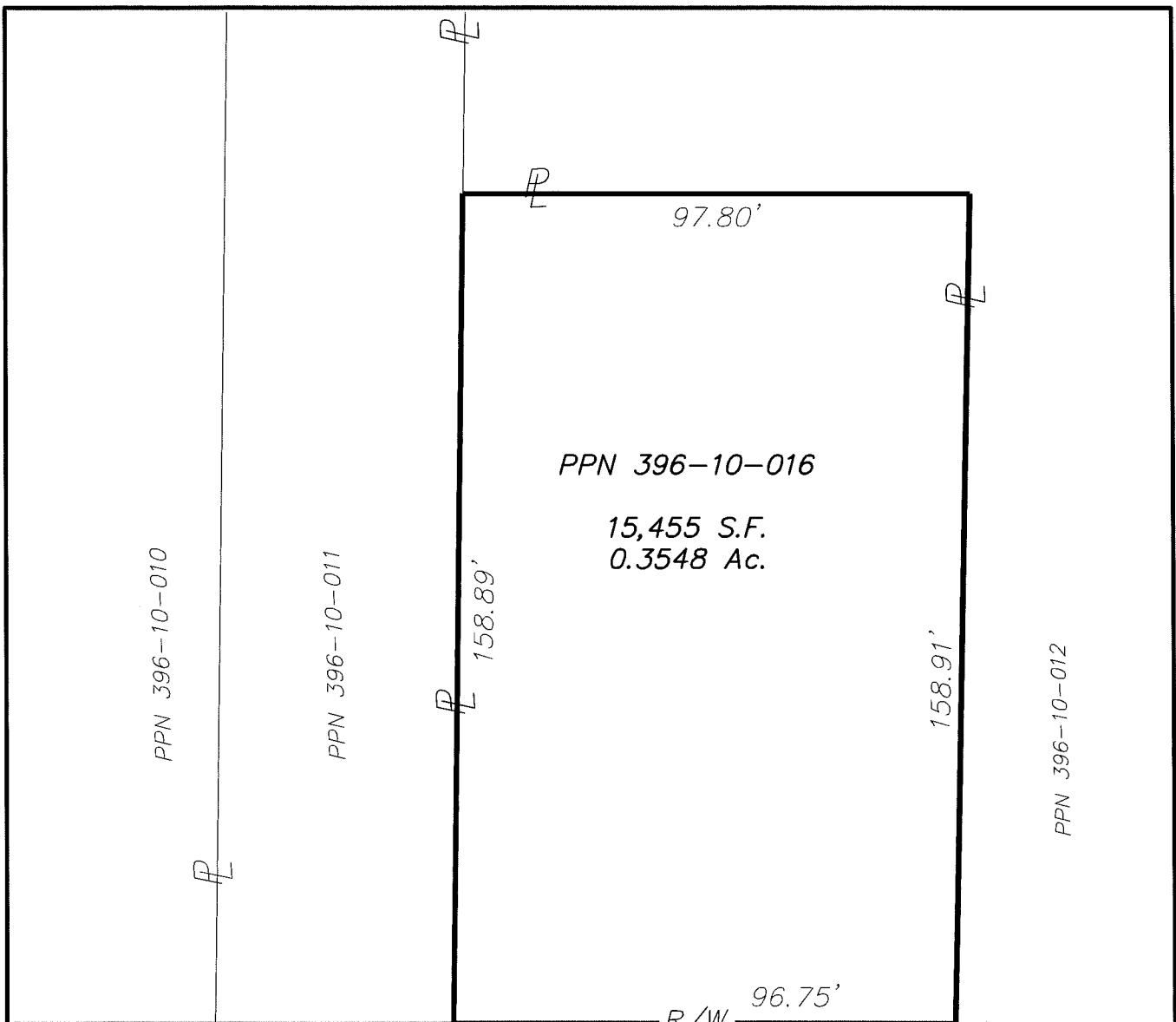
Thence South 02 degrees 42 minutes 21 seconds West along the westerly line of said land conveyed to Strongsville Senior Associates Limited Partnership, 158.91 feet to its intersection with the northerly line of Westwood Drive (East), and from which point a 1/2 inch iron pin found bears North 88 degrees 29 minutes 59 seconds West, 0.31 feet;

Thence North 88 degrees 29 minutes 59 seconds West along the northerly line of Westwood Drive (East), 96.75 feet to the principal place of beginning and containing 15,455 square feet or 0.3548 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated December, 2014.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

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EXHIBIT A

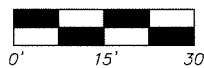


WESTWOOD DRIVE (EAST) 60'

PARCEL EXHIBIT

P.P.N. 396-10-016
 PART OF STRONGSVILLE TOWNSHIP LOT 55
 CITY OF STRONGSVILLE, OHIO

M:\edc\dd\p\4359-S\Bwg\4359si-ParcelX.dwg 11/13/2014 6:11 AM




 DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
HORIZ. SCALE 1"=30'	DRN M.G.	CHK. G.M.	DATE NOV., 2014
OR. SCALE	FILE NO. 4359S1prclX	ORDER NO. 4359-S1	1/1

EXHIBIT B

PETITION FOR ZONING CHANGE

Ordinance Number: 2015-057

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GB use to a class R-RS use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: A Free standing ice cream shop is proposed AND such use would be a great catalyst to the Commons AND surrounding Amenities (Ball Fields, Rec Center, Library, etc).

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: The use will enhance the surrounding area, and stimulate more activity for adjacent businesses + public amenities.

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

- None
- _____
- _____

THE PROPOSED USE OF THE PROPERTY IS: Ice Cream shop

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

Name: Nick Catanzarite

Address: 1301 E. 9th St, Suite 3500, Cleveland, OH 44114

Telephone Number: 216.781.1212

[Signature]
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

I have read and subscribed in my presence this 11 day of March, 2015.

NATHAN A. FELKER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO
EXPIRATION DATE

[Signature]
Notary Public

My commission expires: _____



Please pay attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2015-057

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 1/2 Westwood Drive

Permanent Parcel No.: 396-10-016

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Westwood Drive to the South

Number and type of buildings which now occupy property (if any): Vacant

Acreage: 0.35 acres

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): N/A

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

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
1. <u>Cameron-Atlie Development Group LLC</u>	<u>100%</u> %
2. _____	_____ %
3. _____	_____ %

N/A
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 11 day of March, 2015.



NATHAN A. FELKER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO
EXPIRATION DATE
SECTION 147.03 O.R.C.

Nathan A. Felker
Notary Public

My commission expires _____

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: March 12, 2015

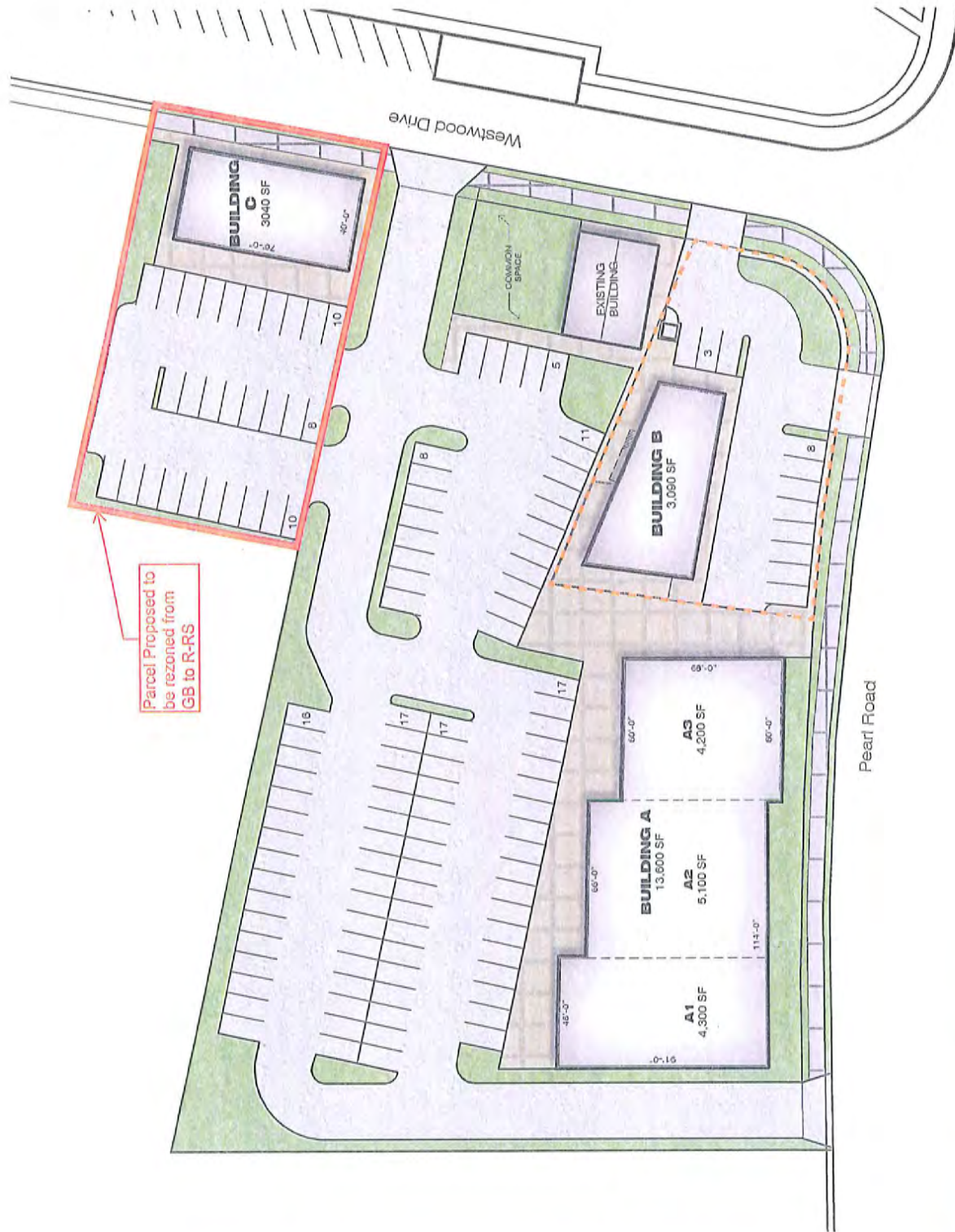
SUBJECT: Rezoning Application
Cameron-Allie Development Group, LLC, Owners;
Nick Catanzarite, Agent
PPNs 396-10-016
From GB to R-RS

Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

akp
Attachments

cc: Thomas P. Perciak, Mayor
Kenneth A. Kraus, Law Director
Daniel J. Kolick, Asst. Law Director
George Smerigan, City Planner
All Members of Council
Carol Oprea, Planning Commission Secretary



LEGEND

OWNED BY OTHERS

SITE SUMMARY

SITE AREA	2.24 ACRES
NEW RETAIL BUILDING A	AREA (SF)
A1 (RETAIL)	4,300
A2 (RETAIL)	5,100
A3 (RESTAURANT)	4,200
BUILDING A TOTAL	13,600
BUILDING B	3,060
BUILDING C	3,040
TOTAL A+B+C	19,730
PARKING PROVIDED	119 SPACES





VIEW 02

BUILDING 'A' - ELEVATION CONCEPT |
CALANCAHIE INVESTMENT GROUP • WESTWOOD COMMONS • STRONGSVILLE, OH • 11.20.14

HERSCHMAN ARCHITECTS
25001 EMERY ROAD, SUITE 400, CLEVELAND, OH 44128



VIEW 03

BUILDING 'A' - ELEVATION CONCEPT |
CATANZARIE INVESTMENT GROUP • WESTWOOD COMMONS • STRONGSVILLE, OH • 11.20.14

HERSCHMAN ARCHITECTS
25001 BERRY ROAD, SUITE 400, CLEVELAND, OH 44128

City of Strongsville

Memorandum

To: Ken Kraus, Law Director

CC: Mayor Thomas Perciak
Aimee Pientka, Clerk of Council

From: Lori Daley, Engineering

Date: March 19, 2015

Re: Rezoning Application
Cameron-Allie Development Group. LLC, Owners
Nick Catanzarite, Agent
PPN 396-10-016
From GB to R-RS

Ken,

The legal description included in the Clerk of Council's March 12, 2015 memo regarding the above referenced parcel appears to accurately describe the area to be rezoned.

Please note, additional legal descriptions were included in the applicant's packet that are not part of the rezoning request. The attached legal, also found in the application, is the legal description that accurately describes the parcel to be rezoned.

Please feel free to contact me with any questions.

Thank you.



DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130
FAX • (216) 642-1132

PPN 396-10-016

DGB 4359-1

March, 2015

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The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

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CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 058

By: Mr. Maloney

AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES THE SUBDIVISION PLAT OF MODERN PROPERTY GROUP, LLC FOR PERMANENT PARCEL NOS. 393-01-007, 009 and 011, LOCATED AT OR NEAR THE INTERSECTION OF ROYALTON ROAD AND MARKS ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, the plat of the subdivision of Permanent Parcel Nos. 393-01-007, 009 and 011, located at or near Royalton Road and Marks Road, and known as the Modern Property Group, LLC Subdivision, is being submitted to this Council for review pursuant to Title Four of Part Twelve of the Codified Ordinances of the City of Strongsville; and

WHEREAS, the Codified Ordinances of the City and the minimum standards for improvements required for the subdivision of land adopted therein require the installation of sanitary sewers to certain specifications unless a deviation from those standards is approved by the Planning Commission pursuant to C.O. Section 1228.01(i); and

WHEREAS, the agent for the Modern Property Group, LLC, the owner of Permanent Parcel Nos. 393-01-007, 009 and 011, located at or near the intersection of Royalton Road and Marks Road, and zoned General Industrial, submitted the subdivision plat to the Planning Commission of the City of Strongsville, and requested a deviation to permit a subdivision without sanitary sewers; and the Planning Commission approved the subdivision and the requested deviation on February 26, 2015, subject to the condition of receipt and approval of an Affidavit for future construction of sanitary sewers; and

WHEREAS, the Engineer of the City of Strongsville has reviewed the plat and documents, and finds them in good order and has approved them, finds that the condition of the owner executing an Affidavit for the future construction of sanitary sewers has been satisfied and, therefore, has recommended to the Planning Commission and this Council that this Subdivision be approved for recording purposes, and that the deviation from minimum standards requested be given favorable consideration; and

WHEREAS, this Council desires to approve the deviation and the aforesaid subdivision plat for recording purposes.

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

Section 1. That this Council hereby finds and determines that the subdivision of Permanent Parcel Nos. 393-01-007, 009 and 011, located at or near the intersection of Royalton Road and Marks Road, and known as the Modern Property Group, LLC Subdivision, without sanitary sewers, as shown on Exhibit A attached hereto and incorporated herein as if fully rewritten, will be equally as effective, safe, adequate and desirable as the improvement would be under such standards, and that the improvement under the proposed deviation will perform the same function as and have a life of usefulness equal to the improvement made pursuant to such standards; the strict application of the minimum standards to improvements which are under construction or which have been fully planned and contracted for at the time this section became effective would cause extreme undue hardship or practical difficulty; and that such deviation will be in harmony with the general purpose and intent of the minimum subdivision standards and will not interfere with the public health, safety or general welfare.

Section 2. That a deviation in minimum subdivision standards for the purposes of subdividing Permanent Parcel Nos. 393-01-007, 009 and 011, without sanitary sewers, as shown on Exhibit A, be and is hereby approved.

Section 3. That, pursuant to the provisions of C.O. Section 1228.01(i), this Council hereby confirms the deviation from the minimum standards for improvements required for the subdivision of these lands approved by the Planning Commission on February 26, 2015.

Section 4. That the Council of the City of Strongsville does hereby approve the subdivision plat of the Modern Property Group, LLC Subdivision, submitted by the agent for Modern Property Group, LLC, the owner of Permanent Parcel Nos. 393-01-007, 009 and 011, as set out in attached Exhibit A, for recording purposes.

Section 5. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to assure proper development of all lots and land within the City of Strongsville, and to further economic development. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 058
Page 3

immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2015-058 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 059

By: Mr. Maloney

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR IMPROVEMENTS TO THE SANITARY SEWER SYSTEM IN THE CITY OF STRONGSVILLE IN CONNECTION WITH THE SANITARY SEWER REHABILITATION PROGRAM FOR 2015, AND DECLARING AN EMERGENCY.

WHEREAS, the City has advertised and received bids for improvements to the sanitary sewer system in the City of Strongsville in connection with the Sanitary Sewer Rehabilitation Program for 2015; and

WHEREAS, Council is desirous of proceeding to award and enter into a contract for such improvements.

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

Section 1. That this Council hereby finds and determines that the bid submitted by **LAKE COUNTY SEWER CO., INC.**, for improvements to the sanitary sewer system in the City of Strongsville, in connection with the Sanitary Sewer Rehabilitation Program for 2015, meets the specifications on file in the office of the City Engineer; is in compliance with the applicable requirements for bids and contracts established by the laws of the City and the State; and is the lowest and best bid for the proposed contract. All other bids for this contract are hereby rejected.

Section 2. That accordingly the Mayor be and is hereby authorized and directed to enter into a contract with the aforesaid lowest and best bidder in an amount not to exceed \$452,625.00 for improvements to the sanitary sewer system in the City of Strongsville, in connection with the Sanitary Sewer Rehabilitation Program for 2015, and in a form approved by the Law Director.

Section 3. That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the Sanitary Sewer Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 059
Page 2

Section 5. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize execution of said contract in order to maintain and improve the municipal sanitary sewer system, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-059 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 060

By: Mayor Perciak and Mr. Maloney

AN ORDINANCE AUTHORIZING COOPERATION BY THE CITY WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION AND CONSENTING TO THE CONSTRUCTION OF A NOISE BARRIER ALONG IR-80 EAST BOUND JUST WEST OF WEST 130TH STREET [CUY-80-1.45/VAR; PID NO. 98622], IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, through adoption of Ordinance No. 2014-016 on January 21, 2014, the City authorized filing of an application for funding under the Ohio Department of Transportation (ODOT) Ohio Turnpike Infrastructure Mitigation Program in connection with the then City's Blazey Trail Noise Barrier Wall Project; and

WHEREAS, the State of Ohio now has identified the need for and proposes the construction in year 2016 of a noise barrier along IR-80 east bound just west of West 130th Street, in the City of Strongsville, in accordance with a project which is described as follows:

Construct a noise barrier along IR-80 east bound just west of West 130th Street in the City of Strongsville. This work is part of a larger project to construct noise barriers at various locations along IR-80 in Cuyahoga and Summit Counties (hereinafter referred to as the "Project").

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

SECTION I. (Consent Statement)

That it is declared to be in the public interest that the consent of said City as the Local Public Agency ("LPA") be and such consent is hereby given to the Ohio Director of Transportation to complete the Project.

SECTION II. (Cooperation Statement)

That the City shall cooperate with the Director of Transportation in the above-described Project as follows:

- A. The City as LPA agrees to assume and contribute Seventy Thousand Dollars (\$70,000.00) of the cost and expense of the improvement determined to be eligible for State funds set aside by the Director of Transportation for the financing of this improvement.

- B. The City as LPA further agrees to assume and contribute One Hundred Percent (100%) of the cost of any work included in the construction contract, at the request of the LPA, which is determined by the Director not to be part of or made necessary by the improvement.

SECTION III. (Utilities and Right-of-Way Statement)

That the City as LPA grants permission to the Director of the Ohio Department of Transportation to acquire in the name of the LPA all necessary right-of-way required for the described Project. The City as LPA agrees to be responsible for all utility accommodation, relocation, and reimbursement and agrees that all such accommodations, relocations, and reimbursements shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION IV. (Maintenance)

The City as LPA shall maintain the right-of-way, keeping it free of obstructions; and hold said right-of-way inviolate for public highway purposes.

SECTION V. (Authority to Sign.)

The Mayor of said City be and is hereby authorized on behalf of the City to enter into agreements with the Director of Transportation necessary to complete the above-described Project.

SECTION VI. (Funding)

That the City's portion of the costs in connection with the Project shall be paid from the General Capital Improvement Fund.

SECTION VII. (Open Meeting)

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

SECTION VIII. (Effective Date)

That this Ordinance is hereby declared an emergency measure immediately necessary for the preservation of the public peace, health, safety, and general welfare of the inhabitants of the City and for the further reason that it is necessary in order to participate with the State and expedite the Project, to promote highway safety, to alleviate and mitigate undue noise and audio effects of the flow of high-speed traffic

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 - 060

Page 3

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

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2015-060 Amended: _____

1st Rdg. _____ Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____

**CERTIFICATE OF COPY
STATE OF OHIO**

State of Ohio)
County of Cuyahoga) ss.
City of Strongsville)

I, Aimee Pientka, as Clerk of Council of the City of Strongsville, Ohio, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Legislative Authority of the said City on the _____ day of _____, 2015, that the publication of such Ordinance has been made and certified of record according to law; that no proceedings looking to a referendum upon such Ordinance have been taken; and that such Ordinance and certificate of publication thereof are of record in Ordinance Record No. _____, Page _____.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this _____ day of _____, 2015.

(SEAL)

Aimee Pientka, Clerk of Council
City of Strongsville, Ohio

ACCEPTANCE

The foregoing is accepted as a basis for proceeding with the Project herein described.

ATTEST:

CITY OF STRONGSVILLE
By: _____
Thomas P. Perciak, Mayor
Date: _____

ATTEST:

STATE OF OHIO
By: _____
Director, Ohio Department of
Transportation
Date: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 061

By: Mayor Perciak and Mr. Maloney

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT TWO (2) GRANTS OF EASEMENT FROM ECHO STRONGSVILLE, LLC FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING AND REPAIRING BOTH SIDEWALK IMPROVEMENTS AND TRAFFIC SIGNAL IMPROVEMENTS IN CONNECTION WITH THE NEW TRAFFIC SIGNAL AT THE GIANT EAGLE MARKET DISTRICT DRIVE ON PEARL ROAD, AND DECLARING AN EMERGENCY.

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

Section 1. That the Council hereby authorizes the Mayor to accept a Grant of Easement for Sidewalk Improvements from Echo Strongsville, LLC for the construction, reconstruction, maintenance and repair of sidewalk improvements in connection with the new traffic signal constructed at the Giant Eagle Market District drive on Pearl Road, on property identified as PPNs 397-02-001 and 397-02-006, as more fully set forth in Exhibit 1, attached hereto and made a part hereof by reference.

Section 2. That the Council hereby further authorizes the Mayor to accept a Grant of Easement for Traffic Signal Improvements from Echo Strongsville, LLC for the construction, reconstruction, maintenance and repair of traffic signal improvements in connection with the new traffic signal constructed at the Giant Eagle Market District drive on Pearl Road, on property identified as PPNs 397-02-001 and 397-02-006, as more fully set forth in Exhibit 2, attached hereto and made a part hereof by reference.

Section 3. That the Clerk of Council is hereby directed to cause the aforesaid easements to be recorded in the office of the Cuyahoga County Fiscal Officer after their execution and upon receipt of evidence of title satisfactory to the Law Director.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 061
Page 2

welfare of the City, and for the further reason that it is necessary to obtain the aforesaid easements in order to provide for proper installation of sidewalk and traffic signal improvements in connection with the Giant Eagle Market District drive property, and to ensure proper development of all lands within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-061 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

**GRANT OF EASEMENT FOR
SIDEWALK IMPROVEMENTS**

This Grant of Easement for sidewalk improvements (this "Easement Agreement") is made by and between ECHO Strongsville, LLC, a Delaware limited liability company ("Grantor") and the City of Strongsville, an Ohio municipal corporation ("Grantee").

WHEREAS, Grantor is the owner in fee simple of real estate located on Route 42, Pearl Road, in the Original Strongsville Township, City of Strongsville, County of Cuyahoga and State of Ohio, being permanent parcel numbers 397-02-001 and 397-02-006;

WHEREAS, Grantor wishes to grant and Grantee wishes to accept an easement for the purpose of constructing, reconstructing, maintaining and repairing sidewalk improvements over a portion of these parcels of property;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other valuable consideration identified herein, the receipt of which is hereby acknowledged, the following grants, agreements and covenants are made:

Grantor hereby gives, grants, bargains and conveys to Grantee, its successors and assigns, a perpetual easement to enter upon the easement areas depicted on *Exhibit A* and described on *Exhibit B*, attached hereto and incorporated herein as if fully rewritten (the "Premises"), and to remove and/or replace trees, limbs and underbrush where necessary for the purposes of constructing, reconstructing, installing, maintaining, altering and repairing sidewalks and appurtenances (the "Sidewalk System") in, to, upon, over, across and under the Premises, and to make all alterations and repairs to such Sidewalk System, that may be necessary or advisable in the judgment of the local authorities of the City of Strongsville, its successors or assigns, in order to maintain said Sidewalk System.

Grantee shall replace and restore any area damaged or disturbed by the laying, construction, operation, maintenance, repair, renewal, replacement and removal of the Sidewalk System that are laid, constructed, operated, maintained, repaired, renewed, replaced or removed by such Grantee, in each case to as near as practical to its original condition, including without limitation all concrete, driveway and other paved areas as presently existing, to the standards presently applicable thereto.

Grantor and Grantee do hereby further agree that when Grantor, its agents, contractors, employees and/or assigns have constructed, reconstructed and/or repaired the Sidewalk System and Grantee has accepted the Sidewalk System, the Sidewalk System shall be and remain the property of Grantee. Grantor and Grantee further agree that Grantor shall be solely responsible for the installation, maintenance and repair of the Sidewalk System. Grantor shall be solely responsible for the removal of snow and ice from the sidewalk. Grantee shall be solely responsible for any repair of the Sidewalk System arising out of Grantee's entry on the Premises and any action taken thereon.

Notwithstanding anything in this Easement Agreement to the contrary, Grantor remains liable for sidewalk repairs and maintenance on the same basis as all abutting property owners, including, but not limited to, compliance with current Codified Ordinance Section 660.05 or as it may be amended.

Grantee agrees that in exercising its use and enjoyment of this Easement Agreement, including without limitation any maintenance or repair activities, it shall do so in a timely and expeditious manner in

accordance with its usual procedures. In no event, except for temporary times as necessary, shall the Sidewalk System or any such activities (i) interrupt any utility services to Grantor's premises or (ii) block or otherwise impede vehicular (including passenger vehicles and delivery trucks) or pedestrian ingress or egress to and from the public right-of-way adjacent to the Premises. Grantor agrees to use reasonable efforts to minimize the duration of any such interruption or impairment of access.

Grantor agrees to keep the Premises free of materials, equipment, vehicles, trees, shrubbery and any other obstructions which would interfere with Grantee's access to or maintenance of the Sidewalk System.

Grantor acknowledges and agrees that Grantee shall not be obligated to maintain landscaping and/or lawn areas within the easement area.

If Grantor desires to alter the Premises in any way other than as expressly permitted herein, it must obtain the prior written approval of Grantee. Upon receipt of such approval, Grantor shall, at its own expense, relocate and reconstruct all or any portion of the Sidewalk System which is affected by such alteration and, where necessary, grant a new easement of not less than the width of the easement conveyed hereunder upon the same terms and conditions as herein provided. The relocated or reconstructed Sidewalk System shall, upon completion by Grantor and approval by Grantee, become the property of Grantee.

Grantor further agrees that Grantee shall be relieved of all liability on account of the construction, reconstruction or relocation of said Sidewalk System.

Grantor hereby indemnifies and guarantees to save Grantee harmless against any expense or damage to said Sidewalk System that Grantor, its successors or assigns, may at any time cause by the installation, construction, reconstruction, maintenance, repair or other use of the Premises within the limits of the above described easement.

If Grantor violates any of the provisions of this Easement Agreement, the Grantee, at the expense of Grantor, may enter upon the Premises and make such alterations as are necessary to bring the Premises into compliance with the provisions of this Easement Agreement.

Grantor reserves the right to use the Premises for such use as is not expressly prohibited by or inconsistent with the provisions of this Easement Agreement.

Grantor covenants with Grantee that it is the owner of the Premises and has the right to grant and convey the Premises in the manner and form above written. Grantor further covenants that it will warrant and defend the Premises with the appurtenances thereunto belonging to Grantee against all lawful claims and demands whatsoever for the purposes described herein.

This Easement Agreement shall inure to the benefit of any person, firm or corporation which Grantee, its successors and assigns, shall authorize to undertake the performance of work within the scope and purpose of this Easement Agreement.

The parties hereto agree that this Easement Agreement embodies the complete understanding of the parties and that no changes to this Easement Agreement shall be made unless such changes are in writing, approved and subscribed by the parties hereto.

This Easement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

TO HAVE AND TO HOLD the above granted easement, right-of-way and Sidewalk System for the purposes above mentioned, unto Grantee, its employees, agents, licensees and guests, forever.

[Signatures on the Following Page]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement Agreement as of _____, 2015.

Grantor: Echo Strongsville, LLC

Grantee: City of Strongsville

By: Thomas Karet
Thomas Karet, Chief Executive Officer

By: _____
Thomas P. Perciak, Mayor

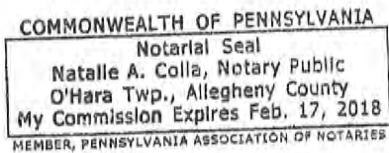
Approved as to form:

By: _____
Kenneth A. Kraus
Strongsville Law Director

Commonwealth of Pennsylvania)
County of Allegheny) ss:
)

On this, the 16 day of March, 2015, before me, Natalie Colla, the undersigned officer, personally appeared Thomas Karet who acknowledged himself to be the Chief Executive Officer of ECHO STRONGSVILLE, LLC, a Delaware limited liability company, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

Natalie Colla
Notary Public



State of Ohio)
County of Cuyahoga) ss:
)

On this, the ___ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Thomas P. Perciak who acknowledged him/herself to be the Mayor of the City of Strongsville.

Notary Public

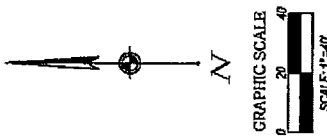
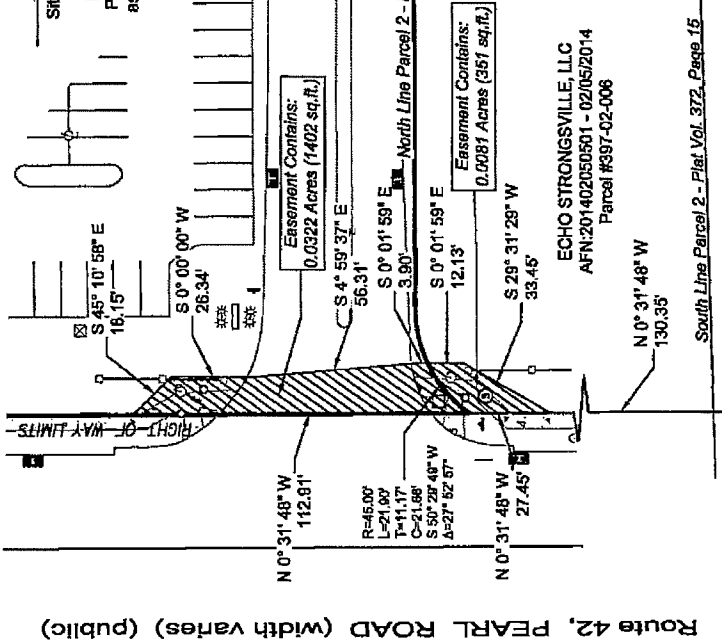
EXHIBIT "A"
PREMISES SITE PLAN

[See Attached]

ACCESS & UTILITY EASEMENT

Situated in the City of Strongsville, Cuyahoga County, State of Ohio,
 Being part of Original Strongsville Township Lot 57, and part of
 Parcel 1 & 2 of ECHO, Strongsville, LLC Lot Split & Consolidation
 as recorded in Plat Volume 372, Page 15 (AFN 201212200717) of
 the Cuyahoga County Recorder's records

ECHO STRONGSVILLE, LLC
 AFN:201210290454 - 12/20/2007
 Parcel #397-02-001



SIGNED
 STEVEN W. CLUTTER, P.S.
 Ohio Surveyor License 7655

ACCESS & UTILITY EASEMENT

JOB NO.: 4557
 REF. SHIT: 1
 DESIGN:
 DATE: 3/04/15



CREATION TO COMPLETION
 WWW.CESAINC.COM

Engineering, Architecture & Surveying • Columbus, Ohio • 614.291.1100

EXHIBIT "B"

PREMISES LEGAL DESCRIPTION

[See Attached]



402 2nd Street SE, Suite 310
Canton, Ohio 44702-1174
(330) 451-0975
www.cesoinc.com

March 4, 2015

**Legal Description for 0.0322 Acre Parcel
Project No. 4557**

Situated in the City of Strongsville, Cuyahoga County, State of Ohio and being part of Parcel 1 of ECHO, Strongsville, LLC Lot Split & Consolidation as recorded in Plat Volume 372, Page 15 (AFN 201212200717) of the Cuyahoga County Recorder's records.

Commencing at the Southwest corner of said Parcel 1 of ECHO, Strongsville, LLC Lot Split & Consolidation, said corner also being on the east right-of-way line of Route 42, Pearl Road (width varies) and also being the TRUE PLACE OF BEGINNING of the parcel herein described;

thence North $0^{\circ}31'48''$ West, along the west line of said Parcel 1 and the east right-of-way line of Pearl Road, a distance of 112.91 feet;

thence South $45^{\circ}10'58''$ East, a distance of 18.15 feet;

thence South $00^{\circ}00'00''$ West, a distance of 26.34 feet;

thence South $4^{\circ}59'37''$ East, a distance of 56.31 feet;

thence South $00^{\circ}01'59''$ East, a distance of 3.90 feet to a point on a southerly line of said Parcel 1;

thence southwesterly along a curve deflecting to the left with a Chord Bearing South $50^{\circ}29'49''$ West, 21.68 feet, a Radius of 45.00 feet and an Arc Length of 21.90 feet to the TRUE PLACE OF BEGINNING and containing 0.0322 acres, more or less as described by Steven W. Clutter, PS-7655 for and on behalf of CESO, Inc. in March 2015.

Basis of Bearings for this description is ASSUMED and used herein to denote angles only.

END OF DESCRIPTION.

CESO, INC. 402 2ND STREET SE, SUITE 310

Strongsville, Ohio 44149-1174 (330) 451-0975 www.cesoinc.com



395 Springside Drive, Suite 202
Akron, OH 44333
(330) 665-0660
www.cesoinc.com

March 4, 2015

**Legal Description for 0.0081 Acre Parcel
Project No. 4557**

Situated in the City of Strongsville, Cuyahoga County, State of Ohio and being part of Parcel 2 of ECHO, Strongsville, LLC Lot Split & Consolidation as recorded in Plat Volume 372, Page 15 (AFN 201212200717) of the Cuyahoga County Recorder's records.

Commencing at the Northwest corner of said Parcel 2 of ECHO, Strongsville, LLC Lot Split & Consolidation, said corner also being on the east right-of-way line of Route 42, Pearl Road (width varies) and also being the TRUE PLACE OF BEGINNING of the parcel herein described;

thence northeasterly along the northerly line of said Parcel 2 and a curve deflecting to the right with a Chord Bearing North 50°29'49" East, 21.68 feet, a Radius of 45.00 feet and an Arc Length of 21.90 feet;

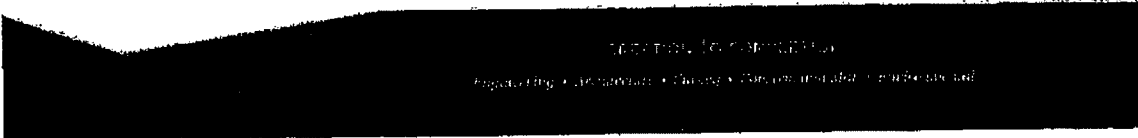
thence South 00°01'59" East, a distance of 12.13 feet

thence South 29°31'29" West, a distance of 33.45 feet to the west line of Parcel 2 and the east right-of-way line of Pearl Road;

thence North 0°31'48" West, along the west line of Parcel 2 and the east right-of-way line of Pearl Road, 27.45 feet to the TRUE PLACE OF BEGINNING and containing 0.0081 acres, more or less as described by Steven W. Clutter, PS-7655 for and on behalf of CESO, Inc. in March 2015.

Basis of Bearings for this description is ASSUMED and used herein to denote angles only.

END OF DESCRIPTION.



**GRANT OF EASEMENT FOR
TRAFFIC SIGNAL IMPROVEMENTS**

This Grant of Easement for Traffic Signal Improvements (this "Easement Agreement") is made by and between ECHO Strongsville, LLC, a Delaware limited liability company ("Grantor") and the City of Strongsville, an Ohio municipal corporation ("Grantee").

WHEREAS, Grantor is the owner in fee simple of real estate located on Route 42, Pearl Road, in the Original Strongsville Township, City of Strongsville, County of Cuyahoga and State of Ohio, being permanent parcel numbers 397-02-001 and 397-02-006;

WHEREAS, Grantor wishes to grant and Grantee wishes to accept an easement for the purpose of constructing, reconstructing, maintaining and repairing traffic signal improvements over a portion of these parcels of property;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other valuable consideration identified herein, the receipt of which is hereby acknowledged, the following grants, agreements and covenants are made:

Grantor hereby gives, grants, bargains and conveys to Grantee, its successors and assigns, a perpetual easement to enter upon the easement areas depicted on *Exhibit A* and described on *Exhibit B*, attached hereto and incorporated herein as if fully rewritten (the "Premises"), and to remove and/or replace trees, limbs and underbrush where necessary for the purposes of constructing, reconstructing, installing, maintaining, altering and repairing all necessary structures, wires, cables, pipes, conduits, street light standards and poles (the "Traffic Signal System") in, to, upon, over, across and under the Premises, and to make all alterations and repairs to such Traffic Signal System as may be necessary or advisable in the judgment of the local authorities of the City of Strongsville, its successors and assigns, in order to maintain said Traffic Signal System.

Grantee shall replace and restore any area damaged or disturbed by the laying, construction, operation, maintenance, repair, renewal, replacement and removal of the Traffic Signal System that are laid, constructed, operated, maintained, repaired, renewed, replaced or removed by such Grantee, in each case to as near as practical to its original condition, including without limitation all concrete, driveway and other paved areas as presently existing, to the standards presently applicable thereto.

Grantor and Grantee do hereby further agree that when Grantor, its agents, contractors, employees and/or assigns have constructed, reconstructed and/or repaired the Traffic Signal System and Grantee has accepted the Traffic Signal System, the Traffic Signal System shall be and remain the property of Grantee. Grantor and Grantee further agree that Grantor shall be solely responsible for the installation, and Grantee shall be solely responsible for the maintenance and repair of the Traffic Signal System. Grantor shall be solely responsible for the removal of snow and ice from the sidewalk. Grantee shall be solely responsible for any repair of the Traffic Signal System arising out of Grantee's entry on the Premises and any action taken thereon.

Grantee agrees that in exercising its use and enjoyment of this Easement Agreement, including without limitation any maintenance or repair activities, it shall do so in a timely and expeditious manner in accordance with its usual procedures. In no event, except for temporary times as necessary, shall the Traffic Signal System or any such activities (i) interrupt any utility services to Grantor's premises or (ii) block or otherwise impede vehicular (including passenger vehicles and delivery trucks) or pedestrian ingress or egress to and from the public right-of-way adjacent to the Premises. Grantor agrees to use reasonable efforts to minimize the duration of any such interruption or impairment of access.

Grantor agrees to keep the Premises free of materials, equipment, vehicles, trees, shrubbery and any other obstructions which would interfere with Grantee's access to or maintenance of the Traffic Signal System.

Grantor acknowledges and agrees that Grantee shall not be obligated to maintain landscaping and/or lawn areas within the easement area.

If Grantor desires to alter the Premises in any way other than as expressly permitted herein, it must obtain the prior written approval of Grantee. Upon receipt of such approval, Grantor shall, at its own expense, relocate and reconstruct all or any portion of the Traffic Signal System which is affected by such alteration and, where necessary, grant a new easement of not less than the width of the easement conveyed hereunder upon the same terms and conditions as herein provided. The relocated or reconstructed Traffic Signal System shall, upon completion by Grantor and approval by Grantee, become the property of Grantee.

Grantor further agrees that Grantee shall be relieved of all liability on account of the construction, reconstruction or relocation of said Traffic Signal System.

Grantor hereby indemnifies and guarantees to save Grantee harmless against any expense or damage to said Traffic Signal System that Grantor, its successors or assigns, may at any time cause by the installation, construction, reconstruction, maintenance, repair or other use of the Premises within the limits of the above described easement.

If Grantor violates any of the provisions of this Easement Agreement, the Grantee, at the expense of Grantor, may enter upon the Premises and make such alterations as are necessary to bring the Premises into compliance with the provisions of this Easement Agreement.

Grantor reserves the right to use the Premises for such use as is not expressly prohibited by or inconsistent with the terms of this Easement Agreement.

Grantor covenants with Grantee that it is the owner of the Premises and has the right to grant and convey the Premises in the manner and form above written. Grantor further covenants that it will warrant and defend the Premises with the appurtenances thereunto belonging to Grantee against all lawful claims and demands whatsoever for the purposes described herein.

This Easement Agreement shall inure to the benefit of any person, firm or corporation which Grantee, its successors and assigns, shall authorize to undertake the performance of work within the scope and purpose of this Easement Agreement.

The parties hereto agree that this Easement Agreement embodies the complete understanding of the parties and that no changes to this Easement Agreement shall be made unless such changes are in writing, approved and subscribed by the parties hereto.

This Easement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

TO HAVE AND TO HOLD the above granted easement, right of way and Traffic Signal System for the purposes above mentioned, unto Grantee, its employees, agents, licensees and guests, forever.

[Signatures on the Following Page]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement Agreement as of _____, 2015.

Grantor: Echo Strongsville, LLC

Grantee: City of Strongsville

By: Thomas Karet
Thomas Karet, Chief Executive Officer
TK

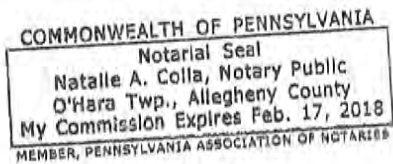
By: _____
Thomas P. Perciak, Mayor

Approved as to form:

By: _____
Kenneth A. Kraus
Strongsville Law Director

Commonwealth of Pennsylvania)
County of Allegheny) ss:
)

On this, the 16th day of March, 2015, before me, Natalie Colla, the undersigned officer, personally appeared Thomas Karet who acknowledged himself to be the Chief Executive Officer of ECHO STRONGSVILLE, LLC, a Delaware limited liability company, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.



Natalie Colla
Notary Public

State of Ohio)
County of Cuyahoga) ss:
)

On this, the ___ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Thomas P. Perciak who acknowledged him/herself to be the Mayor of the City of Strongsville.

Notary Public

**CONSENT AND SUBORDINATION TO
GRANT OF EASEMENT FOR TRAFFIC SIGNAL IMPROVEMENTS**

PNC BANK, NATIONAL ASSOCIATION, a national banking association ("Mortgagee"), as the holder of that certain Open-End Mortgage and Security Agreement, dated as of December 13, 2012, to be effective December 21, 2012, and recorded in the Office of Fiscal Officer, Cuyahoga County, Ohio at Mortgage Instrument Number 201212210629 on December 21, 2012 (the "Mortgage"), hereby consents to the Grant of Easement for Traffic Signal Improvements (the "Easement") to which this Consent and Subordination is attached, agrees to be bound by the Easement and, accordingly, agrees that the Mortgage is and shall be subordinate to the Easement.

Mortgagee represents and warrants that it has the full capacity, right, power and authority to execute and deliver this Consent and Subordination, and all required actions, consents and approvals, therefore, have been duly taken and obtained.

PNC BANK, NATIONAL ASSOCIATION, a national banking association

By: [Signature]

Name: Joseph Pascarella

Title: Vice President

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this 19th day of March, 2015, before me, a notary public, personally appeared Joseph Pascarella, who acknowledged her/himself to be a V.P. of **PNC BANK, NATIONAL ASSOCIATION**, a national banking association, and that s/he, as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Bank by her/himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

James Edward Coyne, Jr.
Notary Public

My commission expires: 7/31/18

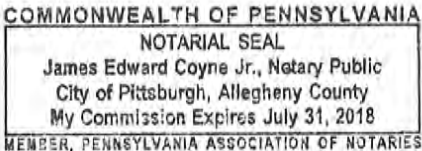


EXHIBIT "A"
PREMISES SITE PLAN

[See Attached]

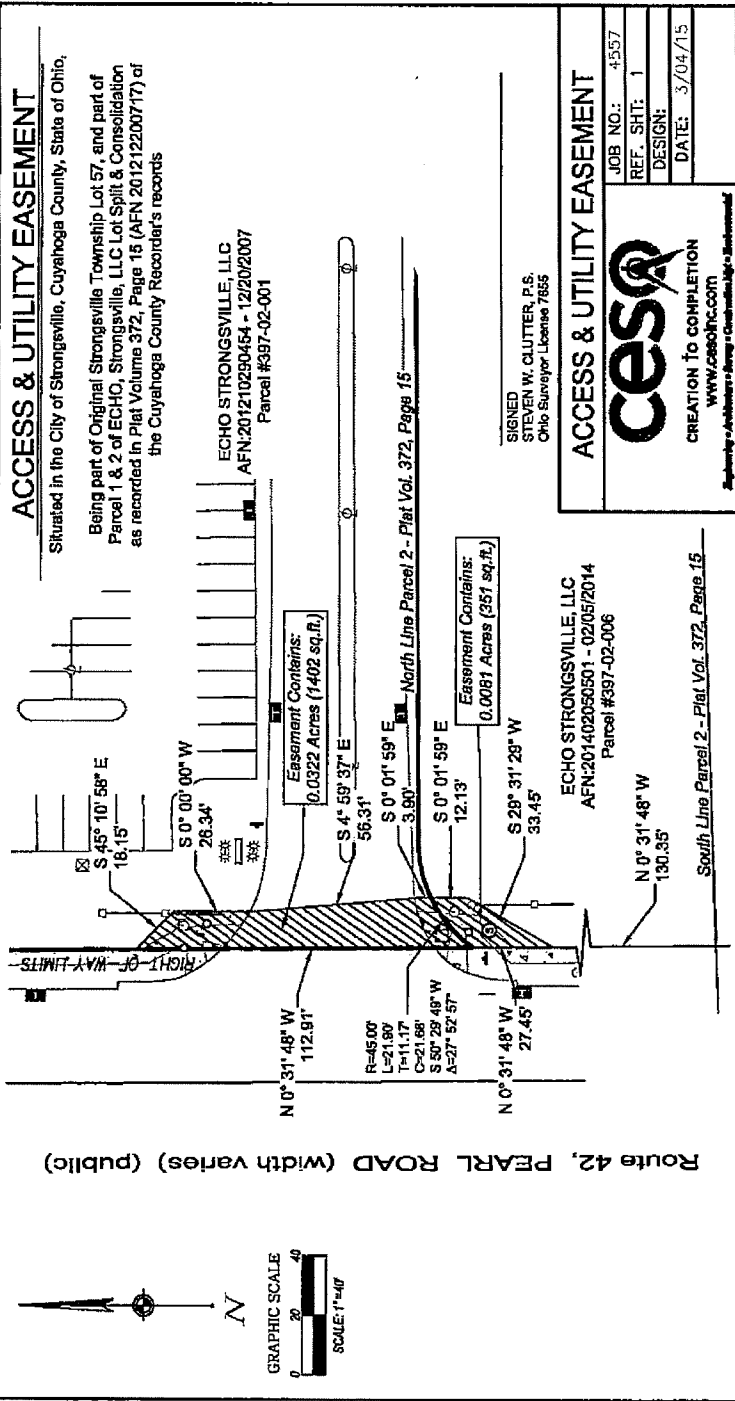


EXHIBIT "B"

PREMISES LEGAL DESCRIPTION

[See Attached]



402 2nd Street SE, Suite 310
Canton, Ohio 44702-1174
(330) 451-0976
www.cesoinc.com

March 4, 2015

**Legal Description for 0.0322 Acre Parcel
Project No. 4557**

Situated in the City of Strongsville, Cuyahoga County, State of Ohio and being part of Parcel 1 of ECHO, Strongsville, LLC Lot Split & Consolidation as recorded in Plat Volume 372, Page 15 (AFN 201212200717) of the Cuyahoga County Recorder's records.

Commencing at the Southwest corner of said Parcel 1 of ECHO, Strongsville, LLC Lot Split & Consolidation, said corner also being on the east right-of-way line of Route 42, Pearl Road (width varies) and also being the TRUE PLACE OF BEGINNING of the parcel herein described;

thence North 0°31'48" West, along the west line of said Parcel 1 and the east right-of-way line of Pearl Road, a distance of 112.91 feet;

thence South 45°10'58" East, a distance of 18.15 feet;

thence South 00°00'00" West, a distance of 26.34 feet;

thence South 4°59'37" East, a distance of 56.31 feet;

thence South 00°01'59" East, a distance of 3.90 feet to a point on a southerly line of said Parcel 1;

thence southwesterly along a curve deflecting to the left with a Chord Bearing South 50°29'49" West, 21.68 feet, a Radius of 45.00 feet and an Arc Length of 21.90 feet to the TRUE PLACE OF BEGINNING and containing 0.0322 acres, more or less as described by Stevan W. Clutter, PS-7655 for and on behalf of CESO, Inc. in March 2015.

Basis of Bearings for this description is ASSUMED and used herein to denote angles only.

END OF DESCRIPTION.

CREATED BY: CESO, INC.

Engineering • Architecture • Surveying • Construction Mgmt • Environmental



385 Springside Drive, Suite 202
Akron, OH 44333
(330) 685-0660
www.cesoinc.com

March 4, 2015

**Legal Description for 0.0081 Acre Parcel
Project No. 4557**

Situated in the City of Strongsville, Cuyahoga County, State of Ohio and being part of Parcel 2 of ECHO, Strongsville, LLC Lot Split & Consolidation as recorded in Plat Volume 372, Page 15 (APN 201212200717) of the Cuyahoga County Recorder's records.

Commencing at the Northwest corner of said Parcel 2 of ECHO, Strongsville, LLC Lot Split & Consolidation, said corner also being on the east right-of-way line of Route 42, Pearl Road (width varies) and also being the TRUE PLACE OF BEGINNING of the parcel herein described;

thence northeasterly along the northerly line of said Parcel 2 and a curve deflecting to the right with a Chord Bearing North $50^{\circ}29'49''$ East, 21.68 feet, a Radius of 45.00 feet and an Arc Length of 21.90 feet;

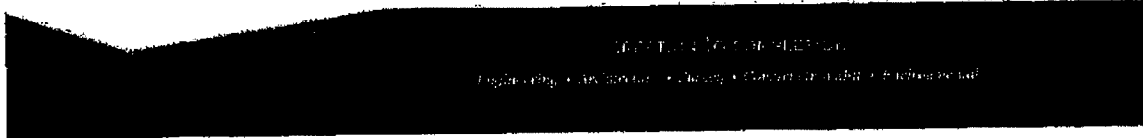
thence South $00^{\circ}01'59''$ East, a distance of 12.13 feet

thence South $29^{\circ}31'29''$ West, a distance of 33.45 feet to the west line of Parcel 2 and the east right-of-way line of Pearl Road;

thence North $0^{\circ}31'48''$ West, along the west line of Parcel 2 and the east right-of-way line of Pearl Road, 27.45 feet to the TRUE PLACE OF BEGINNING and containing 0.0081 acres, more or less as described by Steven W. Clutter, PS-7655 for and on behalf of CESO, Inc. in March 2015.

Basis of Bearings for this description is ASSUMED and used herein to denote angles only.

END OF DESCRIPTION.



CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 062

By: Mr. Maloney

A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR THE CONSTRUCTION OF A NEW HOME AND GARAGE AT THE GARDENVIEW HORTICULTURAL PARK ON PEARL ROAD, IN THE CITY OF STRONGSVILLE.

WHEREAS, Gardenview Horticultural Park, through its agent, submitted a final site plan to the Planning Commission for approval of a new 1,794 square foot home and 725 square foot garage, on PPN 397-09-007, located at 16711 Pearl Road, which property is zoned Public Facilities; and

WHEREAS, the Planning Commission approved said final site plan at its meeting of March 26, 2015.

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

Section 1. That this Council does hereby confirm the approval of the City's Planning Commission of the final site plan submitted by Gardenview Horticultural Park for the construction of a new 1,794 square foot home and 725 square foot garage, on PPN 397-09-007, located at 16711 Pearl Road, subject to any conditions established by the Planning Commission.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2015 - 062
Page 2

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2015-062 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 063

By: Mr. Carbone

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO STATE OF OHIO ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF ONE (1) FORD E-450 DRW CUTAWAY MOUNTED MAINLINE TV INSPECTION SYSTEM VEHICLE (SEWER CAMERA TRUCK) WITH MISCELLANEOUS ADD-ONS AND APPURTENANCES, FOR USE BY THE DEPARTMENT OF PUBLIC SERVICE OF THE CITY, WITH THE SALE, TRADE-IN AND CREDIT OF OBSOLETE MUNICIPAL EQUIPMENT, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 5513.01(B) provides the opportunity for counties, townships and municipal corporations to participate in contracts of Ohio Department of Administrative Services for the purchase of machinery, materials, supplies or other articles; and

WHEREAS, this Council wishes to take advantage of that opportunity to purchase one (1) Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (sewer camera truck) with appurtenances for the inspection of 6" and larger sanitary sewers and storm drains (Schedule/Contract No. 800001, Index No. STS670), and miscellaneous add-ons (Schedule/Contract No. 800337, Index No. STS670), for use by the Department of Public Service of the City; and

WHEREAS, the Department of Public Service has an Aries vehicle mounted system which is obsolete and, therefore, no longer needed for municipal public purposes; and

WHEREAS, pursuant to Article IV, §3(e) of the City Charter, the Director of Finance is authorized to sell obsolete or surplus equipment in such manner as Council may by ordinance authorize; and

WHEREAS, this Council is desirous of having the Director of Finance sell and trade-in the existing obsolete equipment, and have the selling price credited against the purchase price of the new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (sewer camera truck) and miscellaneous appurtenances.

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

Section 1. That this Council finds that the Service Department of the City of Strongsville has an Aries vehicle mounted system, as reflected on the itemization attached hereto as Exhibit A, and which is obsolete, and therefore, is no longer needed for any municipal purpose, and further finds that it will be in the best interests of the City to sell and trade-in such equipment through State contract, and have the selling price applied as a credit against the purchase of the new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (sewer camera truck) and miscellaneous appurtenances.

Section 2. That the Mayor accordingly be and is hereby authorized and directed to request authority in the name of the City of Strongsville to participate in Ohio Department of Administrative Services contracts with **ELXSI dba CUES**, through their authorized dealer, **MTECH COMPANY**, for the purchase of one (1) new Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (sewer camera truck) and miscellaneous appurtenances, and for the sale and trade-in of an Aries vehicle mounted system for the value and amount of \$30,000.00, and providing that such sale price be credited towards the purchase price of the Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System (sewer camera truck) and miscellaneous appurtenances, thereby resulting in a total net contract price for the new truck with all appurtenances plus trade-in, in an amount not to exceed \$269,715.23, all as reflected on the specifications summary and invoice attached hereto as Exhibit A.

Section 3. That the City of Strongsville hereby agrees to be bound by the terms and conditions prescribed by the Director of Administrative Services for such purchases, and to directly pay the vendor, under each such contract of the Ohio Department of Administrative Services in which the City participates for items it receives pursuant to the contract.

Section 4. That the Mayor and Director of Finance be and are hereby authorized to enter into and execute such agreements and documents as may be necessary to participate in the Ohio Department of Administrative Services Cooperative Purchasing Program.

Section 5. That the funds for the purposes of said contract have been appropriated and shall be paid from the Sanitary Sewer Fund.

Section 6. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 - 063

Page 3

Section 7. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to enter into said contracts to provide for the continuity of services and efficient operation of the City of Strongsville Department of Public Service, to provide updated equipment, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2015-063 Amended: _____

1st Rdg. _____ Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____



Specifications for: Strongsville, OH



Revised 03/17/15

Ohio STS 670
Contract No.: 800001

**Ford E-450 DRW Cutaway Mounted Mainline TV Inspection System
Base Unit**

Manufacturer	Model	Description	Price
CUES	E-450-DRW	Ford E-450 DRW Cutaway Mounted Mainline TV Inspection Summit System for the inspection of 6" and larger Sanitary Sewers and Storm Drains	\$156,537.00

- 1 FORD E-450 GAS CUT-A-WAY 176" WB 2X4 CHASSIS**
 - 1 6.8L SOHC EFI Triton V10 Engine
 - 1 5-Speed Automatic Transmission with OD including:
 - 1 Auxiliary Cooler
 - 1 Tow / Haul Mode
 - 1 4.56 Axle Ratio
 - 1 14,500 lb. GVWR
 - 1 176" Wheel Base
 - 1 Standard Driver / Passenger Seat with Seat Belts and Sun Visors
 - 1 12-Volt Light in Cab Area
 - 1 Cab Air Conditioner
 - 1 AM / FM Radio

- 1 16' CARGO BOX WITH WALKTHRU**
 - 1 Aero Cap with Walk Thru
 - 1 2" X 6" Dense Pine Flooring
 - 1 LED Light Package Includes Body Clearance and Stop / Tail / Turn
 - 1 Full Width Barn Doors with CAM (Pipe) Locks on Each Door
 - 2 Laminated Steel Lock
 - 1 Kemlite Covering on Inside Rear Doors
 - 1 Back up Alarm

- 1 BULKHEAD WALL BETWEEN CAB AND CONTROL ROOM**
 - 1 Door

- 1 TV HIGH CUBE VAN EXTERIOR LIGHTING & CONTROL ROOM TO INCLUDE:**
 - 2 Amber Electronic Strobe Warning Beacons
 - 2 Adjustable Floodlights Rear of Vehicle Area Illumination
 - Control Room Interior:
 - 1 Lonseal Lonplate Flooring
 - 1 Kemlite Wall & Ceiling Covering
 - 1 Bulkhead Wall with Passage Door from Control Room to Equipment Room
 - 1 "Safety Plus Visual" Viewing Window in Bulkhead Wall
 - 1 Above Desk Control Console with Rack Mount for Electronic Equipment
 - 1 Desktop / Work Area
 - 1 110-Volt Fluorescent Light Fixture
 - 1 Electrical Outlet with Dual Receptacles
 - 1 Fire Extinguisher with Bracket, 10BC Rating
 - 1 Operators Chair, Swivel with Casters
 - 1 12-Volt Courtesy Light

- 1 CARBON MONOXIDE DETECTOR MOUNTED IN INTERIOR OF UNIT**

- 1 ROOF TOP AIR CONDITIONER, 13,500 BTU WITH HEAT STRIP**





Specifications for: Strongsville, OH



Ohio STS 670
Contract No.: 800001

- 1 **TV HI-CUBE VAN EQUIPMENT ROOM INTERIOR TO INCLUDE:**
 - 1 Kemlite Wall & Ceiling Covering
 - 1 Climate Controlled Breaker Box/Electronics Storage Area with Locking Positive Latches
 - 1 Electrical Outlet with Dual Receptacles
 - 1 110-Volt Fluorescent Light Fixture
 - 1 12-Volt Courtesy Light with 15 Minute Timer Located at Rear Door Area

- 1 **LONSEAL LONPLATE FLOORING IN EQUIPMENT ROOM**

- 1 **7000 WATT GAS ONAN GENERATOR**
 - 1 120 Volt 60 HZ 7000 Watt (Minimum) Commercial Grade Generator
 - 1 Gasoline Powered
 - 1 Electric Start

- 1 **GENERATOR COMPARTMENT [UNDER CHASSIS MOUNT]**
 - 1 Generator Remote Start / Stop Cable Assemble
 - 1 Generator Storage Compartment with Lockable External Access Door
 - 1 Commercial Power Supply Receptacle, 25' Cord, and Plug
 - 1 Electrical Supply Center with Circuit Breaker Box
 - 1 Commercial power and Generator Power Connectors
 - 1 Automatic Power Transfer Switch

- 1 **DIGITAL ENGINEERING PANEL**
 - 1 Voltage Readout, Power Supply
 - 1 Hertz Readout, Power Supply
 - 1 Generator Hour Readout
 - 1 Remote Generator Start / Stop Control Switch

- 1 **P&T ZOOM M/C CAMERA**
 - 1 Solid State Color Sewer TV Camera
 - 1 Pan & Rotate Camera Head, 40:1 Zoom Ratio, 10x Optical Zoom, 4x Digital Zoom
 - 1 NTSC Color Standard with 4x Light Integration
 - 1 Camera Lighting System for 6" through 72" lines
 - 1 Camera Transportation and Storage Case

- 1 **21" TRAC TRANSPORTER M/C TO INCLUDE:**
 - 1 6" Track Transporter with Freewheel and Powered Reverse
 - 1 Y Eliminator

- 1 **8"-15" EXTENDERS FOR 21" TRAC TRANSPORTER**

- 1 **SPARE PARTS KIT FOR TRAC TRANSPORTER TO INCLUDE:**
 - 1 Additional Chain Links and Rubber Cleats

- 1 **12/5/4 ADAPTER CABLE**

- 1 **1000' CABLE ASSEMBLY, M/C 12PIN METAL**
 - 1 1000' Gold Multi Conductor Kevlar Fiber Armored Combination TV Transmission / Tow Cable
 - 1 .450 Diameter
 - 1 Metal Splice Chamber with Pigtail
 - 1 Cable Strain Relief



Specifications for: Strongsville, OH



Ohio STS 670
Contract No.: 800001

- 1 **TV REEL ASSEMBLY, MECHANICAL FOOTAGE FOR SUMMIT .450 CABLE**
 - 1 Black Thermoplastic Powder Coated Frame
 - 1 Power Level wind & Multi Ratio Manual Transmission
 - 1 Footage Meter with Local Counter and Remote Electronic Counter
 - 1 Transmission Control at Viewing Station
 - 1 Local Reel Mount Electrical and Mechanical Control
 - 1 Sealed Continuous Contact Collector Assembly
 - 1 Removable Drip Pan for Cleaning

- 1 **DVD RECORDER SYSTEM TO INCLUDE:**
 - 1 Rack Mount for DVD
 - 1 DVD Player / Recorder
 - 1 Cable Assembly - DVD to Power Control Unit
 - 1 Handheld Microphone

- 1 **19" (MINIMUM) FLATSCREEN COLOR INDUSTRIAL TV MONITOR NTSC / PAL COLOR STANDARDS**

- 1 **PCU ASSEMBLY [RACK MOUNT]**

- 1 **CCU ASSEMBLY [RACK MOUNT]**
 - 1 Alpha Numeric Information Display, with Multi Paging and Defect Coding
 - 1 Remote "QWERTY" Keyboard for Data Entry
 - 1 On Screen Footage Display
 - 1 WRC and PACP Codes

- 1 **WIRED USB CONTROLLER**
 - 1 Joystick Control for Pan and Tilt Zoom Camera to Include:
 - 1 360 Degree Rotate
 - 1 330 Degree Optical Pan
 - 1 Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter
 - 1 Camera Lift Control for Optional Electronic Camera Lift
 - 1 All Other Controls for Camera to Include:
 - 1 Camera Iris and Focus Override & Zoom
 - 1 Camera Lights & Shutter Control for Light Enhancement
 - 1 Camera Diagnostics & Auto Home
 - 1 Cruise Control to Set Speed of the Transporter for Hands off Operation
 - 1 All Reel Controls to Include: Retrieve, Release, and Variable Speed

- 1 **8.7" MINI KEYBOARD**

- 1 **MANHOLE TOPROLLER ASSEMBLY, TV ONLY**

- 1 **MANHOLE ADAPTER CLAW HOOK**

- 6 **RETRIEVAL/DOWNHOLE POLE ASSEMBLY**

- 1 **INVERT ROLLER ASSEMBLY**

- 1 **RETRIEVAL HOOK**

- 1 **MULTI CONDUCTOR TV ONLY TOOL KIT**
 - 1 Milliamp meter Tool



Specifications for: Strongsville, OH



Ohio STS 670
Contract No.: 800001

- 1 Electrical Tape
- 1 Needle Nose Pliers
- 1 Six-In-One Screwdriver
- 1 6" Adjustable Wrench
- 1 Anti Seize Grease
- 1 9-Piece Allen Wrench kit
- 1 Solder Iron Kit
- 1 Industrial Pliers
- 1 5/32 T-Handle Hex Wrench
- 1 Multi Conductor TV Only Operation Manual
- 1 Parts Catalog
- 1 Cable Repair Kit DVD
- 1 TV Only Training DVD

2 DAYS TRAINING, ON-SITE

MAINLINE SYSTEM AND TRUCK BUILD OUT OPTIONS:

CUES	TR1045	Back up Camera with Monitor in Cab	\$2,013.00
CUES	500200A	Wall Heater	\$454.00
CUES	EQCAB	Safe entry bumper with Cabinet for Transporter	\$3,240.00
CUES	TR1940-2	Two drawer stack Aluminum Storage	\$1,110.00
CUES	TR774	Side Door with Fold down Steps (Control Room)	\$907.00
CUES	WC420	Single Closet	\$1,275.00
CUES	WC413	Padded Bench Seat (Control Room)	\$647.00
CUES	TR834	Interior Mounted Electric Crane (Equipment Room)	\$3,893.00
CUES	008855	20 Gallon Wash down, sink upper/lower cabinet w/ retractable water hose reel	\$3,317.00
CUES	OUTLET	Add Additional Outlets to Unit	\$35.00ea
CUES	LIGHT	Add Additional Lighting to Unit	\$55.00ea
CUES	TR1090	5 Drawer tool box	\$932.00
CUES	865002	First Aid Kit	\$124.00
CUES	940608	Vise	\$161.00
CUES	GX137	32" Rear Monitor	\$2,275.00
CUES	GX136B	Bulkhead wall upgrade for rear monitor	\$764.00
CUES	AUTO	Auto Payout System new TV Reel	<u>\$3,602.00</u>
SUBTOTAL BASE SYSTEM (before Ohio STS discount of 11%)			<u>\$181,341.00</u>



Specifications for: Strongsville, OH



Ohio STS 670
Contract No.: 800001

BASE TRUCK FROM TRAC to WHEELED SPR (8" to 60+'' pipe)

CUES	WS350	Steerable Pipe Ranger Wheeled Transporter for For 8" to 15" Mainline Inspection (IN LIEU OF Ultra Shorty 21 Trac Transporter in Base Unit)	\$19,496.00
CUES	WS308	Electric Lift for use with large Pipe Ranger	\$7,462.00
CUES	WT914	8" Steel Wheel Kit for PR & SPR	\$1,071.00
CUES	WT313	PR & SPR Transporter Tires for 18" to 48" Pipe	<u>\$1,229.00</u>
SUBTOTAL WHEELED SPR (before Ohio STS discount of 11%)			<u>\$29,258.00</u>

LATERAL LAUNCH SYSTEM

CUES	LH900*	Lateral and Mainline Launch System, Wheeled With front Pan and Tilt Zoom Camera System To Simultaneously inspect 6-15" mainline and Adjacent Pan & Tilt lateral camera	\$118,256.00
CUES	LM712-3HS	Spare 120' Blue Push Cable for LAMP System	\$1,515.00
CUES	WM312	Pneumatic Rubber Tires to inspect 12"+ Pipe for CPR & WTR Wheeled Transporter	\$1,584.00
CUES	WM308-1	Steel Wheels to inspect 8" Pipe for LAMP II Wheeled Transporter	\$1,640.00
CUES	LM906	Rear View Camera for Lamp system	<u>\$5,012.00</u>
SUBTOTAL LATERAL LAUNCH SYTSTEM (before Ohio STS discount of 11%)			<u>\$128,007.00</u>

SOFTWARE

CUES	GX1400	Granite XP Lite Pipeline Data Collection & Real Rack mount computer w/ printer	\$9,900.00
CUES	GX522	One (1) Year Basic Support Plan for GXP	\$945.00
CUES	GX541	Granite XP Engineering Edition for Office	\$771.00
CUES	GX507	Lateral Assets Module for GXP	<u>\$3,275.00</u>
SUBTOTAL SOFTWARE (before Ohio STS discount of 11%)			<u>\$14,891.00</u>



Specifications for: Strongsville, OH



Ohio STS 670
Contract No.: 800001

TOTALS

Total Base w/ Options:	\$353,497.00
Less 11% Ohio STS Discount:	<u>(\$38,884.67)</u>
Subtotal After Ohio STS:	<u>\$314,612.33</u>
Spare Parts for Camera System:	2,000.00
Less Trade-In of Aries System:	(\$30,000.00)
Less Demo Unit Discount:	<u>(\$25,000.00)</u>
Total:	<u>\$261,612.33</u>

Misc. Add-Ons (After State Discount from Contract 800337)

Two Air Monitors	\$1,501.00
Calibration Kit	\$378.10
Locator/Transmitter	\$3,423.80

Parts & Labor for additional Cabinets, storage and shelving	\$2,800.00
--	------------

Net Total \$269,715.23

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 064

By: Mayor Perciak and Mr. Carbone

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 2014-081 TO INCREASE THE DOLLAR AMOUNT AUTHORIZED FOR THE PURCHASE OF SODIUM CHLORIDE (ROCK SALT) FOR USE BY THE SERVICE DEPARTMENT OF THE CITY DURING THE 2014-2015 SEASON, UNDER OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS; AND DECLARING AN EMERGENCY.

WHEREAS, by and through Ordinance No. 2014-081, Council ratified, approved and authorized the Mayor to request authority in the name of the City of Strongsville to participate in Ohio Department of Transportation Rock Salt Contract No. 418-15 summer fill contract estimated at 5,000 tons, and Contract No. 018-15 winter use contract then estimated at 9,000 tons, for the purchase of sodium chloride (rock salt) at per ton rates during the 2014-2015 season, for use by the Service Department of the City in a total amount not to exceed \$700,000.00 for such estimated tonnage, which the Department entered into pursuant to Revised Code Section 5513.01(B); and

WHEREAS, the Director of Public Service now has advised this Council that due to an increase in actual tonnage for the winter use contract and a subsequent increase in the actual price per ton over the estimated cost per ton, it will be necessary to increase the total dollar amount authorized by Ordinance No. 2014-081 from \$700,000.00 to \$800,000.00; and

WHEREAS, this Council, therefore, is desirous of amending Section 1 of Ordinance No. 2014-081, in order to increase the amount authorized to be expended for additional quantities of salt from \$700,000.00 to \$800,000.00.

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

Section 1. That Section 1 of Ordinance No. 2014-081 be and is hereby amended to read in its entirety as follows:

“Section 1. That Council ratifies, approves and authorizes the Mayor’s request for authority in the name of the City of Strongsville to participate in Ohio Department of Transportation contracts for the purchase of sodium chloride (rock salt) at a rate per ton to be determined through the ODOT bidding process for use by the Service Department of the City, in a total amount estimated at 5,000 tons for the summer fill contract and ~~9,000~~ **9,900** tons for the winter use contract, but in any event not to exceed ~~\$700,000.00~~ **\$800,000.00** for such tonnage, as reflected in

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 064
Page 2

the Participation Agreement attached hereto as Exhibit A and incorporated herein, which contract(s) the Department will have entered into pursuant to Revised Code Section 5513.01(B)."

Section 2. That the funds necessary for the purpose of said additional purchases and increases in tonnage price have been appropriated and shall be paid from the Street Construction, Maintenance & Repair Fund and the State Highway Maintenance Fund.

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

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, and for the further reason that it is immediately necessary to increase the amount authorized to be expended for the purchase of such rock salt materials for the remainder of this winter season in order to provide continuity of services to residents of the City and in the operation of the Department of Public Service, to ensure safe passage on City streets, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise from and after the earliest period allowed by law.

 President of Council
 Approved: _____
 Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-064 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 065

By: Mayor Perciak and All Members of Council

AN ORDINANCE REQUESTING THE COOPERATION OF THE COUNTY OF CUYAHOGA, OHIO, AND CONSENTING TO THE RESURFACING OF MARKS ROAD FROM BOSTON ROAD TO LUNN ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, the City has recognized the need for and proposes the improvement of a portion of public highway which is described as follows:

The resurfacing of Marks Road from Boston Road to Lunn Road; and

WHEREAS, Marks Road is a county road located partly within the boundaries of the City of Strongsville and partly within Columbia Township; and

WHEREAS, through passage of Ordinance No. 2014-171 by the Council of the City of Strongsville and execution of a Cooperation Agreement with Columbia Township, it was previously agreed that Columbia Township will be the lead agency in connection with the resurfacing project, and will provide one-half of the non-funded construction costs, and the construction supervision.

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

SECTION A. (Consent)

That it is declared to be in the public interest that the consent of said City of Strongsville be and such consent is hereby given to Cuyahoga County to construct the above-described improvement in accordance with plans, specifications and estimates approved by the County.

SECTION B. (Cooperation)

1. That the City will cooperate with the County in the resurfacing of Marks Road from Boston Road to Lunn Road.

2. That the City will arrange for the preparation of construction plans and specifications, including necessary engineering reports for improvement, under current Cuyahoga County standards for construction of County roads and bridges.

3. That the City will arrange for the supervision and administration of the construction contract.

4. That the County will review the construction plans for conformance with Section B(2) of this Agreement. County approval of plans and specifications is required prior to the award of the construction contract.

5. That the City shall agree to provide the County with a complete set of as-built plans upon the completion of this project.

SECTION C. (Funding)

1. That the City hereby agrees to participate with the County in the cost of the improvement within the corporate limits of the City of Strongsville, by an allocation from the County Motor Vehicle License Tax Fund to pay the County portion of the project.

2. That the County shall contribute up to a maximum of \$250,000.00 of the cost of construction of the resurfacing project which is determined to be eligible by the Cuyahoga County Engineer's policies. To determine funding eligibility, the County shall be notified immediately of any significant changes to the scope of work and/or construction cost.

SECTION D. (Maintenance)

That upon completion of said improvement, the City will thereafter keep said highway open to traffic at all times, and

1. Maintain the improvement in accordance with the provisions of the statutes relating thereto and make ample financial provisions for such maintenance; and
2. Maintain the right-of-way and keep it free of obstructions in a manner satisfactory to the County, and hold said right-of-way inviolate for public highway purposes and permit no signs, posters, billboards, roadside stands or other private installations within the right-of-way limits, and
3. That the County shall continue to maintain the structural elements of any bridge (defined as a structure with a span of twenty feet or greater) located within the limits of the improvement in accordance with the applicable sections of the Ohio Revised Code; and
4. After construction of the project is complete, the City agrees to follow and maintain post-construction Best Management Practices as outlined in the City's Storm Water Permit that is filed with the Ohio Environmental Protection Agency (O.E.P.A.).

SECTION E. (Traffic)

That upon completion of said improvement the City will thereafter keep said highway open to traffic at all times; and

1. Place and maintain all traffic control devices conforming to the Ohio Manual of Uniform Traffic Control Devices on the improvement in compliance with the provisions of Section 4511.11 and related sections of the Ohio Revised Code;
2. That the street or highway shall be and hereby is designated a through highway as provided in Section 4511.07(A)(6) of the Ohio Revised Code;
3. That stop signs affecting the movement of traffic on said street or highway within the roadway being improved shall be removed, and no stop signs shall be erected on same except at its intersection with another through highway where traffic does not warrant the installation of a traffic control signal but where the warrants for a "four-way stop" as provided in the aforesaid Manual are met;
4. That no rule or regulation shall be enacted restricting the use of the improved road and/or structure by any class of vehicle or vehicle load permitted by the Ohio Revised Code to use a public highway. Any existing rule or regulation so restricting road usage shall be rescinded; and
5. The City shall regulate parking by prohibiting parking in accordance with Section 4511.66 of the Ohio Revised Code, unless otherwise controlled by local ordinance or resolution.

SECTION F. (Right-of-Way)

1. That all existing street and public right-of-way within the City which is necessary for the aforesaid improvement, if any, shall be made available therefore.
2. That in the event any additional right-of-way is required, the City will arrange for the acquisition.

SECTION G. (Utilities)

1. That the City will make arrangements with and obtain agreements from all privately-owned public utility companies whose lines or structures will be affected by the said improvement, and said companies have agreed to make any and all necessary re-arrangements in such a manner as to be clear of any construction called for by the plans of said improvement, and said companies have agreed to make such necessary re-arrangements immediately after notification by the City.
2. That the County will participate in the cost of alterations of governmentally-owned utility facilities which come within the provisions of Section 8204

(Utility Reimbursement Eligibility) of the Ohio Department of Transportation's Real Estate Policies and Procedures Manual to the same extent that it participates in the other costs of the project, provided, however, that such participation will not extend to any additions or betterments of existing facilities

3. That it is hereby agreed that the City shall, at its own expense, make all arrangements of governmentally-owned utilities and/or appurtenances thereto which do not comply with the provisions of Section 8204 (Utility Reimbursement Eligibility) of the Ohio Department of Transportation's Real Estate Policies and Procedures Manual, whether inside or outside the corporate limits, as may be necessary to conform to the said improvement.

4. That the construction, reconstruction, and/or arrangement of all utilities shall be done in such a manner as not to interfere unduly with the operation of the contractor constructing the improvement; and all backfilling of trenches made necessary by such utility rearrangements shall be performed in accordance with the provisions of the Ohio Department of Transportation Construction and Material Specifications.

SECTION H. (Miscellaneous)

1. That if the County is formally requested by the City to include the construction of sidewalks, alternate bid items, or other items in the improvement that are in addition to those now existing and not provided for elsewhere in this Ordinance and the agreement, the County will do so, provided that this construction meets with the approval of the County and the City; and that the City agrees to pay, or make arrangements for the payment of, the cost of said additional construction and the cost of preliminary and design engineering, and construction supervision of said additional work.

2. That the City shall be solely responsible for the certifications or obligations made or agreed to in Sections F-1, F-2, G-1, G-3 and G-4, and hereby agrees that the County shall be and is hereby released from any and all damages or claims of the City arising from or growing out of the certifications or obligations made or agreed to in Sections F-1, F-2, G-1, G-3 and G-4 hereinabove.

3. For the purpose of this Ordinance and the Agreement, the agent for the County and liaison officer on the matter contained therein shall be the County Engineer of Cuyahoga County, Ohio, and/or such members of his staff as he may designate.

4. By enacting this Ordinance and entering into the Agreement, the City agrees to conduct this transaction by electronic means and agrees that all documents requiring County signatures may be executed by electronic means, and that the electronic signatures affixed by the County to said documents shall have the same legal effect as if that signature was manually affixed to a paper version of the document. The City also agrees on behalf of the aforementioned entities and persons to be bound by

the provisions of Chapters 304 and 1306 of the Ohio Revised Code as they pertain to electronic transactions, and to comply with the electronic signature policy of the County.

SECTION I. (Authority to Sign)

1. That the Mayor of the City is hereby empowered and directed on behalf of the City to enter into agreements with the County necessary to complete the planning and construction of this improvement, including but not limited to the Agreement attached hereto as Exhibit 1.

2. That the Mayor of the City is hereby empowered and directed on behalf of the City to make application to the County of Cuyahoga, Ohio for approval to use County Motor Vehicle License Tax Funds for the improvement.

SECTION J.

That the funds necessary to pay for the City of Strongsville's portion of the costs in connection with this project have been appropriated and shall be paid from the General Capital Improvement Fund and any other applicable sources of public funding, including but not limited to the Cooperation Agreement with Columbia Township.

SECTION K.

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

SECTION L.

That this Ordinance is hereby declared an emergency measure immediately necessary for the preservation of the public peace, health, safety, and general welfare of the inhabitants of the City, and for the further reasons that it is necessary to enter into such consent and cooperation agreement in order for the improvement to proceed, to promote highway safety, to avoid delays in traffic and inconvenience to the traveling public, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 065
Page 6

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2015-065 Amended: _____

1st Rdg. _____ Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____

CERTIFICATE OF COPY

State of Ohio)
County of Cuyahoga) ss.
City of Strongsville)

I, Aimee Pientka, as Clerk of Council of the City of Strongsville, Ohio, do hereby certify that the foregoing is a true and correct copy of the Ordinance adopted by the Legislative Authority of the said City on the _____ day of _____, 2015, that the publication of such Ordinance has been made and certified of record according to law, that no proceedings looking to a referendum upon such Ordinance have been taken; and that such Ordinance and certificate of publication thereof are of record in Ordinance Record No. _____, Page _____.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this _____ day of _____, 2015.

(SEAL)

Clerk of Council
City of Strongsville

AGREEMENT

Between the County of Cuyahoga, Ohio, and the City of Strongsville for the Resurfacing of Marks Road from Boston Road to Lunn Road

This agreement made and entered into this ____ day of _____, 20____, by and between the County of Cuyahoga, Ohio (the "COUNTY") and the City of Strongsville (the "MUNICIPALITY") by its Mayor, having been duly authorized to enter into said agreement by Ordinance No. _____, adopted by Council of the City of Strongsville on the ____ day of _____, 20____.

WITNESSETH:

WHEREAS, the MUNICIPALITY has recognized the need for and proposes the improvement of a portion of public highway which is described as follows:

The resurfacing of Marks Road from Boston Rod to Lunn Road.

NOW THEREFORE, in consideration of the covenants and agreements herein contained to be performed by the parties hereto, it is mutually agreed between the parties hereto as follows:

A. CONSENT

That it is declared to be in the public interest that the consent of said MUNICIPALITY be and such consent is hereby given to the COUNTY to construct the above described improvement in accordance with plans, specifications and estimates approved by the COUNTY.

B. COOPERATION

1. That the COUNTY and the MUNICIPALITY will cooperate in the resurfacing of Marks Road from Boston Rod to Lunn Road.
2. That the MUNICIPALITY will ^{arrange for preparation of} ~~prepare~~ construction plans and specifications, including necessary engineering reports for improvement, under current Cuyahoga County standards for construction of County roads and bridges.
3. That the MUNICIPALITY will arrange for the supervision and administration of the construction contract.
4. That the COUNTY will review the construction plans for conformance with section B 2 of this Agreement. County approval of plans and specifications is required prior to the award of the construction contract.

City

County

5. That the MUNICIPALITY shall agree to provide the COUNTY with a complete set of as-built plans upon the completion of this project.

C. FUNDING

1. That the MUNICIPALITY hereby agrees to participate with the COUNTY in the cost of the improvement by an allocation from the County Motor Vehicle License Tax Fund to pay the COUNTY portion of the project.
2. That the COUNTY shall contribute up to a maximum of \$250,000.00 of the cost of construction of the resurfacing project which is determined to be eligible by the Cuyahoga County Engineer's policies. To determine funding eligibility, the COUNTY shall be notified immediately of any significant changes to the scope of work and/or construction cost.

D. MAINTENANCE

That upon completion of said improvement, said MUNICIPALITY will thereafter keep said highway open to traffic at all times; and

1. Maintain the improvement in accordance with the provisions of the statutes relating thereto and make ample financial provisions for such maintenance; and
2. Maintain the right-of-way and keep it free of obstructions in a manner satisfactory to the COUNTY and hold said right-of-way inviolate for public highway purposes and permit no signs, posters, billboards, roadside stands or other private installations within the right-of-way limits; and
3. That the COUNTY shall continue to maintain the structural elements of any bridge (defined as a structure with a span of twenty feet or greater) located within the limits of the improvement in accordance with the applicable sections of the Ohio Revised Code.
4. After construction of the project is complete, the Municipality agrees to follow and maintain post-construction Best Management Practices as outlined in the Municipal Storm Water Permit that is filed with the Ohio Environmental Protection Agency (O.E.P.A.).

E. TRAFFIC

That upon completion of said improvement said MUNICIPALITY will thereafter keep said highway open to traffic at all times; and

1. Place and maintain all traffic control devices conforming to the Ohio Manual of Uniform Traffic Control Devices on the improvement in compliance with the

provisions of Section 4511.11 and related sections of the Ohio Revised Code;
and

2. That the street or highway shall be and hereby is designated a through highway as provided in Section 4511.07(A)(6) Ohio Revised Code; and
3. That stop signs affecting the movement of traffic on said street or highway within the roadway being improved shall be removed, and no stop signs shall be erected on same except at its intersection with another through highway where traffic does not warrant the installation of a traffic control signal but where the warrants for a "Four-way Stop" as provided in the aforesaid Manual are met; and
4. That no rule or regulation shall be enacted restricting the use of the improved road and/or structure by any class of vehicle or vehicle load permitted by the Ohio Revised Code to use a public highway. Any existing rule or regulation so restricting road usage shall be rescinded; and
5. The MUNICIPALITY shall regulate parking in the following manner:
Prohibit parking in accordance with Section 4511.66 of the Ohio Revised Code unless otherwise controlled by local ordinance or resolution.

F. RIGHT-OF-WAY

1. That all existing street and public right-of-way within the MUNICIPALITY which is necessary for the aforesaid improvement shall be made available therefore.
2. That in the event any additional right-of-way is required, the MUNICIPALITY will arrange for the acquisition.

G. UTILITIES

1. That the MUNICIPALITY will make arrangements with and obtain agreements from all privately owned public utility companies whose lines or structures will be affected by the said improvement, and said companies have agreed to make any and all necessary rearrangements in such a manner as to be clear of any construction called for by the plans of said improvement, and said companies have agreed to make such necessary rearrangements immediately after notification by said MUNICIPALITY.
2. That the COUNTY will participate in the cost of alterations of governmentally-owned utility facilities which come within the provisions of Section 8204 (Utility Reimbursement Eligibility) of the Ohio Department of Transportation's Real Estate Policies and Procedures Manual to the same extent that it participates in the other costs of the project, provided, however, that such

participation will not extend to any additions or betterments of existing facilities.

3. That it is hereby agreed that the MUNICIPALITY shall, at its own expense, make all arrangements of governmentally-owned utilities and/or appurtenances thereto which do not comply with the Provisions of Section 8204 (Utility Reimbursement Eligibility) of the Ohio Department of Transportation's Real Estate Policies and Procedures Manual, whether inside or outside the corporate limits, as may be necessary to conform to the said improvement.
4. That the construction, reconstruction, and/or arrangement of all utilities shall be done in such a manner as not to interfere unduly with the operation of the contractor constructing the improvement, and all backfilling of trenches made necessary by such utility rearrangements shall be performed in accordance with the provision of the Ohio Department of Transportation Construction and Material Specifications.

H. MISCELLANEOUS

1. That if the COUNTY is formally requested by a MUNICIPAL RESOLUTION to include the construction of sidewalks, alternate bid items, or other items in the improvement that are in addition to those now existing and not provided for elsewhere in this Agreement, the COUNTY will do so, provided that this construction meets with the approval of the COUNTY and the MUNICIPALITY involved in this improvement; and that the MUNICIPALITY agrees to pay, or make arrangements for the payment of, the cost of said additional construction, the cost of preliminary and design engineering, and construction supervision.
2. That the MUNICIPALITY shall be solely responsible for the certifications or obligations made or agreed to in Sections F-1, F-2, G-1, G-3, and G-4, and hereby agrees that the COUNTY shall be and is hereby released from any and all damages or claims of the MUNICIPALITY arising from or growing out of the certifications or obligations made or agreed to in said Sections F-1, F-2, G-1, G-3, and G-4 hereinabove.
3. For the purpose of this Agreement, the agent for the COUNTY and liaison officer on the matter contained herein shall be the County Engineer of Cuyahoga County, Ohio, and/or such members of his staff as he may designate.
4. By entering into this Agreement I agree on behalf of the City of Strongsville to conduct this transaction by electronic means by agreeing that all documents requiring County signatures may be executed by electronic means, and that the electronic signatures affixed by the County to said documents shall have the same legal effect as if that signature was manually affixed to a paper version of the document. I also agree on behalf of the aforementioned entities and persons

to be bound by the provisions of Chapters 304 and 1306 of the Ohio Revised Code as they pertain to electronic transactions, and to comply with the electronic signature policy of the COUNTY.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the day and year mentioned above.

**Approved as to legal form only by the
Law Department of the City of Strongsville.**

By _____
Law Director

Date _____

City of Strongsville

Mayor

County of Cuyahoga, Ohio

By: _____
Armond Budish, County Executive

ATTEST:

Clerk of Council

CERTIFICATION OF FUNDS

I, Joseph K. Dubovec, Director of Finance for the City of Strongsville, Ohio hereby certify that the money to meet this Agreement has been lawfully appropriated for the purpose of the Agreement and is in the treasury of the City, or is in the process of collection to the credit of the appropriate fund free from prior encumbrance.

Date

Director of Finance

TO: THE COUNTY OF CUYAHOGA, OHIO DATE: _____

RE: APPLICATION FOR APPROVAL OF PROJECT USING COUNTY MOTOR VEHICLE LICENSE TAX FUNDS

PART A PROJECT DESCRIPTION

MUNICIPALITY: Strongsville ROAD: Marks Road

ROAD NUMBER: _____ PROJECT LENGTH: _____

AVERAGE DAILY TRAFFIC: (Indicate 12 or 24 hour): _____

ACCIDENTS DURING PAST YEAR: Prop. Damage: _____ Pers. Inj.: _____ Fatal: _____

EXISTING PAVEMENT WIDTH: _____ RIGHT OF WAY WIDTH: _____ SPEED LIMIT: _____

RAILROAD CROSSINGS AT: _____

EXISTING BRIDGES OVER 20 FOOT SPANS: _____

PART B PURPOSE AND DESCRIPTION OF WORK

Resurfacing of Marks Road from Boston Road to Lunn Road

PART C TRAFFIC CONTROL INVENTORY

ARE EXISTING SIGNS, MARKINGS AND TRAFFIC SIGNALS IN CONFORMANCE WITH THE OHIO MANUAL OF TRAFFIC CONTROL DEVICES (IF KNOWN)?: _____ IF NO, LIST DEFICIENCIES: _____

ARE EXISTING SIGNALS INTERCONNECTED?: _____

NUMBER OF EXISTING: Full actuated signals: _____ Semi-actuated signals: _____

NUMBER OF PRETIMED SIGNALS AND AVERAGE SPACING: _____

EXISTING PARKING REGULATIONS: _____

PART D FUNDING

	COST ESTIMATE	LCNS TAX	PROPOSED FINANCING (\$ OR %)			OTHER
			MUNICIPAL	COUNTY	FEDERAL	
<u>PRELIMINARY ENGR.</u>						
<u>RIGHT-OF-WAY</u>						
<u>CONSTRUCTION ENGR.</u>						
<u>ROADWAY & PAVEMENT</u>						
<u>STRUCTURES</u>						
<u>OTHER</u>						
<u>TOTALS</u>						

RECOMMENDED FINANCING: _____

PART E MUNICIPAL ACTION

PROPOSED BY: _____ TITLE: Mayor DATE: _____

ACTION BY COUNCIL: _____ Ordinance No. _____ DATE: _____

CERTIFIED BY: _____ DATE: _____

(Clerk of Council)

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 - 066

By: Mr. Carbone

A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR MATERIAL AND SERVICES IN CONNECTION WITH THE PAINT STRIPING OF CERTAIN STREETS AND HIGHWAYS WITHIN THE CITY OF STRONGSVILLE.

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

Section 1. That the Mayor be and is hereby authorized to advertise for bids for material and services in connection with the paint striping of certain streets and highways within the City of Strongsville during the period of 2015-2016, in accordance with specifications on file in the office of the Director of Public Service, which are in all respects hereby approved.

Section 2. That the funds for the purposes of this Resolution have been appropriated for 2015 and shall be paid from the Street Construction, Maintenance and Repair Fund, and thereafter subject to future appropriation of Council.

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

Section 4. That this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
~~ORD. No.~~ *2015-066* Amended: _____

1st Rdg. _____ Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 067

By: Mr. Carbone

A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY. [Tomson]

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

Section 1. That pursuant to Codified Ordinance Section 1060.09, and consistent with documentation presented to the City, Council hereby authorizes the Sexton to transfer the certificate for burial rights in the Strongsville Municipal Cemetery for Graves E and G, in Lot 45 of Section E, from Mary Virginia Tomson, deceased, and/or her Estate, to her grandson, Nicholas Tomson; and further waives the City's right to repurchase such lots.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2015-067 **Amended:** _____
1st Rdg. _____ **Ref:** _____
2nd Rdg. _____ **Ref:** _____
3rd Rdg. _____ **Ref:** _____

Pub Hrg. _____ **Ref:** _____
Adopted: _____ **Defeated:** _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 068

By: Mr. Carbone

A RESOLUTION GRANTING PERMISSION TO TRANSFER CERTAIN CERTIFICATES FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY.

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

Section 1. That pursuant to Codified Ordinance Section 1060.09, and consistent with documentation presented to the City, Council hereby authorizes the Sexton to transfer the certificate for burial rights in the Strongsville Municipal Cemetery for Graves B and D, in Lot 26 of Section E, from Thomas J. Chappelle and Carol G. Chappelle (both deceased), and/or their Estates, to their daughter, Tami S. Chappelle; and further waives the City's right to repurchase such lots.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2015-068 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 069

By: Mayor Perciak and Mr. DeMio

AN ORDINANCE AMENDING THE GENERAL SALARY ORDINANCE NO. 2014-220 TO AMEND THE POSITION OF COMMUNICATIONS SUPERVISOR/VIOLATIONS BUREAU CLERK (SECTION 5-143), AND TO ESTABLISH, ALLOCATE AND FIX THE COMPENSATION OF THE POSITION OF COMMUNICATIONS AND RECORDS ASSISTANT SUPERVISOR (SECTION 5-144) IN THE POLICE DEPARTMENT; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY.

WHEREAS, this Council has determined to amend the position of Communications Supervisor/Violations Bureau Clerk, and to establish the position of Communications and Records Assistant Supervisor, in the Police Department.

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

Section 1. That Section 5-143 of Article 5 of the General Salary Ordinance is hereby amended, and Section 5-144 is enacted, all under "Public Safety-Other," which shall now read as follows:

PUBLIC SAFETY

* * *

<u>Ord. Sec.No.</u>	<u>Pay Range Allocations</u>
<i>Other</i>	
5-141 Clerk Dispatcher*	6 (part-time only)
5-142 Radio Dispatcher*	6 (part-time only)
5-143 Communications and Records Supervisor/Violations Bureau Clerk	10
5-144 Communications and Records Assistant Supervisor	9
5-149 School Guard	See 9-008
5-150 Youth Programs Coordinator	7
5-151 Corrections Officer Coordinator*	
5-152 Victims Witness Advocate	8
5-153 Corrections Officer*	
5-154 Quartermaster	9
5-155 Maintenance Assistant**	8

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 069
Page 2

*NOTE: The pay range allocations for members of collective bargaining units in the pay range allocations 5-141, 5-142, 5-151 and 5-153 are established by collective bargaining agreement.

**NOTE: This position is equivalent to the position 5-334 Maintenance Assistant in the Recreation Department.

* * *

Section 2. That pursuant to Section 3-011 of Article 3 of the General Salary Ordinance, the within amendments shall be effective upon adoption of this Ordinance in accordance with law.

Section 3. That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the General Fund.

Section 4. That all other Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

Section 5. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is necessary to maintain the orderly and efficient operation of the Police Department of the City, and conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-069 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 070

By: Mr. Schonhut

AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR NETWORK ENGINEERING, INSTALLATION, CONFIGURATION, ANALYSIS AND PLANNING, IP PHONE SERVICES AND MISCELLANEOUS NETWORK SERVICES IN SUPPORT OF THE CITY'S OVERALL VOICE AND DATA NETWORK; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 5513.01(B) provides the opportunity for counties, townships and municipal corporations to participate in contracts of the Ohio Department of Administrative Services for the purchase of machinery, materials, supplies or other articles and services; and

WHEREAS, based upon recommendation of the City's Director of Communication & Technology, this Council wishes to take advantage of that opportunity in connection with network engineering, installation, configuration, analysis and planning, IP phone services and miscellaneous network services in support of the City's overall voice and data network during 2015 (Schedule No. 534191, Index No. STS-073) for use by various City departments;

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

Section 1. That the Mayor be and is hereby authorized and directed to request authority in the name of the City of Strongsville to participate in the Ohio Department of Administrative Services contract which the Department has entered into pursuant to Revised Code Section 5513.01(B) with **BLACK BOX NETWORK SERVICES (through LOGOS Communications Systems, Inc. as dealer)**, for network engineering, installation, configuration, analysis and planning, IP phone services and miscellaneous network services in support of the City's overall voice and data network for use by various departments of the City in a total amount not to exceed \$100,000.00 during 2015.

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

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 – 070
Page 2

and to directly pay the vendor, under each such contract of the Ohio Department of Administrative Services in which the City participates for items it receives pursuant to the contract.

Section 3. That the Mayor and Director of Finance be and are hereby authorized to enter into and execute such agreements and documents as may be necessary for participation in the Ohio Department of Administrative Services Cooperative Purchasing Program.

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

Section 5. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, and for the further reason that it is immediately necessary to participate in the contract for various support services and appurtenances for the City's overall voice and data network, in order to maintain continuity and efficiency in the operation of the Department of Communication and Technology and various other departments of the City, and conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-070 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 071
BY: MAYOR THOMAS P. PERCIAK

AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2015 AND REPEALING ORDINANCE NUMBER 2015-028.

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

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

<u>General Fund - 101</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101	Total General Fund	\$ 16,022,600.00	\$ 7,734,200.00	\$ 12,675,000.00	\$ 36,431,800.00
<u>Special Revenue Funds - 200</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	\$ 1,301,300.00	\$ -	\$ -	\$ 1,301,300.00
204	Street Construction & Maintenance	5,312,900.00	4,741,600.00	-	10,054,500.00
205	State Highway Maintenance	-	160,000.00	-	160,000.00
206	Motor Vehicle License Tax	-	300,000.00	-	300,000.00
207	Emergency Vehicle Fund	-	1,625,000.00	-	1,625,000.00
208	Fire Levy	7,687,300.00	773,000.00	-	8,460,300.00
209	Fire Pension	1,436,300.00	-	-	1,436,300.00
211	Clerk of Court	-	35,000.00	-	35,000.00
212	Drainage Levy	-	310,000.00	360,000.00	670,000.00
213	FEMA	-	60,359.00	223,944.00	284,303.00
214	Multi-Purpose Complex	3,217,600.00	1,934,400.00	-	5,152,000.00
215	Southwest General Hospital	-	334,902.00	-	334,902.00
216	Law Enforcement Federal Seizures	-	5,500.00	-	5,500.00
217	Law Enforcement State Seizures	-	2,000.00	-	2,000.00
218	Law Enforcement Drug Fine	-	400.00	-	400.00
219	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
220	Tree Fund	-	100,000.00	-	100,000.00
222	Community Diversion	10,200.00	1,500.00	-	11,700.00
224	Earned Benefits	800,000.00	-	-	800,000.00
200	Total Special Revenue Funds	\$ 19,765,600.00	\$ 10,393,661.00	\$ 583,944.00	\$ 30,743,205.00
<u>Debt Service Funds - 300</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	\$ -	\$ 4,375,525.00	\$ -	\$ 4,375,525.00
333	Pearl Road TIF # 1 Fund	-	2,526,360.00	-	2,526,360.00
334	Royalton Road TIF Fund	-	156,875.00	-	156,875.00
335	Pearl Road TIF # 2 Fund	-	-	-	-
300	Total Debt Service Funds	\$ -	\$ 7,058,760.00	\$ -	\$ 7,058,760.00
<u>Capital Improvement Capital Project Funds - 400</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	\$ -	\$ 100,000.00	\$ -	\$ 100,000.00
442	General Capital Improvement	-	4,917,500.00	-	4,917,500.00
444	Pearl Road Capital Improvement	-	741,763.00	2,200,000.00	2,941,763.00
400	Total Capital Project Funds	\$ -	\$ 5,759,263.00	\$ 2,200,000.00	\$ 7,959,263.00

Enterprise Funds - 500

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
551	Sanitary Sewer	\$ 1,323,500.00	\$ 5,169,734.00	\$ -	\$ 6,493,234.00

Internal Service Fund - 600

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
664	Workers' Compensation Reserve	\$ -	\$ 320,000.00	\$ -	\$ 320,000.00

Grand Total All Funds		\$ 37,111,700.00	\$ 36,435,618.00	\$ 15,458,944.00	\$ 89,006,262.00
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Itemized list of Transfers and Advances by Fund

Description	Amount
General Fund to Street Construction Fund	\$ 3,370,000.00
General Fund to Fire Levy Fund	2,665,000.00
General Fund to Multi-Complex Fund	1,900,000.00
General Fund to Police Pension Fund	840,000.00
General Fund to Fire Pension Fund	900,000.00
General Fund to Earned Benefits Fund	600,000.00
General Fund to General Capital Improvement	2,400,000.00
Total Transfers	\$ 12,675,000.00
Drainage Levy to General Fund	360,000.00
FEMA Fund to General Fund	223,944.00
Pearl Road Capital Improvement Fund Phase II to General Fund	2,200,000.00
Total Advances and Advance Repayments	\$ 2,783,944.00
Total Transfers, Advances and Advance Repayments	\$ 15,458,944.00

Section 2: That all expenditures within the fiscal year ending December 31, 2015 shall be made in accordance with the code accounts set forth above, and shall be made within the appropriations herein provided.

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

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

President of Council

Approved: _____
Mayor

Date Passed

Date Approved

Attest: _____
Clerk of Council

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

ORD. No. 2015-071 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

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

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	\$ 321,900.00	\$ 26,000.00	\$ -	\$ 347,900.00
011411	Mayors Office	339,700.00	15,300.00	-	355,000.00
015412	Police Department	8,908,500.00	970,300.00	-	9,878,800.00
015412	Street Lighting	-	366,700.00	-	366,700.00
011413	Human Resources	225,000.00	99,100.00	-	324,100.00
011414	Finance Department	506,600.00	23,400.00	-	530,000.00
011415	Legal Department	462,900.00	136,400.00	-	599,300.00
011416	Communication & Technology	644,500.00	779,400.00	-	1,423,900.00
011417	Building Department	981,600.00	225,700.00	-	1,207,300.00
011418	Mayors Court	119,400.00	80,000.00	-	199,400.00
011420	Rubbish Department	-	2,311,500.00	-	2,311,500.00
011421	Cemetery Department	113,500.00	13,900.00	-	127,400.00
011421	County Board of Health	-	175,500.00	-	175,500.00
011422	Architectural Board of Review	-	6,000.00	-	6,000.00
011423	Planning Commission	105,000.00	61,000.00	-	166,000.00
011424	Civil Service	-	47,000.00	-	47,000.00
011425	Board of Appeals	-	11,000.00	-	11,000.00
011428	Parks Department	103,500.00	225,100.00	-	328,600.00
011430	General Miscellaneous	-	1,713,700.00	-	1,713,700.00
011435	Economic Development	143,100.00	144,600.00	-	287,700.00
015414	Corrections Officers	764,400.00	140,500.00	-	904,900.00
011435	Regional Dispatch Center	2,125,400.00	156,100.00	-	2,281,500.00
011452	Public Safety	157,600.00	6,000.00	-	163,600.00
011468	Non Government Transfers	-	-	12,675,000.00	12,675,000.00
	Total General Fund	\$ 16,022,600.00	\$ 7,734,200.00	\$ 12,675,000.00	\$ 36,431,800.00
031000	Police Pension	1,301,300.00	-	-	1,301,300.00
046419	Street Repairs	4,410,400.00	2,441,100.00	-	6,851,500.00
046426	Traffic Signal Maintenance	225,800.00	230,500.00	-	456,300.00
046427	Snow Removal	-	1,185,000.00	-	1,185,000.00
046433	Municipal Garage	676,700.00	885,000.00	-	1,561,700.00
056000	State Highway Maintenance	-	160,000.00	-	160,000.00
066000	Motor Vehicle License Tax	-	300,000.00	-	300,000.00
075000	Emergency Vehicle Fund	-	1,625,000.00	-	1,625,000.00
085000	Fire Levy	7,687,300.00	526,000.00	-	8,213,300.00
085001	Fire Station Ward 1	-	39,000.00	-	39,000.00
085002	Fire Station Ward 2	-	81,000.00	-	81,000.00
085003	Fire Station Ward 3	-	31,000.00	-	31,000.00
085004	Fire Station Ward 4	-	96,000.00	-	96,000.00
095000	Fire Pension	1,436,300.00	-	-	1,436,300.00
111000	Clerk of Court	-	35,000.00	-	35,000.00
121000	Drainage Levy	-	310,000.00	360,000.00	670,000.00
131000	FEMA	-	60,359.00	223,944.00	284,303.00
143304	Sports Programs	268,800.00	168,600.00	-	437,400.00
143305	Recreation Administration	462,100.00	646,900.00	-	1,109,000.00
143306	Fitness	460,600.00	134,900.00	-	595,500.00
143309	Ice Rink	-	282,500.00	-	282,500.00
143310	Aquatics	691,200.00	102,300.00	-	793,500.00
143311	Recreation Programs	219,000.00	32,800.00	-	251,800.00
143430	Special Events	-	17,100.00	-	17,100.00
143431	Old Town Hall	10,200.00	12,300.00	-	22,500.00
143439	Senior Services	569,800.00	319,000.00	-	888,800.00
143451	Recreation Maintenance	535,900.00	168,000.00	-	703,900.00
143500	Program Refunds	-	50,000.00	-	50,000.00
152000	Southwest General Hospital	-	334,902.00	-	334,902.00
165000	Law Enforcement Federal Seizures	-	5,500.00	-	5,500.00
175000	Law Enforcement State Seizures	-	2,000.00	-	2,000.00
185000	Law Enforcement Drug Fine	-	400.00	-	400.00
195000	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
204000	Tree Maintenance	-	100,000.00	-	100,000.00
225000	Community Diversion	10,200.00	1,500.00	-	11,700.00
224000	Earned Benefits	800,000.00	-	-	800,000.00
3	Total Special Revenue Funds	\$ 19,765,600.00	\$ 10,393,661.00	\$ 583,944.00	\$ 30,743,205.00

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

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	4,375,525.00	-	4,375,525.00
333000	Pearl Road TIF # 1	-	2,526,360.00	-	2,526,360.00
334000	Royalton Road TIF	-	156,875.00	-	156,875.00
335000	Pearl Road TIF # 2	-	-	-	-
	Total Debt Service	\$ -	\$ 7,058,760.00	\$ -	\$ 7,058,760.00
413000	Recreation Capital Improvement	-	100,000.00	-	100,000.00
421000	General Capital Improvement	-	4,917,500.00	-	4,917,500.00
446200	Pearl Road Capital Improvement Phase II	-	741,763.00	2,200,000.00	2,941,763.00
	Total Capital Projects	\$ -	\$ 5,759,263.00	\$ 2,200,000.00	\$ 7,959,263.00
512501	Engineering and Administration	640,000.00	848,000.00	-	1,488,000.00
512502	Plant Expenditures	-	2,211,000.00	-	2,211,000.00
512503	Line Expenditures	683,500.00	765,000.00	-	1,448,500.00
512504	Sewer Capital Improvements	-	1,020,000.00	-	1,020,000.00
512505	Sewer Debt Payments	-	325,734.00	-	325,734.00
	Total Sanitary Sewer	\$ 1,323,500.00	\$ 5,169,734.00	\$ -	\$ 6,493,234.00
664000	Workers Compensation	\$ -	\$ 320,000.00	\$ -	\$ 320,000.00
	GRAND TOTAL	\$ 37,111,700.00	\$ 36,435,618.00	\$ 15,458,944.00	\$ 89,006,262.00

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 072

By: Mr. Daymut and Mr. Southworth

AN ORDINANCE AMENDING SECTION 220.04(a) OF CHAPTER 220 OF TITLE FOUR OF PART TWO-ADMINISTRATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE TO REVISE THE ORDER OF BUSINESS FOR REGULAR COUNCIL MEETINGS, AND DECLARING AN EMERGENCY.

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

Section 1. That Section 220.04(a) of Chapter 220 of Title Four of Part Two-Administration Code, of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

220.04 ORDER OF BUSINESS.

(a) At all regular meetings, except the organizational meeting, the business of Council shall be transacted in the following order. The President of Council may modify the Order of Business within his discretion, and may permit a member to introduce an ordinance, resolution or motion out of its regular order.

- (1) Call to Order
- (2) Pledge of Allegiance to the Flag
- (3) Certification of Posting
- (4) Roll Call
- (5) Comments on Minutes
- (6) Appointments, ~~and~~ Confirmations, Awards and Recognition
- (7) Reports of Council Committees
- (8) Reports and Communications from the Mayor, Directors of Departments and Other Officers
- (9) Audience Participation
- (10) Ordinances and Resolutions
- (11) Communications, Petitions and Claims
- (12) Miscellaneous Business
- (13) Adjournment

~~(Ord. 2002-54. Passed 5-20-02.)~~

Section 2. That all ordinances or parts of ordinances, in conflict with any of the provisions of this Ordinance shall, to the extent of any conflict, be and hereby are repealed.

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

Section 4. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is necessary to provide for the orderly functioning of City Council and its consideration of legislation and other matters before it. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2015-072 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 073

By: Mayor Perciak and All Members of Council

**A RESOLUTION APPROVING THE APPLICATION OF
EMIL S. KARIM TO PLACE LAND IN AN AGRICULTURAL
DISTRICT.**

WHEREAS, Emil S. Karim (the "applicant") has filed a renewal application with the Clerk of Council to place Permanent Parcel No. 394-14-003, located at 18402 Prospect Road, in the City of Strongsville ("applicant's land"), which the applicant has owned for many years, into an agricultural district; and

WHEREAS, through passage of Resolution No. 2010-155 on November 1, 2010, this Council previously approved a prior similar application for the same property; and

WHEREAS, on March 4, 2015, the Cuyahoga County Fiscal Office notified the City that it had approved the application; and

WHEREAS, this Council held a public hearing on March 16, 2015, within the time prescribed by law, to hear the applicant and any public comments in support of and/or against the granting of the application.

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

Section 1. That this Council finds and determines that the application attached hereto as Exhibit A to place applicant's land comprising some 13 acres into an agricultural district is in compliance with law and is hereby approved.

Section 2. That the approval of the application to place applicant's land in an agricultural district shall be for the period commencing on the effective date as established by law and ending no later than five (5) years thereafter.

Section 3. That the Clerk of Council be and is hereby directed to forward a certified copy, return receipt requested, of this Resolution to the applicants and the Cuyahoga County Fiscal Office within five (5) days from the date of adoption of this Resolution in accordance with law.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in compliance with all legal requirements.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2015 - 073
Page 2

Section 5. That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Daymut	_____	_____
DeMio	_____	_____
Dooner	_____	_____
Maloney	_____	_____
Schonhut	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
~~ORD~~ No. 2015-073 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____



**CUYAHOGA COUNTY FISCAL DEPARTMENT
APPRAISAL DIVISION
2079 EAST NINTH STREET
CLEVELAND, OHIO 44115**

RECEIVED
MAR 04 2014
CITY OF STRONGSVILLE
CITY COUNCIL

**ACCEPTANCE OF APPLICATION
FOR PLACEMENT OF FARMLAND
IN AGRICULTURAL DISTRICT
(O.R.C. SECTION 929.02)**

**Karim, Emil S.
17102 Rabbit Run Dr
Strongsville, Oh 44136**

Monday, March 02, 2015

The Cuyahoga County Fiscal Office is in receipt of your request for placement of farmland in an Agricultural District. We have reviewed the real property identified in your application dated .

In accordance with Ohio Revised Code Section 929.02, you are hereby notified that your application meets the requirements of an agricultural district and has been approved by the Cuyahoga County Fiscal Office.

The affected permanent parcel numbers and addresses are:

PARCEL NUMBER	ADDRESS
394-14-003	18402 PROSPECT RD

If you have any questions, please contact Lori Koran, of the Fiscal Office, at (216) 443-8141.

Cordially,

Handwritten signature of Lori Koran in cursive script.

Lori Koran
Certified General Real Estate Appraiser
CAUV Specialist

cc: Jim Hopkins, Dir. of Appraisal

**APPLICATION FOR PLACEMENT OF
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

New Application _____
Renewal Application

(See page 4 for General Information regarding this Application)

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A. **Owner's Name:** EMIL KARIM

Owner's Address:
17102 Rabbit Run Dr. STRONGSVILLE, OHIO. 44136

Description of Land as Shown on Property Tax Statement:

Location of Property:
Street or Road- PROSPECT Rd. STRONGSVILLE, OHIO.
County- CUYAHOGA

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
<u>STRONGSVILLE</u>	<u>394-14-003</u>	<u>13.18</u>
Total Number of Acres		<u>13.18</u>

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes _____ No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code? Yes No

If NO, complete the following showing how the land was used the past three years:

	<u>ACRES</u>		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland	13.18	13.18	13.18
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
Total Acres	13.18	13.18	13.18

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

Yes No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Emil Kanim
Signature of Owner

Date: 2/15/2015

CAUV Application No. 37

Action of County Auditor

Application Approved Rejected *

Date Application Filed with County Auditor 2/18/2015

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature [Signature] Date 2/25/2015

Date Decision Mailed to Applicant 3/2/2015

Certified Mail No. 7013 1710 0001
0512 1839

Action of Legislative Body of Municipal Corporation

Application Approved Approved with Modifications * Rejected *

Date Application Filed with Clerk _____

Date of Public Hearing _____

Date of Legislative Action _____

Clerk's Signature _____ Date _____

Date Decision Mailed to Applicant _____

Certified Mail No. _____

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION