

City of Strongsville

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

June 15, 2017

MEETING NOTICE

City Council

Michael J. Daymut
Ward 1

Matthew A. Schonhut
Ward 2

James E. Carbone
Ward 3

Gordon C. Short
Ward 4

Joseph C. DeMio
At-Large

Kenneth M. Dooner
At-Large

Duke Southworth
At-Large

Aimee Pientka, MMC
Clerk of Council

Tiffany Mekeel, CMC
Assistant Clerk of Council

City Council has scheduled the following meetings for **Monday, June 19, 2017**, 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 7:30 p.m. All committees listed will meet immediately following the previous committee:

7:30 P.M.

Planning, Zoning and Engineering Committee will meet to discuss Ordinance Nos. 2017-064, 2017-101, 2017-102, 2017-103 and Resolution Nos. 2017-104, 2017-105 and 2017-106.

Public Service and Conservation Committee will meet to discuss Resolution No. 2017-107.

Communications and Technology Committee will meet to discuss Ordinance Nos. 2017-108 and 2017-109.

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

Committee of the Whole will meet to discuss Resolution No. 2017-110.

8:00 P.M.

Regular Council Meeting

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

BY ORDER OF THE COUNCIL:

Aimee Pientka, MMC
Clerk of Council

STRONGSVILLE CITY COUNCIL REGULAR MEETING
MONDAY, JUNE 19, 2017 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 – June 5, 2017*
 - *Special Meeting – June 7, 2017*
6. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:
 - Administration of Ceremonial Oath of Office to the following as Patrol Officers for the City of Strongsville Police Department:
 - Matthew P. Omilion
 - Gerard B. Larotonda
 - Jeffrey M. Benedictis
 - Matthew M. McKinney
7. PUBLIC HEARING:
 - Ordinance No. 2017-064 by Mr. Daymut. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 16939 PEARL ROAD (PART OF PPN 397-10-009) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 05-01-17. Favorable recommendation by Planning Commission 05-11-17. Second reading 05-15-17. Public hearing 06-19-17.*
8. REPORTS OF COUNCIL COMMITTEE:
 - SCHOOL BOARD – Mr. Dooner:
 - SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Carbone:
 - BUILDING AND UTILITIES – Mr. Schonhut:
 - COMMUNICATIONS AND TECHNOLOGY – Mr. Schonhut:
 - ECONOMIC DEVELOPMENT– Mr. Daymut:
 - FINANCE – Mr. Short:
 - PLANNING, ZONING AND ENGINEERING – Mr. Daymut:

- PUBLIC SAFETY AND HEALTH – Mr. DeMio:
 - PUBLIC SERVICE AND CONSERVATION – Mr. Carbone:
 - *A motion to note and approve the owner's designation of wishes for interments in the Strongsville Municipal Cemetery, Section E, Lot # 90, Grave B.*
 - RECREATION AND COMMUNITY SERVICES – Mr. Southworth:
 - COMMITTEE-OF-THE-WHOLE – Mr. Dooner:
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. 2017-064 by Mr. Daymut. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 16939 PEARL ROAD (PART OF PPN 397-10-009) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 05-01-17. Favorable recommendation by Planning Commission 05-11-17. Second reading 05-15-17. Public hearing 06-19-17.*
 - Ordinance No. 2017-101 by Mr. Daymut. AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A DONATION OF PROPERTY LOCATED IN THE CITY OF STRONGSVILLE, SOUTH OF DRAKE ROAD BETWEEN ASH DRIVE AND WALNUT DRIVE, FROM FC LADUE RESERVE, LLC, IN CONNECTION WITH THE WALNUT DRIVE DETENTION BASIN PROJECT, AND DECLARING AN EMERGENCY.
 - Ordinance No. 2017-102 by Mayor Perciak and Mr. Daymut. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE CHERRY STONE DRAINAGE PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
 - Ordinance No. 2017-103 by Mr. Daymut. AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES ONLY THE PLAT OF SIEDEL FARMS SUBDIVISION NO. 6, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

- Resolution No. 2017-104 by Mr. Daymut. A RESOLUTION DECLARING THE INTENT OF THE COUNCIL OF THE CITY OF STRONGSVILLE TO ACCEPT FOR DEDICATION CERTAIN STREETS WITHIN SIEDEL FARMS SUBDIVISION NO. 6, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Resolution No. 2017-105 by Mr. Daymut. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE SITE PLAN FOR THE REPLACEMENT OF THREE A1M ANTENNAS WITH THREE A2M ANTENNAS; REPLACEMENT OF TOWER MOUNTED AMPLIFIERS (TMAs) AND REMOVAL OF TWO REMOTE RADIO HEADS (FXFCs) WITH THREE REMOTE RADIO HEADS (FHFBs), ALL ON AN EXISTING TELECOMMUNICATIONS TOWER ON PROPERTY LOCATED AT 15711 ROYALTON ROAD (PPN 399-02-005), IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Resolution No. 2017-106 by Mr. Daymut. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE SITE PLAN FOR THE ADDITION OF THREE DUAL ANTENNA PIPE MOUNTS; THREE REMOTE RADIO HEADS (RRHs) AND FOR THE RELOCATION OF SIX EXISTING RRHs FOR THE CO-LOCATION ON AN EXISTING TELECOMMUNICATIONS TOWER, ON CITY-OWNED PROPERTY LOCATED AT 15639 ROYALTON ROAD (PPN 399-02-005), IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Resolution No. 2017-107 by Mayor Perciak and Mr. Carbone. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR CONSULTING SERVICES RELATING TO THE BUILDING EXTERIOR DESIGN FOR THE CITY OF STRONGSVILLE'S WASTEWATER TREATMENT PLANTS "B" AND "C".
- Ordinance No. 2017-108 by Mr. Schonhut. AN ORDINANCE RATIFYING AND AUTHORIZING PARTICIPATION IN UNITED STATES GENERAL SERVICES ADMINISTRATION CONTRACTS FOR THE PURCHASE OF CELLULAR COMMUNICATIONS SERVICES AND EQUIPMENT FOR USE BY VARIOUS DEPARTMENTS OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.
- Ordinance No. 2017-109 by Mr. Schonhut. AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN COMPUTER EQUIPMENT NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.
- Resolution No. 2017-110 by All Members of Council. A RESOLUTION DECLARING THE MONTH OF AUGUST, 2017 AS COUNCIL RECESS MONTH, AND DECLARING AN EMERGENCY.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

- Application for Permit: TREX D2-D2X-D6: To: FFC Eatery 3 14 LLC, 15250 Pearl Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 07/03/2017).

13. MISCELLANEOUS BUSINESS:

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 064

By: Mr. Daymut

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 16939 PEARL ROAD (PART OF PPN 397-10-009) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) 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 property located at 16939 Pearl Road (part of PPN 397-10-009), in the City of Strongsville, from PF (Public Facilities) classification to GB (General Business) 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, and to enhance economic development within the City, 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

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2017 - 064
Page 2

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

First reading: May 1, 2017

Referred to Planning Commission

Second reading: May 15, 2017.

May 2, 2017
 Favorable recommendation by
 Approved: PC 05-11-17.

Third reading: _____

Public Hearing: June 19, 2017

 President of Council

Approved: _____
 Mayor

Date Passed: _____

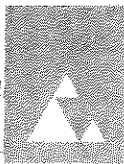
Date Approved: _____

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

Attest: _____
 Clerk of Council

ORD. No. 2017-064 Amended: _____
 1st Rdg. 05-01-17 Ref: PC/PZE
 2nd Rdg. 05-15-17 Ref: _____
 3rd Rdg. _____ Ref: _____

Pub Hrg. 06/19/17 Ref: _____
 Adopted: _____ Defeated: _____



**LEGAL DESCRIPTION FOR THE RE-ZONING OF A PORTION OF PERMANENT
PARCEL NUMBER 397-10-009**

Situated in the City of Strongsville, County of Cuyahoga, State of Ohio, and being a part of Original Strongsville Township Lot No. 58 and being more particularly described as follows:

Beginning at the centerline intersection of Pearl Road, width varies, and Drake Road, Thence North 04 degrees 15 minutes 15 seconds East, a distance of 1527.18 feet to the southwest corner of land conveyed to Anton J. Hlinka and Anna Hlinka by deed recorded in Volume 255, Page 331 of Cuyahoga County Records; Thence along the southerly line of said Anton J. Hlinka and Anna Hlinka lands, South 87 degrees 18 minutes 30 seconds East, a distance of 45.02 feet to the easterly line of Pearl Road as established in document recorded in AFN #201006170245 of Cuyahoga County Records and the principal place of beginning of the parcel described herein:

Course 1) Thence continuing along the southerly line of said Anton J. Hlinka and Anna Hlinka lands, South 87 degrees 18 minutes 30 seconds East, a distance of 600.00 feet to a point;

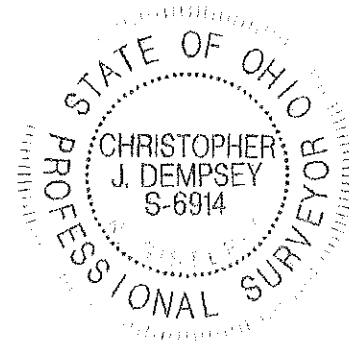
Course 2) Thence South 04 degrees 15 minutes 15 seconds West, a distance of 100.00 feet to a point;

Course 3) Thence North 87 degrees 18 minutes 30 seconds West, a distance of 600.00 feet to the easterly line of Pearl Road;

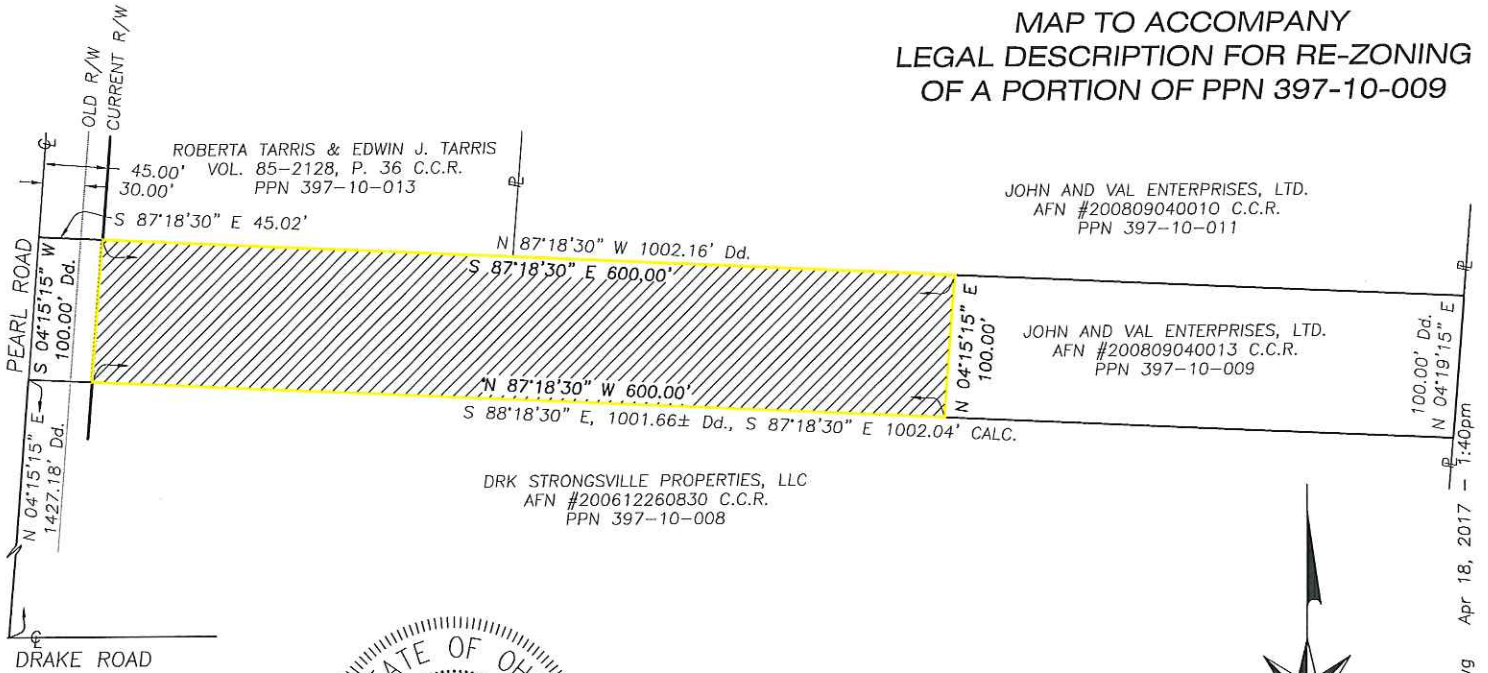
Course 4) Thence along the easterly line Pearl Road, North 04 degrees 15 minutes 15 seconds East, a distance of 100.00 feet to the principal place of beginning as described by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company on April 13, 2017.

 4/14/2017

Christopher J. Dempsey, PS
Professional Surveyor No. 6914

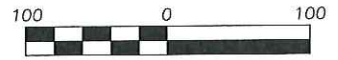


MAP TO ACCOMPANY
LEGAL DESCRIPTION FOR RE-ZONING
OF A PORTION OF PPN 397-10-009



Christopher J. Dempsey
4/18/17

 AREA TO BE RE-ZONED



SCALE: 1" = 100'

DATE: 04-13-2017
FILE NO. 9048

www.dempseysurvey.com

est. 62

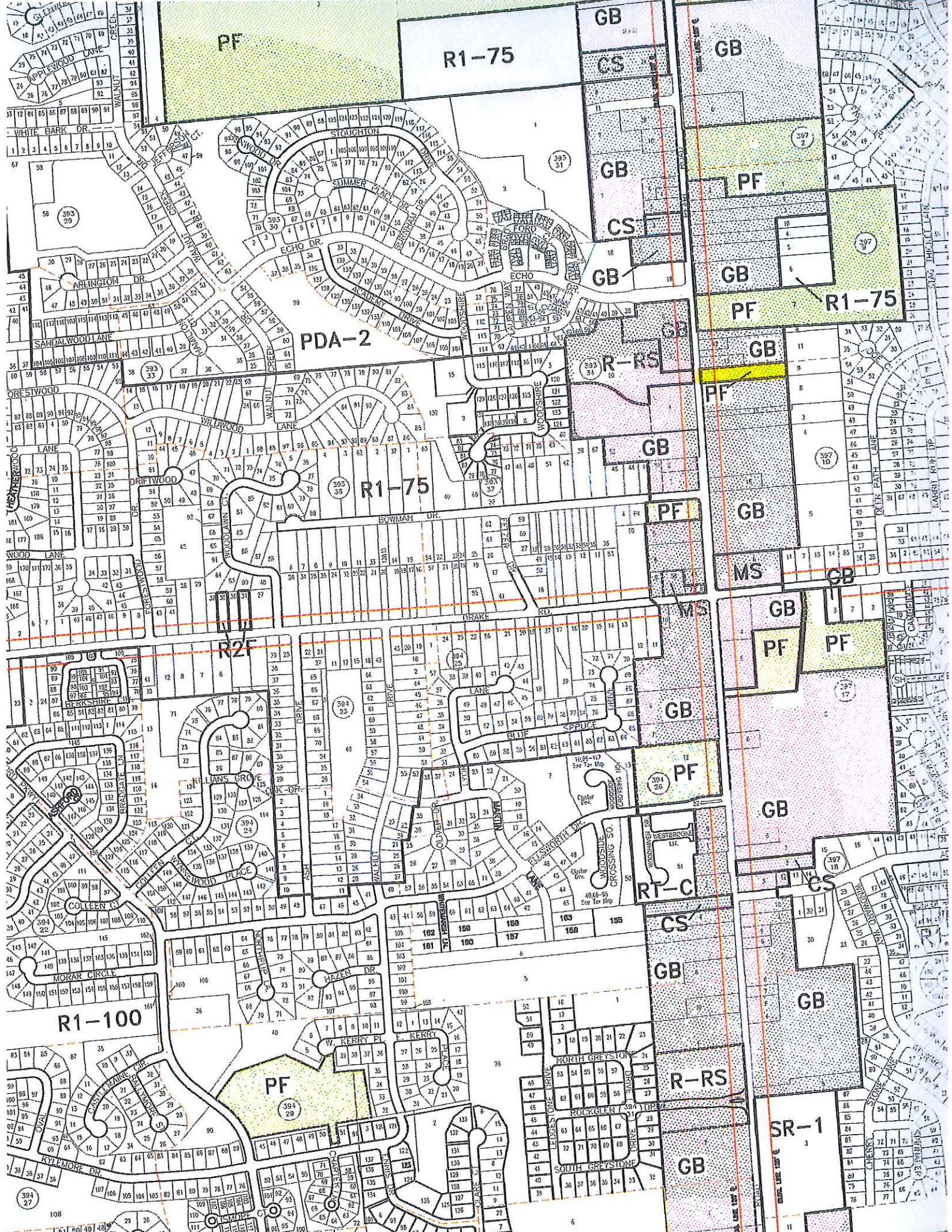


DEMPSEY / SURVEYING / COMPANY

P 216/226/1130 12815 DETROIT AVENUE
F 216/226/1131 CLEVELAND, OH 44107-2835

Drawing File: w:\9000-9099\9048\9048.dwg Apr 18, 2017 - 1:40pm

EXHIBIT B



PETITION FOR ZONING CHANGE

Ordinance Number: 2017-064

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 PF use to a class GB use. *Not requesting any change to the RI-75 portion of this parcel.

Such change is necessary for the preservation and enjoyment of a substantial property right because: The adjacent parcels are all zoned GB and this property is difficult to redevelop or sell with a zoning of PF.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: All adjacent parcels are zoned GB.

Please list other supporting documents (if any) which accompany this petition: None

1. _____
2. _____
3. _____

THE PROPOSED USE OF THE PROPERTY IS: No proposed use at this time.

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

Name: Nick Catanzarite, Esq.

Address: 1301 E. 9th Street, Suite 3500, Cleveland, Ohio 44114

Telephone Number: (216)781-1212

Valentina P. Palmer
Signature of Owner(s)

State of ~~Ohio~~ NC)
County of ~~Cuyahoga~~ Brunswick)

Sworn to and subscribed in my presence this 12th day of April, 2017.

Ashley N. McDaniel
Notary Public
My commission expires: 11-19-2020

* 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.

Ashley N. McDaniel
NOTARY PUBLIC
Brunswick County, NC
My Commission Expires: 11-19-20

PROPERTY DESCRIPTION FORM

Ordinance Number: 2017-064

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: 16939 Pearl Road

Permanent Parcel No.: 397-10-009

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Pearl (West), Drake (South)

Number and type of buildings which now occupy property (if any): 1 Building, which is a former Day Care Center.

Acreage: 2.1 (portion zoned PF is approximately 100' x 600')

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>John and Val Enterprises, Ltd.</u>	<u>100%</u> %
2. _____	_____ %
3. _____	_____ %

Valentina P. Palmer
Signature of Owner(s)

State of Ohio NC)
County of Guyahoga)
Brunswick

Sworn to and subscribed to in my presence this 12th day of April, 2017.

Ashley N. McDaniel
Notary Public

Ashley N. McDaniel
NOTARY PUBLIC
Brunswick County, NC
My Commission Expires: 11-19-20

My commission expires 11-19-2020

* 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: April 19, 2017

SUBJECT: Rezoning Application
John and Val Enterprises, Ltd.; Owners
PPN: 397-10-009
Address: 16939 Pearl Road
From Public Facilities (PF) to General Business (GB)

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
Neal Jamison, Law Director
Daniel J. Kolick, Assistant Law Director
George Smerigan, City Planner
Brent Painter, Economic Development Director
All Members of Council
Carol Opera, Planning Commission Secretary

RECEIVED

APR 19 2017

CITY OF STRONGSVILLE
CITY COUNCIL

Memorandum

To: Neal Jamison, Law Director

CC: Mayor Perciak
Lori Daley, Assistant City Engineer
Aimee Pientka
George Smerigan, City Planner
Brent Painter, Economic Development Director
Dan Kolick, Assistant Law Director
Carol Oprea, Planning Commission Secretary

From: Ken Mikula, P.E., City Engineer

Date: 4/19/2017

Re: Rezoning Application
John and Val Enterprises, Ltd., Owners
PPN: 397-10-009
Address: 16939 Pearl Road
From Public Facilities (PF) to General Business (GB)

Neal,

The legal description included in the Clerk of Council's April 19, 2017 memo regarding the above referenced application accurately describes the area to 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: Tiffany Mekeel, Assistant Clerk of Council
DATE: May 2, 2017
SUBJECT: Referral from Council: Ordinance No. 2017-064

At its regular meeting of May 1, 2017, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2017-064 by Mr. Daymut. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 16939 PEARL ROAD (PART OF PPN 397-10-009) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

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

TAM
Attachment

MEMORANDUM

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

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: May 12, 2017

Please be advised that at its meeting of May 11, 2017, the Strongsville Planning Commission gave Favorable Recommendation the following;

ORDINANCE NO. 2017-064

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 16939 Pearl Road (Part of PPN 397-10-009) in the City of Strongsville from PF (Public Facilities) Classification to GB (General Business) Classification and Declaring an Emergency.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 101

By: Mr. Daymut

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A DONATION OF PROPERTY LOCATED IN THE CITY OF STRONGSVILLE, SOUTH OF DRAKE ROAD BETWEEN ASH DRIVE AND WALNUT DRIVE, FROM FC LADUE RESERVE, LLC, IN CONNECTION WITH THE WALNUT DRIVE DETENTION BASIN PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, FC Ladue Reserve, LLC is the owner of certain real estate, being a vacant block of land located south of Drake Road between Ash Drive and Walnut Drive, located in the City of Strongsville, and known as Permanent Parcel Nos. 394-23-040 and 394-23-003; and

WHEREAS, in Ordinance No. 2017-005, this Council authorized the Mayor to accept a Grant of Easement for Storm Water System Purposes from FC Ladue Reserve, LLC for the purposes of constructing, reconstructing, maintaining, operating and repairing a storm water detention basin and appurtenances in connection with the aforementioned vacant block of land; and

WHEREAS, FC Ladue Reserve, LLC is now desirous of donating said land by Quit-Claim Deed, a copy of which is attached hereto as Exhibit "1", to the City of Strongsville for use in connection with the Walnut Drive Detention Basin Project; and

WHEREAS, the City is desirous of accepting such donation.

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 graciously accepts from FC Ladue Reserve, LLC the donation of property located south of Drake Road between Ash Drive and Walnut Drive, for the public purpose of constructing a storm water system, including a storm water detention basin and appurtenances in connection with the Walnut Drive Detention Basin Project.

Section 2. That the Director of Finance be and is hereby authorized and directed to pay any ancillary and title fees related to such donation. Said funds shall be paid from the Drainage Levy Fund.

Section 3. That the Clerk of Council is hereby directed to cause the aforesaid Quit-Claim Deed, attached hereto as Exhibit "1", to be recorded in the office of the Cuyahoga County Fiscal Officer after its 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 welfare of the City, and for the further reason that it is necessary to accept the aforesaid donation in order to make improvements to the City's storm water system in connection with the Walnut Drive Detention Basin Project, for the proper development of lots and lands within the City, 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.

_____ Approved: _____
 President of Council Mayor

Date Passed: _____ Date Approved: _____

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

Attest: _____
 Clerk of Council

ORD. No. 2017-101 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that FC Ladue Reserve, LLC, an Ohio limited liability company, the Grantor, for the consideration of ten and no/100 Dollars (\$10.00) received to its full satisfaction of, the City of Strongsville, an Ohio municipal corporation, whose tax mailing address will be 16099 Foltz Parkway, Strongsville, Ohio 44149, the Grantee, such Grantor does hereby **GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM** unto the said Grantee, its successors and assigns forever, all right, title, and interest as said Grantor has in and to the premises more fully described on Exhibit "A" and subject to all matters of record and those matters set forth on Exhibit "B", both such exhibits are attached hereto and made a part hereof.

Property Address: Blocks of land located south of Drake Road between Ash Drive
and Walnut Drive, Strongsville, OH

Permanent Parcel Numbers: 394-23-040 and 394-23-003

Prior Instrument Reference: 201605020498; 201701110362

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

{Signature on the following page}

Executed this 14TH day of JUNE, 2017.

FC LaDue Reserve, LLC, an Ohio limited liability company

**By: Forest City Land Group, Inc.,
an Ohio corporation, its sole member**

By: *James Martynowski*
James Martynowski, Vice President

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named FC Ladue Reserve, LLC, an Ohio limited liability company, by Forest City Land Group, Inc., an Ohio corporation, its sole member, by James Martynowski, its Vice President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of such entity and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Cleveland, Ohio, this 14TH day of June, 2017.

Gail A. Kaczorowski
Notary Public



GAIL A. KACZOROWSKI
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 5, 2019

This instrument approved by:
David V. Allen, Esq.
Terminal Tower
50 Public Square, Suite 1360
Cleveland, Ohio 44113-2267

EXHIBIT A

Parcel No. 1:

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio:

And known as being Block "A" in Ash Drive Subdivision of part of Original Strongsville Township Lot No. 62, as shown by the recorded plat in Volume 271 of Maps, Page 28, of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 394-23-040

Parcel No. 2:

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio:

And known as being part of that parcel of land conveyed to Sunrise Development Company by deed recorded March 11, 1974 in Volume 13605, Page 821 of Cuyahoga County Deed Records, of part of Original Strongsville Township Lot No. 62, bounded and described as follows:

Beginning at a point measured South 01 deg. 21' 04" West, 279.31 feet along the centerline of Ash Drive, 60 feet wide, from its intersection with the centerline of Drake Road, 60 feet wide;

Thence South 88 deg. 38' 56" East, 30.00 feet to the Easterly line of said Ash Drive and the Northwesterly corner of said land conveyed to Sunrise Development Company;

Thence South 88 deg. 38' 56" East, along the Northerly line of said land conveyed to Sunrise Development Company, 169.89 feet to the Northeasterly corner thereof and the principal Point of Beginning of the parcel of land described herein;

Thence South 01 deg. 20' 04" West, along the Easterly line of land conveyed to Sunrise Development Company, 560.33 feet to the Southeasterly corner thereof;

Thence North 88 deg. 38' 56" West, along the Southerly line of land conveyed to Sunrise Development Company, 34.89 feet to a point;

Thence North 01 deg. 21' 04" East, 560.33 feet to the Northerly line of land conveyed to Sunrise Development Company;

Thence South 88 deg. 38' 56" East, along said Northerly line, 34.89 feet to the principal Point of Beginning and containing 0.4488 acres of land, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 394-23-003

Parcel No. 3:

TWENTY FOOT STRIP

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio:

And known as being part of Original Strongsville Township Lot No. 62 and being bounded and described as follows:

Beginning on the Westerly line of a parcel of land conveyed to Bruce W. Green and Docia Green by deed dated January 28, 1949 and recorded in Volume 6667, Page 264 of Cuyahoga County Records at a point distant Southerly 300.00 feet, measured along said Westerly line from its intersection with the center line of Drake Road (60 feet wide); thence North $89^{\circ} 58' 32''$ West, 461.74 feet; thence South $0^{\circ} 01' 28''$ West, 615.00 feet; thence South $25^{\circ} 30' 18''$ West, 211.20 feet to the Northwesterly corner of Parcel No. 1B conveyed to Forest City Enterprises, Inc. by deed dated December 29, 1972 and recorded in Volume 13305, Page 515 of Cuyahoga County Records and the principal place of beginning; thence South $25^{\circ} 30' 18''$ West, 20.07 feet to the Southwesterly corner of said Parcel No. 1B; thence South $69^{\circ} 23' 13''$ East along the Southwesterly line of land so conveyed to Forest City Enterprises, Inc., 205.07 feet to the Southeasterly corner thereof; thence North $20^{\circ} 36' 47''$ East, 20.00 feet to the Northeasterly corner of land so conveyed; thence North $69^{\circ} 23' 13''$ West along the Northwesterly line of land so conveyed to Forest City Enterprises, Inc., 203.36 feet to the principal place of beginning, be the same more or less.

EXHIBIT B

1. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or any overlapping of improvements or other boundary or location disputes.
2. Rights or claims of parties in possession, and not of record in the public records.
3. Liens for labor, services or materials or claims to same which are not of record in said records.
4. Any roadway easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
5. Taxes and assessments for the year 2017, and thereafter, a lien, not yet due and payable.
6. Any inaccuracy in the specific quantity of acreage contained on any survey, or contained within the legal description of premises insured herein.
7. Title to that portion of the property within the bounds of any roads or highways.
8. Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, Plat Book 182 Page 67, of the county records.
9. Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, Plat Book 271 Page 28, of the county records.
10. Easement granted to the City of Strongsville, Ohio, of record in Deed Book 10143 Page 579.
11. Easement granted to the City of Strongsville, Ohio, of record in Deed Book 10197 Page 734.
12. Easement granted to the City of Strongsville, Ohio, of record in Deed Book 10198 Page 1.
13. Easement granted to Electric Illuminating Company, of record in Deed Book 14645 Page 43.
14. Easement granted to The Ohio Bell Telephone Company, of record in Deed Book 14812 Page 977.
15. Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Deed Book 14900 Page 139.
16. Easement contained in the Ordinance of record in Official Record 95-02117 Page 20.
17. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not

appearing in the Public Records. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. Grant of Easement by and between FC Ladue Reserve, LLC, Grantor and City of Strongsville, Grantee, filed of record February 8, 2017 in Document No. 201702080551, Cuyahoga County, Ohio records.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 102

By: Mayor Perciak and Mr. Daymut

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE CHERRY STONE DRAINAGE PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, in accordance with Resolution No. 2017-058, the City advertised and has received bids for the Cherry Stone Drainage Project, generally consisting of the removal and replacement of the existing culvert with a 4' by 8' box culvert and retrofitting an existing retention basin to increase capacity; and

WHEREAS, Council is desirous of proceeding to award and enter into a contract for such drainage 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 finds and determines that the bid submitted by **FABRIZI TRUCKING & PAVING CO., INC.** for the improvements in connection with the Cherry Stone Drainage Project 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 contract. Any informalities are hereby waived, and all other bids for this contract are hereby rejected.

Section 2. That the Mayor be and hereby is authorized and directed to enter into a contract with the aforesaid lowest and best bidder for the improvements in connection with the Cherry Stone Drainage Project, in accordance with plans and specifications on file in the office of the City Engineer, in the amount of \$1,275,153.71, and in a form to be approved by the Law Director.

Section 3. That the funds for the purposes of this Project have been appropriated and shall be paid from the Drainage Levy 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.

Section 5. 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 commence such project in order to provide more efficient drainage in the Cherry Stone

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2017 - 102
Page 2

Drive area, 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	_____	_____
Schonhut	_____	_____
Short	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2017-102 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 103

By: Mr. Daymut

AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES ONLY THE PLAT OF SIEDEL FARMS SUBDIVISION NO. 6, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, the plat of Siedel Farms Subdivision No. 6 is being submitted to this Council for review pursuant to Title Four of Part Twelve entitled "Subdivision Regulations" of the Codified Ordinances of the City of Strongsville; and

WHEREAS, Siedel Land Holdings, LLC, the owner of said Subdivision, has submitted the subdivision plat and tax split map (attached hereto as Exhibits "1" and "1a") to the Planning Commission of the City of Strongsville, and the Planning Commission approved the plat on February 9, 2017, subject to certain conditions which have been satisfied; and

WHEREAS, the City Engineer has reviewed the aforesaid plat and documents, and finds them in good order and has approved them, and recommends to Council that this subdivision be approved for recording purposes only; and

WHEREAS, this Council desires to approve the aforesaid plat and map for recording purposes only.

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

Section 1. That pursuant to Section 1228.03 of the City of Strongsville, this Council hereby approves the form of security by the owner, and the terms and conditions of the Agreement between the City and the Owner, attached hereto as Exhibit "2"; and it is hereby determined that all of the improvements as shown on the improvement plans on file with the City Engineer and/or required by Section 1228.01 shall be installed in the manner required by the Ordinances of the City on or before December 31, 2017.

Section 2. That the Mayor be and is hereby authorized to execute the aforesaid Agreement (Exhibit 2) and to do or delegate to appropriate officers and employees of the City the performance of all things necessary to implement and carry out such Agreement.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2017 – 103
Page 2

Section 3. That subject to the aforesaid Agreement, the Council of the City of Strongsville does hereby approve the subdivision plat submitted by Siedel Land Holdings, LLC, owner and developer of Siedel Farms Subdivision No. 6, in the City of Strongsville for recording purposes only.

Section 4. That the City Engineer be and is hereby authorized to accept the necessary plat and documents, which he shall keep on file on behalf of the City after recording with the Cuyahoga County Fiscal Officer. The Engineer is further directed to endorse on the plat that the plat is to be filed and recorded for recording purposes only, and not for dedication.

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 conform to legal requirements. 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.

_____ Approved: _____
 President of Council Mayor

Date Passed: _____ Date Approved: _____

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

Attest: _____
 Clerk of Council

ORD. No. 2017-103 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

APPROVALS

THIS PLAN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF STAMFORD, CONY THIS _____ DAY OF _____ 20____

SECRETARY _____ CHAIRMAN _____

THIS PLAN APPROVED BY THE ENGINEER OF THE CITY OF STAMFORD, CONY THIS _____ DAY OF _____ 20____

ENGINEER _____

THIS PLAN APPROVED BY THE COMMISSIONER OF THE CITY OF STAMFORD, CONY THIS _____ DAY OF _____ 20____

COMMISSIONER _____

THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____

DEPUTY CITY CLERK _____

THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____

DEPUTY CITY CLERK _____

THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____

DEPUTY CITY CLERK _____

THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____

DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____

DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____

DEPUTY CITY CLERK _____

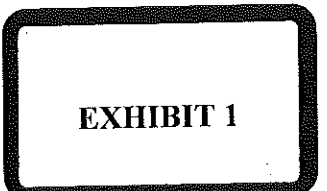
THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____

DEPUTY CITY CLERK _____

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DEPUTY CITY CLERK _____

THE BOARD OF THE CITY OF STAMFORD HAS HERETOFORE APPROVED THE CONVEYANCE OF THIS CERTAIN PART OF LAND OWNED BY THE CITY OF STAMFORD, CONY, TO THE CITY OF STAMFORD, CONY, BY DEED, ON _____ DAY OF _____ 20____



SEIDEL FARMS SUBDIVISION NO. 6
BEING PART OF ORIGINAL STAMFORD TOWNSHIP LOT NO. 86, NOW IN THE CITY OF STAMFORD, CONNECTICUT. ALL POINTS INDICATED ON THIS MAP ARE BASED ON OLD CREEK TRIANGULATION BY AND ARE TO BE USED TO BECOME ANGLES OF THE TRIANGULATION AND BEING PARTS THEREOF. ALL OF WHICH WE CERTIFY TO BE CORRECT.

THE SEIDEL & BOITZ ENGINEERING COMPANY
4242 ROCKY HILLS DRIVE, CLEVELAND, OH 44135
PHONE: (216) 291-2023 FAX: (216) 291-5149

BR: STEWART W. SANDLER
REG. SURVEYOR NO. 5-80028
SCALE: 1" = 40'
DECEMBER 2018



ACCEPTANCE AND DEDICATION

WE, THE UNDERSIGNED, THE COMMISSIONER OF THE STATE PLANNING AND ZONING BOARD, DO HEREBY ACCEPT AND DEDICATE TO THE PUBLIC THE TRAIL, EGRESS AND ESCAPE ROUTE AND EGRESS ROUTE INDICATED ON THIS MAP, WHICH ARE BASED ON OLD CREEK TRIANGULATION BY AND ARE TO BE USED TO BECOME ANGLES OF THE TRIANGULATION AND BEING PARTS THEREOF. ALL OF WHICH WE CERTIFY TO BE CORRECT.

SEIDEL FARMS HOLDINGS, LLC
BY: STEWART W. SANDLER
REGISTERED SURVEYOR, No. 5-80028

COURT OF COMMONS }
COUNTY OF STAMFORD }
DO HEREBY ACCEPT AND DEDICATE TO THE PUBLIC THE TRAIL, EGRESS AND ESCAPE ROUTE AND EGRESS ROUTE INDICATED ON THIS MAP, WHICH ARE BASED ON OLD CREEK TRIANGULATION BY AND ARE TO BE USED TO BECOME ANGLES OF THE TRIANGULATION AND BEING PARTS THEREOF. ALL OF WHICH WE CERTIFY TO BE CORRECT.

SEIDEL FARMS HOLDINGS, LLC
BY: STEWART W. SANDLER
REGISTERED SURVEYOR, No. 5-80028

MORTGAGEE'S RELEASE

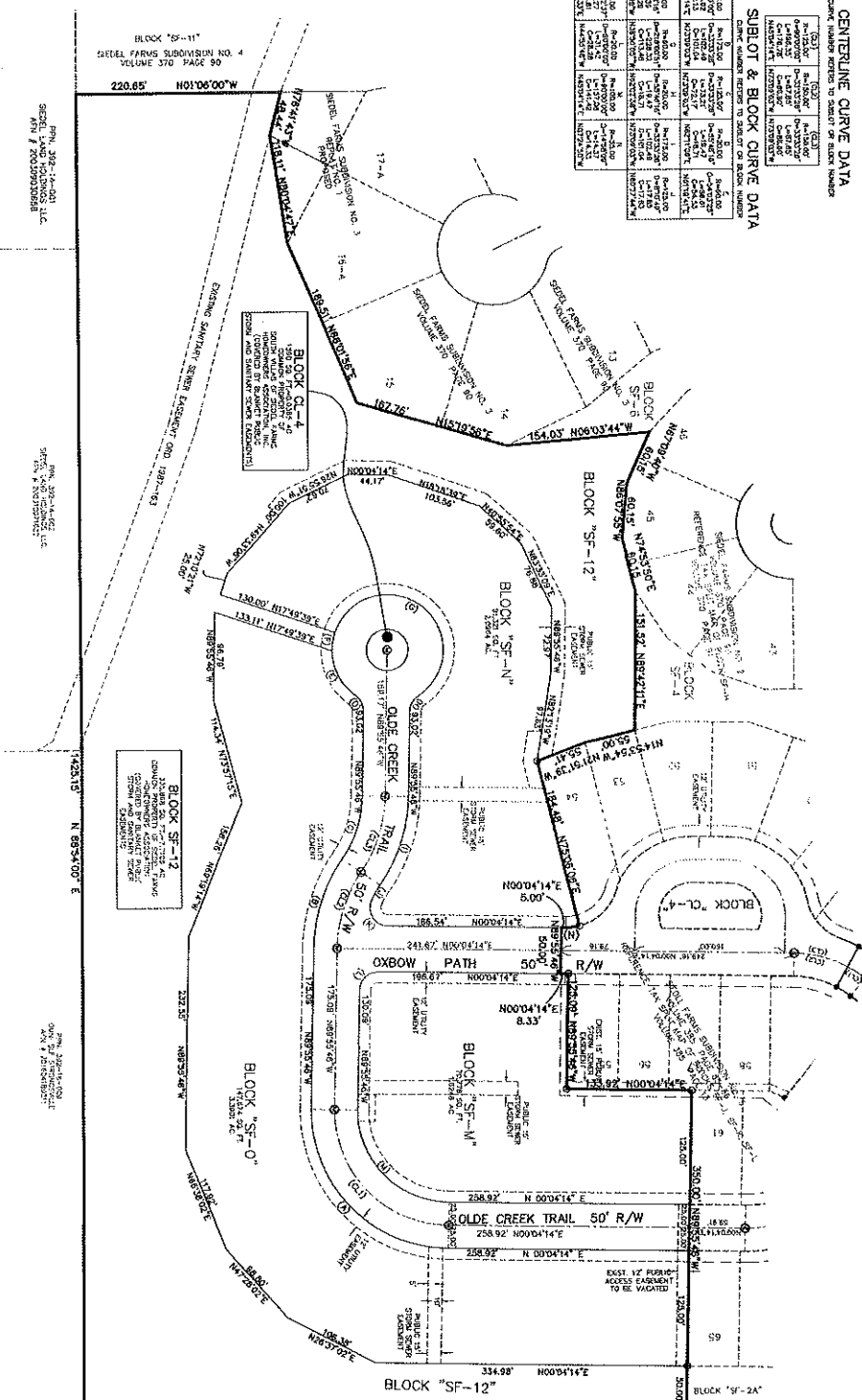
THE UNDERSIGNED, THE COMMISSIONER OF THE STATE PLANNING AND ZONING BOARD, DO HEREBY RELEASE THE MORTGAGEE'S INTEREST IN THE TRAIL, EGRESS AND ESCAPE ROUTE AND EGRESS ROUTE INDICATED ON THIS MAP, WHICH ARE BASED ON OLD CREEK TRIANGULATION BY AND ARE TO BE USED TO BECOME ANGLES OF THE TRIANGULATION AND BEING PARTS THEREOF. ALL OF WHICH WE CERTIFY TO BE CORRECT.

SEIDEL FARMS HOLDINGS, LLC
BY: STEWART W. SANDLER
REGISTERED SURVEYOR, No. 5-80028

CENTERLINE CURVE DATA

Circle number refers to sheet or block number

Block	Station	Curve	Block	Station	Curve
1	1+00.00	100.00'	1	1+00.00	100.00'
2	2+00.00	200.00'	2	2+00.00	200.00'
3	3+00.00	300.00'	3	3+00.00	300.00'
4	4+00.00	400.00'	4	4+00.00	400.00'
5	5+00.00	500.00'	5	5+00.00	500.00'
6	6+00.00	600.00'	6	6+00.00	600.00'
7	7+00.00	700.00'	7	7+00.00	700.00'
8	8+00.00	800.00'	8	8+00.00	800.00'
9	9+00.00	900.00'	9	9+00.00	900.00'
10	10+00.00	1000.00'	10	10+00.00	1000.00'



- LEGEND**
- SURVEY POINT
 - FOUND QUINCY BOTTLE
 - EXISTING 30' R/W
 - EXISTING 50' R/W
 - EXISTING 60' R/W
 - EXISTING 75' R/W
 - EXISTING 100' R/W
 - EXISTING 125' R/W
 - EXISTING 150' R/W
 - EXISTING 175' R/W
 - EXISTING 200' R/W
 - EXISTING 225' R/W
 - EXISTING 250' R/W
 - EXISTING 275' R/W
 - EXISTING 300' R/W
 - EXISTING 325' R/W
 - EXISTING 350' R/W
 - EXISTING 375' R/W
 - EXISTING 400' R/W
 - EXISTING 425' R/W
 - EXISTING 450' R/W
 - EXISTING 475' R/W
 - EXISTING 500' R/W
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 - EXISTING 850' R/W
 - EXISTING 875' R/W
 - EXISTING 900' R/W
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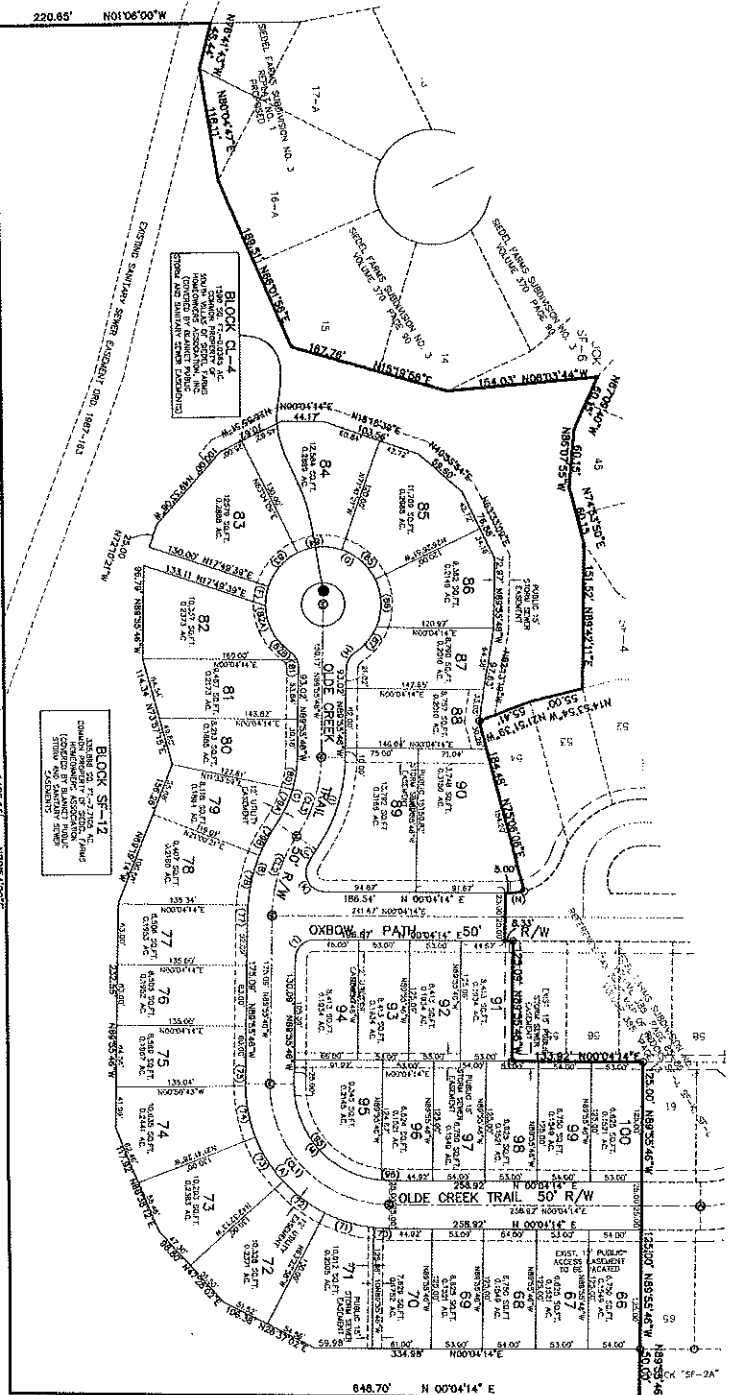
SEDEL FARMS SUBDIVISION NO. 6
SHEET 2 OF 2

FOA 227-15-001
VEN ENR1830808
APR 1 2010 10:22:10 AM
APR 1 2010 10:22:10 AM

332-13-002
PARCEL 3 - CUYAHOGA LANDMARK SUBDIVISION VOL. 321, PG. 75
PACAR PROPERTIES, LLC

EXHIBIT 1a

TAX SPILT MAP OF
BLOCKS
"SF-M, SF-N, SF-O"
IN THE
SEIDEL FARMS SUBDIVISION NO. 6

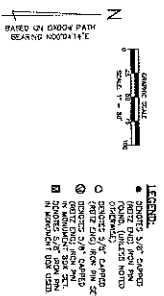


CENTRELINE CURVE DATA

STATION	BEARING	CHORD	CHORD BEARING	CHORD CURVE
1+00.00	S 89° 54' 00\"/>			

SUBLOT & BLOCK CURVE DATA

Sublot	Block	Station	Bearing	Chord	Chord Bearing	Chord Curve
81	CL-4	1+00.00	S 89° 54' 00\"/>			
82	CL-4	1+00.00	S 89° 54' 00\"/>			
83	CL-4	1+00.00	S 89° 54' 00\"/>			
84	CL-4	1+00.00	S 89° 54' 00\"/>			
85	CL-4	1+00.00	S 89° 54' 00\"/>			
86	CL-4	1+00.00	S 89° 54' 00\"/>			
87	CL-4	1+00.00	S 89° 54' 00\"/>			
88	CL-4	1+00.00	S 89° 54' 00\"/>			
89	CL-4	1+00.00	S 89° 54' 00\"/>			
90	CL-4	1+00.00	S 89° 54' 00\"/>			
91	SF-12	1+00.00	S 89° 54' 00\"/>			
92	SF-12	1+00.00	S 89° 54' 00\"/>			
93	SF-12	1+00.00	S 89° 54' 00\"/>			
94	SF-12	1+00.00	S 89° 54' 00\"/>			
95	SF-12	1+00.00	S 89° 54' 00\"/>			
96	SF-12	1+00.00	S 89° 54' 00\"/>			
97	SF-12	1+00.00	S 89° 54' 00\"/>			
98	SF-12	1+00.00	S 89° 54' 00\"/>			



LEGEND

- SHOWS 3/4\"/>

EXEMPTIONS

1. The parcels shown on this map are subject to a 10% (10) foot utility easement from the utility lines shown on the plat. The utility easement shall be shown by a dashed line and shall be subject to the utility company's rules and regulations. The utility easement shall not be used for any other purpose and shall be subject to the utility company's rules and regulations.

APPROVALS

THE STATE APPROVED BY THE CHAIRMAN OF THE CITY OF SPENCERVILLE, MISSOURI, THIS 25th DAY OF SEPTEMBER, 2010.

CHIEF ENGINEER

SEIDEL FARMS SUBDIVISION NO. 6

220.65' N 01°06'00\"/>

SUBDIVISION IMPROVEMENTS SECURITY AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2017, by and between **SIEDEL LAND HOLDINGS, LLC**, an Ohio limited liability company, located at 22700 Royalton Road, Strongsville, Ohio 44149, hereinafter called the "Developer", and the **CITY OF STRONGSVILLE**, a municipal corporation of the State of Ohio, located at 16099 Foltz Parkway, Strongsville, Ohio 44149, hereinafter called "City".

WHEREAS, **SIEDEL LAND HOLDINGS, LLC** is the owner and developer of certain property located in the City of Strongsville; and

WHEREAS, Developer is desirous of developing the aforesaid property owned by it and known as **SIEDEL FARMS SUBDIVISION NO. 6**, as the same was approved by the City's Planning Commission on February 9, 2017, subject to conditions which have been substantially satisfied; and

WHEREAS, the Council of the City has adopted subdivision regulations consisting of Title Four of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City, which establish requirements for the submission, approval, construction and dedication of subdivision improvements; and

WHEREAS, said subdivision regulations provide at Section 1228.03 of the Codified Ordinances that no plat for record shall be approved for record purposes until the improvements required by Section 1228.01 of the Codified Ordinances (hereinafter "improvements") have been installed, or until Council approves an agreement and a form of security which assure that the cost and expense of all improvements are available to the City for the completion of such improvements in the event that the Developer defaults or otherwise fails to perform Developer's commitment to complete such improvements; and

WHEREAS, Developer has agreed to pay for the installation and completion of the aforesaid improvements and comply with and abide by all the terms and conditions established by the Planning Commission, as set forth in this Agreement, and contained in the applicable law, and the receipt of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the aforesaid premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Developer and City do hereby mutually covenant and agree as follows:

I. IMPROVEMENTS, SECURITY, ACCEPTANCE AND DEDICATION.

1. Developer shall convey or dedicate to the City all the public streets, alleys, roads, avenues, drives and public ways in the Subdivision known as **SIEDEL FARMS SUBDIVISION NO. 6**, as approved by the City's Planning Commission on February 9, 2017.

2. Developer shall convey or dedicate to the City or other appropriate public entity or public utility all public sewers, water lines and other public utilities and improvements constructed or caused to be constructed on the aforementioned streets, alleys, roads, avenues, drives and public ways in said Subdivision or outside the Subdivision, and shall grant easements and rights-of-way to said entities as may be required.

3. Developer shall construct or enter into a contract for the construction of the improvements required in the aforesaid Subdivision, as approved by the City Engineer on February 9, 2017, in accordance with the terms of this Agreement, the General Requirements herein, and the Subdivision Regulations of the City and shall pay the total cost thereof. Developer shall complete all street pavements, curbs, sidewalks, sanitary sewer systems, storm drainage systems, water mains, and other utilities to be constructed in public rights-of-way on or before December 31, 2017; unless said time(s) is or are extended by the Council of the City. Such time extension(s) may be granted so long as the City Engineer determines that delays in construction are not the result of the actions or inactions of the Developer, and that Developer is making reasonable efforts to complete said improvements. Such extension(s) shall not be unreasonably withheld.

4. Any and all of the work performed as hereinabove provided shall be done subject to the approval of and inspection by the City Engineer.

5. In order to secure the performance of this Agreement and all the aforesaid work in accordance with the standards established in the Subdivision Regulations and the completion of such work within the time period(s) established herein, Developer herewith deposits with **DOLLAR BANK, FSB**, a financial institution located at 1301 East 9th Street, 9th Floor, Cleveland, Ohio 44114 (hereinafter referred to as "Escrow Agent") the total sum of **\$753,000.00** (hereinafter referred to as the "improvements security funds") to be held in escrow in accordance with the Escrow Agreement attached hereto and incorporated herein as Exhibit A and subject to the following terms:

- A. Escrow Agent shall deposit and/or invest the improvements security funds in the following accounts, and/or investments which the City is authorized to utilize by law, subject to the approval of Developer, which shall not be unreasonably withheld:
- (1) Interest-bearing accounts of **DOLLAR BANK, FSB** payable or withdrawable, on demand.
 - (2) Direct obligations of the United States maturing or redeemable on or before the date for completion established in accordance with Paragraph 3 above.
 - (3) Certificates of deposit maturing or redeemable on or before the date for completion established in accordance with Paragraph 3 above.

- B. Escrow Agent is authorized to deliver or disburse the improvements security funds or any part thereof, with any additional funds including interest earned on the aforesaid sum, less any and all fees or penalties arising from the deposit or investment to the Developer as follows:
- (1) Only upon receipt of all of the following items shall the Escrow Agent deliver or disburse all or the remainder of the improvements security funds:
 - (a) The certificate of the City Engineer that all improvements have been installed in accordance with the requirements of the subdivision regulations of the City and with the actions of the Planning Commission;
 - (b) Evidence of receipt by the City of a maintenance bond securing the maintenance and repair of the improvements for a period of two years in a form approved by the Law Director;
 - (c) A policy of title insurance in form approved by the Law Director covering all lands to be dedicated to public use, and showing title to the same to be in the City free and clear of any easements, mortgages, taxes, liens, assessments or other encumbrances of any kind whatsoever except the easements required by the Subdivision Regulations of the City and taxes not yet due and payable, or a certificate from the City Engineer acknowledging receipt of same;
 - (d) Evidence of Deposit by the Developer with the City or the Escrow Agent of a sum sufficient to pay all taxes and assessments which are a lien but not yet due and payable; and
 - (e) A copy of legislation duly adopted by the Council of the City accepting the dedication or conveyance of all lands and improvements required to be dedicated or conveyed by this Agreement, certified by the Clerk of Council to be a true and correct copy of the original.
 - (2) Upon receipt of certification by the City Engineer of the satisfactory completion of a portion of the aforesaid improvements, and upon a determination by the City that all remaining uncompleted improvements are adequately secured, the Escrow Agent shall release a portion of the improvements security funds deposited equal to an amount estimated by the City Engineer to be the cost of that portion of the improvements completed, or the difference between the total sum on deposit and the total sum determined by the City to be necessary to secure the completion of all

remaining uncompleted improvements and all other obligations of Developer under this agreement, whichever may be less.

- C. The Escrow Agent is authorized to deliver or disburse to the City all or any part of the improvements security funds as determined by the City Engineer, plus any additional funds including interest earned on the aforesaid sums, less any and all fees or penalties due arising from the deposit or investment upon Escrow Agent being notified by the City of the occurrence of one or more of the following events:
- (1) If the Developer assigns this Agreement, or any interest therein to any person, firm or corporation, or gives to any person, firm or corporation, any order or orders thereon;
 - (2) If the required improvements shall violate building subdivision or zoning laws of the City;
 - (3) If the land within the development area as identified on the subdivision plat approved for record purposes is used for any unlawful purpose, or is occupied for other than dwelling purposes, or for any purpose without the approval of the appropriate administrative official, board, or commission of the City;
 - (4) If the improvements are not fully constructed by the completion date(s) established in paragraph I. 3. above, or by any extension date approved by Council pursuant thereto.
 - (5) If the improvements in the judgment of the City Engineer are materially injured or destroyed prior to acceptance by the City, and no insurance or other provision acceptable to the City is made for prompt replacement or repair of the same at no cost to the City.
 - (6) If the Developer fails to construct the improvements in accordance with plans and specifications that have been approved by the proper City authorities having charge thereof;
 - (7) If the Developer does not permit the City or its authorized agents or employees to enter upon and inspect the same in every part at all reasonable times;
 - (8) If the Developer shall commit an act of bankruptcy or if any relief under the Bankruptcy Act is sought by or against Developer or if a receiver is appointed to take charge of the assets or affairs of the Developer or if Developer should become insolvent.

Prior to the delivery or disbursement of improvements security funds under this paragraph I. 5.C., the City shall provide written notice by personal, or mail delivery to Developer of the grounds therefor, and

shall establish and notify Developer of a time period within which Developer shall be afforded an opportunity to correct or cure the circumstances giving rise thereto. Such time period for correction or cure shall be no less than forty-five (45) days, unless the City Engineer determines that immediate work is required to protect the public health, safety and welfare, in which case such time period shall be as established by the City Engineer.

- D. The Developer and the City agree that any interest earned on the improvements security funds shall be disbursed to the same parties, at the same time, and in the same proportion as the principal.
- E. In the event of any dispute under this Agreement, Developer and City agree that City and the Escrow Agent shall disburse the improvements security funds in accordance with a final judgment entered in a court of law determining legal entitlement to such funds. Such a judgment will not be considered final until appellate review sought by either or both of the parties with respect to their legal entitlement to such funds has terminated.

Upon the proper completion of all improvements and their approval by the City Engineer, and if said improvements then comply with all present state laws, City ordinances and Planning Commission rules, regulations and requirements, and all other subdivision regulations of the City have been complied with, the City will then accept the aforesaid improvements.

II. GENERAL REQUIREMENTS.

1. Developer's application(s), all maps on file, construction plans, detail maps and state laws, present City ordinances, Planning Commission rules, regulations and official acts with respect to this Subdivision and all the terms and conditions of final approval are incorporated herein by reference as if set forth at length, except as expressly modified herein.

2. Prior to proceeding with the work, the Developer will apply for and secure permit(s) and pay all fees as required by the City ordinances.

3. The Developer agrees that if any drainage easements are necessary to insure adequate drainage of the tract, same shall be obtained by the Developer at its sole cost and expense. All of such easements which are necessary for the drainage in the tract shall be procured in the name of the City, it being understood that same shall be held until acceptance of the streets by the City, after which same will be recorded in the City's favor. The taking of such easements shall not be construed as the exercise of dominion and control by the City over said streets until such time as they are formally accepted.

4. The Developer agrees that if during the course of construction and installation of improvements it shall be determined by the City Engineer that revision of

the drainage plan is necessary in the public interest, it will undertake such design and construction changes as may be reasonable and are indicated by the City Engineer and approved by the City.

5. Developer shall defend, indemnify and hold harmless City and its officials, employees and agents, and their respective heirs, successors, personal representatives and assigns, from and against any and all suits, legal or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, interest, attorney's fees and expenses of whatever kind and nature, in law or equity, known or unknown, based upon, resulting from or arising directly or indirectly out of the condition, status, quality, nature, contamination or environmental state of the Developer's Property until such time as all environmental laws, regulations, orders and directives are complied with.

6. The Developer hereby agrees to procure, at its expense, the necessary permits and furnish any bond required for the opening of any state or county roads.

7. Developer agrees that prior to the issuance of any building permits within the subdivision, all street pavements, curbs, sanitary sewer systems, storm drainage systems, water mains and required appurtenances shall be completed and approved by the City Engineer, provided that the Building Commissioner may issue permits for "Model" home(s) or unit(s) upon his determination that improvements have been installed to the extent he deems necessary to serve and permit occupancy of such home(s) or unit(s); and, except as otherwise provided for model home(s) and unit(s), prior to the issuance of any certificates of occupancy by the City, all improvements and utilities must be completed and all other applicable state and local requirements must be complied with.

8. The City shall not be responsible for road or other improvements, maintenance or care until the same are accepted for dedication, nor shall the City exercise any control over the improvements until accepted for dedication.

9. The Developer shall maintain, clean and snow plow such roads until acceptance by the City. In the event of default of these obligations by the Developer, the City without notice to the Developer may undertake the same at the expense of the Developer.

10. If the City determines that there is a violation of present state laws, City ordinances, Planning Commission rules, regulations and requirements, subdivision regulations and/or terms and provisions of this Agreement, it may issue a stop work order.

11. This Agreement and the covenants contained herein shall run with the land, and shall inure to the benefit of the City and its successors and assigns.

IN WITNESS WHEREOF, the parties hereto have affixed their hands the day and year first above written.

"CITY"
CITY OF STRONGSVILLE

By: _____
Thomas P. Perciak
Title: _____
Mayor

"DEVELOPER"
SIEDEL LAND HOLDINGS, LLC
(an Ohio Limited Liability Co.)

Richard R. Bertino
Cindy Baker

By: _____
Its: _____
CEO

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **CITY OF STRONGSVILLE**, by Thomas P. Perciak, its Mayor, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said City and his free act and deed as such officer of the municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Strongsville, Ohio, this ____ day of _____, 2017.

Notary Public

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **SIEDEL LAND HOLDINGS, LLC, an Ohio Limited Liability Co.**, by Richard A. Puzitidlo, Jr. its CEO, who acknowledged

that he did sign the foregoing instrument and that the same is the free act and deed of said limited liability company, and his free act and deed personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Strongsville, Ohio, this 21st day of April, 2017.



Billie R. Cristino
Notary Public **BILLIE R CRISTINO, Notary Public**
In and for the State of Ohio
My Commission Expires November 29, 2021

CERTIFICATE OF LAW DIRECTOR

I hereby certify that I have reviewed and approved the form of the foregoing instrument this ____ day of _____, 2017.

Law Director

NOTICE: Funds invested pursuant to this Agreement are not insured by the Federal Deposit Insurance Corporation ("FDIC") merely because the Escrow Agent is a federal savings bank the accounts of which are covered by such insurance. Only investments in the accounts of a federal savings bank are insured by the FDIC, subject to its rules and regulations.

Exhibit "A"

ESCROW AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2017, by and among the **CITY OF STRONGSVILLE**, a municipal corporation of the State of Ohio, located at 16099 Foltz Parkway, Strongsville, Ohio 44149 ("City"), **SIEDEL LAND HOLDINGS, LLC**, an Ohio limited liability company, organized and existing under the laws of the State of Ohio, located at 22700 Royalton Road, Strongsville, Ohio 44149 ("Owner"), and **DOLLAR BANK, FSB** a financial institution and escrow agent, located at 1301 East 9th Street, 9th Floor, Cleveland, Ohio 44114 ("Escrow Agent").

WITNESSETH:

In consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. There shall be deposited with the Escrow Agent the sum of **Seven Hundred Fifty-Three Thousand and no/100 Dollars (\$753,000.00)** ("Deposit"), to be held pursuant to the terms hereof. Upon Escrow Agent's receipt of the full Deposit, Escrow Agent shall notify both the City and Owner in writing.

2. Escrow Agent shall establish and maintain an escrow account ("Escrow") for the purposes hereof, and shall invest the Deposit in any investments as directed in writing by the City and which is agreed to by Owner pursuant to the Subdivision Improvements Security Agreement by and between City and Owner ("Security Agreement"). The Deposit, any gains and losses, and interest accruing thereon (such gains, losses and interest hereinafter referred to as "Deposit Interest") shall be held in the Escrow Account until disbursed in accordance with the provisions of the Security Agreement and the provisions set forth below.

3. Upon receipt by Escrow Agent of written instructions signed by City, which instructions shall be in accordance with the Security Agreement, the Escrow Agent shall disburse the Deposit and the Deposit Interest to the party or parties designated by the notice to receive such and, when the entire deposit has been disbursed, this Escrow Agreement shall terminate.

4. The Escrow Account shall be maintained by Escrow Agent in accordance with the following terms and conditions:

A. Escrow Agent undertakes to perform only such duties as are expressly set forth herein.

B. Escrow Agent may rely and shall be protected in acting or refraining from acting upon any written notice, instructions or request furnished to it hereunder and believed by it to be genuine and to have been signed or presented by the proper party or parties.

C. Escrow Agent shall not be liable for any action taken by it in good faith, and believed by it to be authorized or within the rights or powers conferred upon it by this Agreement, and may consult with counsel of its own choice and shall have full and complete authorization and protection for any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel.

D. Escrow Agent may resign and be discharged from its duties or obligations hereunder by giving notice in writing of such resignation specifying a date when such resignation shall take effect.

E. Owner hereby agrees to pay Escrow Agent reasonable compensation for the services to be rendered hereunder, and will pay or reimburse Escrow Agent upon request for all expenses, disbursements and advances, including reasonable attorney fees, incurred or made by it in connection with carrying out its duties hereunder.

F. Owner hereby agrees to defend and indemnify Escrow Agent for, and to hold it harmless against any loss, liability or expense incurred without negligence or bad faith on the part of Escrow Agent, arising out of or in connection with its entering into this Agreement and carrying out its duties hereunder, including the cost and expense of defending itself against any claim of liability in the premises.

5. All notices and communications hereunder shall be in writing and shall be deemed to be given if sent by registered mail, return receipt requested, as follows:

DOLLAR BANK, FSB
1301 East 9th Street, 9th Floor
Cleveland, Ohio 44114
Attention: Griff King, CTP, Vice-President

SIEDEL LAND HOLDINGS, LLC
22700 Royalton Road
Strongsville, Ohio 44149
Attention: Chris A. Bender, Agent


CITY OF STRONGSVILLE
16099 Foltz Parkway
Strongsville, Ohio 44149
Attention: Law Director

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement on the day and year first above written.

Signed in the presence of:

SIEDEL LAND HOLDINGS, LLC
(an Ohio Limited Liability Co.)

Borden R. Custer
Cindy Baker

By: 
Its: CEO

CITY OF STRONGSVILLE, OHIO

By: _____
Thomas P. Perciak
Its: _____
Mayor

DOLLAR BANK, FSB

Caemisha Bell
Stacy May S

By: Am 15
Its: VP, Treasury Management

EXHIBIT A
TO
ESCROW AGREEMENT
ESCROW AGENT FEES AND EXPENSES

Administrative Fee	\$75.00
Reimbursement for Reasonable Out-of-Pocket Expenses	

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2017 – 104

By: Mr. Daymut

A RESOLUTION DECLARING THE INTENT OF THE COUNCIL OF THE CITY OF STRONGSVILLE TO ACCEPT FOR DEDICATION CERTAIN STREETS WITHIN SIEDEL FARMS SUBDIVISION NO. 6, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 2017-103 duly passed by this Council on _____, the Council of the City of Strongsville accepted the plat submitted by Siedel Land Holdings, LLC., the owner of Siedel Farms Subdivision No. 6, for recording purposes only; and

WHEREAS, it is the intent of this Council, after all improvements have been installed within the streets within the said subdivision and approved by the City Engineer, to accept said subdivision for dedication; and

WHEREAS, as a prerequisite for the obtaining of permits from the City of Cleveland to install water mains within the said streets of said subdivision, a resolution of intent is required from the City of Strongsville before issuing such permits.

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

Section 1. That the Council of the City of Strongsville does intend to accept for dedication, the streets shown on the subdivision plat of Siedel Farms Subdivision No. 6, after all improvements, including utilities, have been installed and approved by the Engineer of the City of Strongsville, and after performance of the terms and conditions of the Agreement between the Developer and the City approved in Ordinance No. 2017-103.

Section 2. That the Clerk of Council is hereby authorized and directed to send a copy of this Resolution to the City of Cleveland, Department of Public Utilities, Division of Water.

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.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2017 – 104
Page 2

Section 4. That this Resolution 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. Therefore, provided this Resolution 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	_____	_____
Schonhut	_____	_____
Short	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

RES
 ORD. No. 2017-104 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2017 – 105

By: Mr. Daymut

A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE SITE PLAN FOR THE REPLACEMENT OF THREE A1M ANTENNAS WITH THREE A2M ANTENNAS; REPLACEMENT OF TOWER MOUNTED AMPLIFIERS (TMAs) AND REMOVAL OF TWO REMOTE RADIO HEADS (FXFCs) WITH THREE REMOTE RADIO HEADS (FHFBs), ALL ON AN EXISTING TELECOMMUNICATIONS TOWER ON PROPERTY LOCATED AT 15711 ROYALTON ROAD (PPN 399-02-005), IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, T-Mobile has submitted a site plan to the Planning Commission for approval of replacement of three (3) A1M Antennas with three (3) A2M Antennas; the replacement of all Tower Mounted Amplifiers (TMAs) for three (3) new Tower Mounted Amplifiers (TMATs); and the removal of two (2) Remote Radio Heads (FXFCs) and replacement with three (3) Remote Radio Heads (FHFBs), all on an existing telecommunications tower, on property located at 15711 Royalton Road (PPN 399-02-005) and zoned Public Facilities; and

WHEREAS, Planning Commission has determined that the proposed modification does not substantially change the physical dimensions of the tower or base station for such facility; and

WHEREAS, the Commission approved said site plan at its meeting of April 27, 2017.

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 site plan submitted by T-Mobile for replacement of three (3) A1M Antennas with three (3) A2M Antennas; the replacement of all Tower Mounted Amplifiers (TMAs) for three (3) new Tower Mounted Amplifiers (TMATs); and the removal of two (2) Remote Radio Heads (FXFCs) to be replaced with three (3) Remote Radio Heads (FHFBs), all on an existing telecommunications tower, on property located at 15711 Royalton Road (PPN 399-02-005) and zoned Public Facilities.

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.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2017 – 105
Page 2

Section 3. That this Resolution 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 in order to ensure continuous and proper operation and maintenance of the telecommunications towers and appurtenances located within the City, and to conserve public funds. Therefore, provided this Resolution 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.

_____ Approved: _____
 President of Council Mayor

Date Passed: _____ Date Approved: _____

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

Attest: _____
 Clerk of Council

RES
~~ORD.~~ No. 2017-105 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

MEMORANDUM

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

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: April 28, 2017

Please be advised that at its meeting of April 27, 2017, the Strongsville Planning Commission gave Favorable Recommendation the following;

VERIZON WIRELESS/ Linda Zottola, Agent

Site Plan approval for the addition of 3 Dual Antenna Pipe Mounts and 3 RRH's and relocate 6 existing RRH's for the Verizon co-location on an existing telecommunications tower located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility. **Subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order.**

T-MOBILE/ Linda Zottola, Agent

Site Plan approval for the swapping of 3 A1M antennas for 3 A2M antennas, swapping all TMA for 3 TMAT and removing 2 FXVC and replacing with 3 FHFB's for the T-Mobile co-location on an existing telecommunications tower located at 15711 Royalton Road, PPN 399-02-005 zoned Public Facility. **Subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order.**

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2017 – 106

By: Mr. Daymut

A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE SITE PLAN FOR THE ADDITION OF THREE DUAL ANTENNA PIPE MOUNTS; THREE REMOTE RADIO HEADS (RRHs) AND FOR THE RELOCATION OF SIX EXISTING RRHs FOR THE CO-LOCATION ON AN EXISTING TELECOMMUNICATIONS TOWER, ON CITY-OWNED PROPERTY LOCATED AT 15639 ROYALTON ROAD (PPN 399-02-005), IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, Verizon Wireless, through its agent, has submitted a site plan to the Planning Commission for approval of the addition of three (3) Dual Antenna Pipe Mounts, the addition of three (3) remote radio heads (RRHs), and the relocation of six (6) existing RRHs for the co-location on the existing telecommunications tower, on City-owned property located at 15639 Royalton Road, (PPN 399-02-005) zoned Public Facilities; and

WHEREAS, Planning Commission has determined that the proposed modification does not substantially change the physical dimensions of the tower or base station for such facility; and

WHEREAS, the Commission approved said site plan at its meeting of April 27, 2017.

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 site plan submitted by Verizon Wireless, through its agent, for the addition of three (3) Dual Antenna Pipe Mounts, the addition of three (3) remote radio heads (RRHs), and the relocation of six (6) existing RRHs for the co-location on the existing telecommunications tower, on City-owned property located at 15639 Royalton Road (PPN 399-02-005).

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.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2017 – 106
Page 2

Section 3. That this Resolution 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 in order to ensure continuous and proper operation and maintenance of the telecommunications towers and appurtenances located within the City, and to conserve public funds. Therefore, provided this Resolution 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	_____	_____
Schonhut	_____	_____
Short	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

RES
 ORD. No. 2017-106 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

MEMORANDUM

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

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: April 28, 2017

Please be advised that at its meeting of April 27, 2017, the Strongsville Planning Commission gave Favorable Recommendation the following;

VERIZON WIRELESS/ Linda Zottola, Agent

Site Plan approval for the addition of 3 Dual Antenna Pipe Mounts and 3 RRH's and relocate 6 existing RRH's for the Verizon co-location on an existing telecommunications tower located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility. **Subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order.**

T-MOBILE/ Linda Zottola, Agent

Site Plan approval for the swapping of 3 A1M antennas for 3 A2M antennas, swapping all TMA for 3 TMAT and removing 2 FXVC and replacing with 3 FHFB's for the T-Mobile co-location on an existing telecommunications tower located at 15711 Royalton Road, PPN 399-02-005 zoned Public Facility. **Subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order.**

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2017 – 107

By: Mayor Perciak and Mr. Carbone

A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR CONSULTING SERVICES RELATING TO THE BUILDING EXTERIOR DESIGN FOR THE CITY OF STRONGSVILLE'S WASTEWATER TREATMENT PLANTS "B" AND "C".

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 a request for qualifications and proposals for consulting services relating to the building exterior design in connection with further roofing repair and replacement for the City's Wastewater Treatment Plants "B" and "C", in accordance with the documents 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 and shall be paid from the Sanitary Sewer Fund.

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 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 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	_____	_____
Schonhut	_____	_____
Short	_____	_____
Southworth	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2017-107 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 108

By: Mr. Schonhut

AN ORDINANCE RATIFYING AND AUTHORIZING PARTICIPATION IN UNITED STATES GENERAL SERVICES ADMINISTRATION CONTRACTS FOR THE PURCHASE OF CELLULAR COMMUNICATIONS SERVICES AND EQUIPMENT FOR USE BY VARIOUS DEPARTMENTS OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

WHEREAS, Federal law provides the opportunity for state, local, regional or tribal governments or any instrumentality thereof to participate in contracts of the United States General Services Administration for the purchase of a variety of information technology from contracts awarded under General Services Administration Federal Supply Schedule, Information Technology, as well as from contracts under the Corporate Schedule containing information technology special item numbers; 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 the purchase of various cellular communications services and equipment, including wireless voice and data services (Contract No. GSA-FSS GS-35F-0119P) for use by various City departments retroactive to January 1, 2017 through December 31, 2017.

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 United States General Services Administration Federal Supply Schedule, Information Technology contracts for the purchase of cellular communications services and equipment from **VERIZON WIRELESS** for use by various departments of the City in amounts not to exceed a total of \$125,000.00 retroactive to January 1, 2017 through December 31, 2017, based upon the rates set forth in the price list for such contract, which the General Services Administration has entered into pursuant to law, and that is on file with the City's Director of Communication & Technology and summarized on Exhibit A attached hereto and incorporated herein.

Section 2. That the City of Strongsville hereby agrees to be bound by the terms and conditions prescribed by the United States General Services Administration for such purchases and to directly pay the vendor, under each such contract of the United

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2017 – 108
Page 2

States General Services Administration in which the City participates for items and services it receives pursuant to the contracts.

Section 3. That any purchases made to date are ratified; and 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 United States General Services Administrative 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; Street Construction, Maintenance & Repair Fund; Fire Levy Fund; Multi-Purpose Complex Fund and the Sanitary Sewer 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 purchase of such services and equipment in order to maintain necessary communications capabilities, and continuity and efficiency in the operation of the various 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	_____	_____
Schonhut	_____	_____
Short	_____	_____
Southworth	_____	_____

Attest: _____
 Clerk of Council

ORD. No. 2017-108 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

Nancy Sikorski

From: Katie Grace
Sent: Monday, June 12, 2017 11:47 AM
To: Nancy Sikorski
Subject: FW: Price Plan email

Nancy here is the email from Verizon stating our current plans for the City of Strongsville employees.

Thanks -



Katie Grace
Office Administrator / katie.grace@strongsville.org

City of Strongsville
440-580-3191
Communications & Technology
13213 Pearl Road, Strongsville, Ohio 44136
www.strongsville.org

From: Brownlee-White, Sandra [mailto:Sandra.Brownlee@VerizonWireless.com]
Sent: Monday, June 12, 2017 11:35 AM
To: Katie Grace <Katie.Grace@strongsville.org>
Cc: Podd, Daniel T <Daniel.Podd@VerizonWireless.com>; VZW WFM OHPAWV Public Sector Sales Support <wfmohpawvpublicsectorsalesupport@VerizonWireless.com>
Subject: RE: Price Plan email

Here are the rate plans that are used on account 0781910396:

PPlan ID	PPlan Desc	Access Fee
64244	CORPORATE TELEMETRY 2MB PLAN \$7.50 1Y 0305	\$ 7.50
84957	AMERICA CHOICE II FOR BUS SHR	\$ 14.99
84957	AMERICA'S CHOICE II SHARE \$14.99 0411	\$ 14.99
84357	MOBILE BROADBAND UNLIMITED	\$ 39.99
	AMERICAS CHOICE II 400 SHARE EMAIL & DATA+N&W+IN UNL \$64.09	
74051	0408	\$ 64.09
86288	AMERICAS CHOICE UNLIMITED MINS \$69.99 0512	\$ 69.99

Thanks,

Sandra Brownlee-White
VERIZON WIRELESS
Government Business Operations Coordinator
Phone: 330-963-2133
Cell: 216-409-1771
Fax: 614-345-3227
Email: sandra.brownlee@verizonwireless.com

Access to your wireless account online at anytime!
<https://mblogin.verizonwireless.com/amserver/UI/Login> - My Business Account

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2017 – 109

By: Mr. Schonhut

AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN COMPUTER EQUIPMENT NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.

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

Section 1. That this Council finds that the City's Director of Communication & Technology has determined and certified that the City of Strongsville has various computer equipment, which is surplus, contains no hard drives, has no monetary value and is no longer needed for any municipal purpose; and further finds that it would be in the best interest of the City to dispose of such computer equipment. Said surplus computer equipment is more fully itemized in Exhibit A attached hereto and incorporated herein by reference.

Section 2. That, pursuant to Article IV, §3(e) of the City Charter, the Director of Finance with the assistance of the Director of Communication & Technology be and are hereby authorized to dispose of the computer equipment identified in Exhibit A through the City's recycling program for electronics; and to perform all acts required in furtherance thereof.

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

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
Clerk of Council

ORD. No. 2017-109 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

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

EXHIBIT A

<u>Manufacturer</u>	<u>Model</u>	<u>Serial Number</u>
HP	LaserJet 4000TN	USSC006766
HP	LaserJet 3005DN	CNT2R00510
HP	InkJet 1660A	MY3AEF617F
HP	DeskJet 6988	MY91M2K62M
HP	DeskJet 6940	MY91ACK542
Epson	CX7400	K47Y236075
HP	LaserJet 1320	CNLJ145199
HP	LaserJet 4200N	USBNM23041
HP	LaserJet M551	JPDCG7Y21H
HP	LaserJet 1320	CNHC5DW1D0
Ricoh	SPC250SF	X105P200066
HP	Paper Tray	CNCXB7880
HP	Paper Tray	CNCXJ38401
HP	Paper Tray	CNCXC37768

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2017 – 110

By: All Members of Council

**A RESOLUTION DECLARING THE MONTH OF AUGUST,
2017 AS COUNCIL RECESS MONTH, AND DECLARING
AN EMERGENCY.**

WHEREAS, Article III, Section 10(a) of the City Charter authorizes City Council by vote to provide for recess; and

WHEREAS, the Council of the City of Strongsville, Ohio deems it to be in the best interest of the City to designate the month of August as the month of recess for the year 2017; and

WHEREAS, this Council accordingly will suspend regular Council meetings during the month of August, 2017.

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 hereby designates and declares a recess from regular Council meetings during the month of August, 2017.

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 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 in order to timely provide for Council's yearly recess. Therefore, provided this Resolution 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: _____

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2017 - 110
Page 2

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

Attest: _____
Clerk of Council

RES
ORD. No. 2017-110 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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