

# City of Strongsville

16099 Foltz Parkway  
Strongsville, Ohio 44149-5598  
Phone: 440-580-3110  
www.strongsville.org

May 28, 2026

## City Council

James A. Kaminski  
Ward 1

Annmarie P. Roff  
Ward 2

Thomas M. Clark  
Ward 3

Gordon C. Short  
Ward 4

James E. Carbone  
At-Large

Kelly A. Kosek  
At-Large

Anthony Zacharyasz, Jr.  
At-Large

Aimee Pientka, MMC  
Clerk of Council

## MEETING NOTICE

City Council has scheduled the following meetings for **Monday, June 1, 2026**, 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 7:15 p.m. All committees listed will meet immediately following the previous committee:**

**7:15 P.M.**

**Planning, Zoning & Engineering Committee** will meet to discuss Ordinance Nos. 2026-027, 2026-028, 2026-049, 2026-050 and 2026-058.

**Public Safety & Health Committee** will meet to discuss Ordinance No. 2026-059.

**Public Service & Conservation Committee** will meet to discuss Ordinance Nos. 2026-060 and 2026-061.

**Recreation & Community Services Committee** will meet to discuss Ordinance No. 2026-062.

### **Building & Utilities Committee:**

*Motion to approve the Committee meeting minutes of May 18, 2026.*

**Finance Committee** will meet to discuss Resolution No. 2026-063.

**Committee of the Whole** will meet to discuss Resolution No. 2026-064.

**7:30 P.M.**

### **Regular Council Meeting**

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

**BY ORDER OF THE COUNCIL:**

Aimee Pientka, MMC  
Clerk of Council

**STRONGSVILLE CITY COUNCIL REGULAR MEETING**  
**MONDAY, JUNE 1, 2026 AT 7:30 P.M.**  
Mike Kalinich Sr. City Council Chamber  
18688 Royalton Road, Strongsville, Ohio

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**AGENDA**

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
  - *Regular Council Meeting – May 18, 2026*
6. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:
7. PUBLIC HEARING:
  - Ordinance No. 2026-027 by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*
  - Ordinance No. 2026-028 by Mayor Perciak and All Members of Council. 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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading 04-06-26 and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*
8. REPORTS OF COUNCIL COMMITTEE:
  - COMMUNICATIONS AND TECHNOLOGY – Roff
  - ECONOMIC DEVELOPMENT – Clark
  - PLANNING, ZONING AND ENGINEERING – Zacharyasz
  - PUBLIC SAFETY AND HEALTH – Kaminski
  - PUBLIC SERVICE AND CONSERVATION – Kosek
  - RECREATION AND COMMUNITY SERVICES – Kosek

- BUILDING & UTILITIES – Carbone
  - SCHOOL BOARD – Carbone
  - SOUTHWEST GENERAL HEALTH SYSTEM – Short
  - FINANCE – Short
  - COMMITTEE-OF-THE-WHOLE – Short
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. 2026-027 by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*
  - Ordinance No. 2026-028 by Mayor Perciak and All Members of Council. 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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading 04-06-26 and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*
  - Ordinance No. 2026-049 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO COLUMBIA GAS OF OHIO, INC. IN ORDER TO PLACE THEIR FACILITIES WITHIN A UTILITY EASEMENT LOCATED ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 05-18-26. Favorable recommendation by the Planning Commission 05-28-26.*

- Ordinance No. 2026-050 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO THE CITY OF CLEVELAND FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN FOR WATER CIRCULATION PURPOSES ONLY IN THE CITY OF STRONGSVILLE ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 05-18-26. Favorable recommendation by the Planning Commission 05-28-26.*
- Ordinance No. 2026-055 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING ORDINANCE NO. 2007-215 TO REMOVE A PARCEL OF REAL PROPERTY FROM AN EXISTING TAX INCREMENT FINANCING EXEMPTION PROVIDED FOR IN ORDINANCE NO. 2007-215, AND DECLARING AN EMERGENCY. *First reading 05-18-26.*
- Ordinance No. 2026-056 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING SOUTHPARK MALL HOTEL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 05-18-26.*
- Ordinance No. 2026-058 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE BEECH CREEK TRAIL AND BROOKSTONE WAY WATERLINE REPLACEMENT PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-059 by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING AND APPROVING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE OFFICE OF CRIMINAL JUSTICE SERVICES, DIVISION OF THE OHIO DEPARTMENT OF PUBLIC SAFETY, IN CONNECTION WITH FUNDS AVAILABLE FROM THE STATE OF OHIO BODY WORN CAMERA EXPANSION/RENEWAL GRANT PROGRAM, FOR REIMBURSEMENT OF FUNDS EXPENDED BY THE CITY OF STRONGSVILLE POLICE DEPARTMENT FOR THE BODY WORN CAMERA PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-060 by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING PARTICIPATION IN AN OHIO DEPARTMENT OF TRANSPORTATION CONTRACT FOR THE PURCHASE OF ONE (1) WESTERN STAR 47X CAB AND CHASSIS UNIT, WITH APPURTENANCES, FOR USE BY THE SERVICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

- Ordinance No. 2026-061 by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF ONE (1) COMBINATION DUMP BODY SPREADER AND RELATED SNOW AND ICE CONTROL EQUIPMENT PACKAGE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-062 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION AND/OR DISPOSAL, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S RECREATION DEPARTMENT, AND DECLARING AN EMERGENCY.
- Resolution No. 2026-063 by Mayor Perciak and All Members of Council. A RESOLUTION ADOPTING ALTERNATIVE TAX BUDGET INFORMATION FOR THE CITY OF STRONGSVILLE, OHIO FOR FISCAL YEAR 2027, AND DECLARING AN EMERGENCY.
- Resolution No. 2026-064 by All Members of Council. A RESOLUTION DECLARING THE MONTHS OF JULY AND AUGUST, 2026 AS COUNCIL RECESS MONTHS, AND DECLARING AN EMERGENCY.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

- Application for Permit: TFOL – D-1, D-2, D-3 To: Albatross Golf Lounge, LLC (The Turn Golf Lounge); 19694 W. 130<sup>th</sup> Street, Strongsville, Ohio 44136 (Responses must be postmarked no later than 06/19//2026).

13. MISCELLANEOUS BUSINESS:

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 027

By: Mayor Perciak and All Members of Council

**AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.**

WHEREAS, the Board of Zoning Appeals has requested certain changes and updates to Chapter 1248 based on its experience in recent years; and

WHEREAS, this Council agrees that this Chapter merits these updates and revisions.

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

**Section 1.** That existing Chapter 1248 Board of Zoning Appeals of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby repealed in its entirety.

**Section 2.** That new Chapter 1248 Board of Zoning Appeals of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby enacted in order that new Chapter 1248 shall read in its entirety as follows:

**CHAPTER 1248  
Board of Zoning Appeals**

- 1248.01 Intent.
- 1248.02 Membership; terms of office.
- 1248.03 Officers; powers and duties.
- 1248.04 Procedure on appeals.
- 1248.05 Meetings and hearings.
- 1248.06 Quorum and vote.
- 1248.07 Record of decisions.
- 1248.08 No use variances permitted.
- 1248.09 Reasons for granting variances.
- 1248.10 Factors to consider in decisions on variance requests.
- 1248.11 Lapse of variances
- 1248.12 Notice to Council and Planning Commission.

**1248.01 INTENT.**

A Board of Zoning Appeals is hereby established to assist in the administration of this Zoning Code, particularly to decide and interpret provisions which require impartial adjustments of conflicting interests and to grant variances from the strict letter of this Code in instances where appropriate. Such a Board is herein established to achieve, among others, the following purposes:

- (a) To provide a method for alleviating unnecessary hardships and practical difficulties by allowing a reasonable use for individual parcels of property which, because of

- unusual or unique circumstances, may be denied a reasonable use by a literal application of the terms of this Code;
- (b) To review on appeal any order, requirement, decision or determination made by the Building Commissioner;
  - (c) To provide an administrative board, independent from all other Municipal boards or commissions, to act only pursuant to and in accordance with the standards established by the legislative body to hear and decide appeals which are to be tried over again from the beginning (de novo); and
  - (d) To provide that decisions and the granting of variances will sustain the constitutionality of the Code and be in compliance with the objectives of the Zoning Code.

**1248.02 MEMBERSHIP; TERMS OF OFFICE.**

The Board of Zoning Appeals shall consist of five (5) members appointed by the Mayor with the approval of a majority of members elected to Council. Members of the Board shall serve for a term of four (4) years.

**1248.03 OFFICERS; POWERS AND DUTIES.**

The Board of Zoning Appeals shall elect from among its members a Chairman and a Vice-Chairman. The Board shall adopt rules and regulations, not inconsistent with this Zoning Code, as may be necessary to carry into effect the duties, powers and responsibilities conferred herein, in addition to those powers set forth in Article IV, Section 6, of the Charter. The powers, duties and responsibilities of the Board shall be:

- (a) To hear appeals and decide any issues involving the application of impartial considerations and judgments in regard to decisions made by the Building Commissioner or any other administrative officer, board or commission on matters relating to this Zoning Code, for relief from any order, requirement, decision or determination, including the refusal, granting or revocation of permits;
- (b) To hear and decide upon applications for variations from the terms provided in this Code, subject to the standards set forth in this Chapter; and
- (c) To hear and decide all matters specifically referred to it for decision in other sections of this Code.

**1248.04 PROCEDURE ON APPEALS.**

An appeal from any decision of the Building Commissioner or other officers with regard to an application for a building permit, issuance of a stop order, specific referral or some similar action may be made to the Board of Zoning Appeals by any person believing himself/herself aggrieved or by any officer of the City affected by any such decision.

To be considered, the appellant shall, within fifteen (15) days after the date of such decision, file in the office of the Secretary to this Board of Zoning Appeals, a notice of appeal specifying the decision or section of this Zoning Code from which the appeal is sought, the error alleged and all necessary data in accordance with the form provided by the City.

**1248.05 MEETINGS AND HEARINGS.**

(a) The Board of Zoning Appeals shall schedule regular monthly or semimonthly meetings, which can be canceled by the Chairman or a majority of the members of the Board. Special meetings or hearings can be called by the Chairman.

(b) The Board shall act within ninety (90) days after receipt of all required information, and failure to act within such period shall be considered approval of the appeal unless an extension

of time is approved pursuant to Codified Ordinance Section 202.03 or by request of the appellant. Before making any decision on an appeal, the Board shall hold a public hearing at such times as shall be determined by the Board. Notices of the time and place of hearings shall be mailed to the appellant and to the property owners within a 200-foot radius of the subject property as they appear in the current records of the City.

(c) The Board shall hear and decide appeals de novo and shall review on appeal any order, requirement, decision or determination made by the Building Commissioner in the enforcement or application of this Zoning Code. Within its powers, the Board may reverse or affirm, wholly or in part, or modify, any such order, requirement; decision or determination and may make such order, requirement, decision or determination as, in its opinion, ought to be made under the circumstances, and to that end shall also have all the powers of the officer from whose decision the appeal is taken.

(d) All hearings conducted by the Board shall be open to the public. Any person may appear and testify regarding the issues at a hearing, either in person or by duly authorized agent or attorney. The Board shall have the power to subpoena and require the attendance of witnesses, to administer oaths, to compel testimony and to produce reports, findings and other evidence pertinent to any issue before it for decision.

(e) The Board shall also have the power and authority to prescribe any conditions to its decisions or orders which it deems to be necessary based upon the circumstances of each individual case.

#### **1248.06 QUORUM AND VOTE.**

The concurring vote of three (3) members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision or determination of any duly authorized administrative officer and to grant any variance requested.

A member of the Board shall not be qualified to vote if the member has not attended the public hearing or if the member has a direct or indirect interest in the issue appealed.

#### **1248.07 RECORD OF DECISIONS.**

The Board of Zoning Appeals is authorized to engage the services of a secretary and shall provide a detailed report of all its proceedings, the vote of each member participating therein and the absence of a member or the member's failure to vote. Immediately following the Board's decision, such record, including conditions prescribed by the Board, shall be filed in the office of the Building Commissioner. The report shall be open to public inspection and copies shall be mailed forthwith to the appellant.

#### **1248.08 NO USE VARIANCES PERMITTED.**

Under no circumstances shall the Board of Zoning Appeals have any jurisdiction or authority to grant a use variance that would permit a use of a property not otherwise permitted in that Zoning District as a main, accessory, conditional, or similar main use, unless that use is currently existing on that property as a legal non-conforming use.

#### **1248.09 REASONS FOR GRANTING VARIANCES.**

The Board of Zoning Appeals shall have the power, in specific cases, to vary the application of certain provisions of this Zoning Code in order that the public health, safety, morals and general welfare may be safeguarded and substantial justice done and the granting of the variance is in harmony with the purpose and intent of the ordinance for the following reasons:

- (a) Where the literal application of the provisions of this Zoning Code would result in unnecessary hardship peculiar to the property involved and not based on conditions created by the owner (a theoretical loss or limiting possibilities of economic advantage are general hardships, not unnecessary hardships);
- (b) Where the literal application of the provisions of the Zoning Code result in practical difficulties peculiar to the property involved and not based on conditions created by the owner (a theoretical loss or limiting possibilities of economic advantage are general difficulties and not practical difficulties);
- (c) Where other exceptional circumstances or conditions (such as topographical or geological conditions, or type of adjoining development) are only applicable to the property involved or to the intended use of the property or to a limited number of adjoining properties;
- (d) Where granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located; and
- (e) Where the granting of a variance will not be contrary to the general purpose, intent and objectives of this Zoning Code.

When appealing for a variance or modification, the burden is upon the applicant to state and substantiate the applicant's claim that the conditions set out in this Chapter exist.

If, after due consideration and deliberation, members of the Board of Zoning Appeals shall determine that a variance request should be granted due to unique circumstances, although not all of the five (5) conditions for granting a variance may be met, the Board may consider granting such variance provided that the following three conditions are met:

- (1) Public health, safety, morals, and general welfare will be safeguarded and not damaged;
- (2) The variance will not be contrary to the purpose and intent of the Zoning Code; and
- (3) That substantial justice can only be done for the applicant by the granting of such variance.

**1248.10 FACTORS TO CONSIDER IN DECISIONS ON VARIANCE REQUESTS.**

- (a) Factors to consider in determining if an unnecessary hardship exists:
  - (1) The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
  - (2) The hardship condition is not created by actions of the applicant;
  - (3) The granting of the variance will not adversely affect the rights of adjacent owners and/or neighbors;
  - (4) The granting of the variance will not adversely affect the public health, safety or general welfare;
  - (5) The variance will be consistent with the general spirit and intent of this Zoning Code;
  - (6) The variance sought is the minimum which will afford relief to the applicant;
  - (7) There is no other economically viable use for the property without the granting of the variance; and
  - (8) Any other factors the Board finds relevant based on the property under consideration and the surrounding properties and neighborhood.
- (b) Factors to consider in determining if a practical difficulty exists:
  - (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
  - (2) Whether the variance is substantial;

- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, drainage);
- (5) Whether the property owner purchased the property with **actual or implied** knowledge of the zoning restrictions;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
- (8) Any other factors the Board finds relevant based on the property under consideration and the surrounding properties and neighborhood.

**1248.11 LAPSE OF VARIANCES.**

A variance once granted shall not be withdrawn or changed unless there is a change of circumstances, or if, after the expiration of one year, no substantial construction is done in accordance with the terms and conditions for which such variance was granted. In such case, the Building Commissioner shall give a notice in writing, and thirty days thereafter, the variance shall be deemed null and void, and all regulations governing such premises in question shall revert to those in effect before the variance was granted.

Once an appeal has been denied by the Board of Zoning Appeals, it need not reconsider the same appeal or a substantially similar appeal involving the same property if resubmitted within thirty-six (36) months after the date of its decision unless the applicant can state and substantiate that the underlying conditions have substantially changed.

**1248.12 NOTICE TO COUNCIL AND PLANNING COMMISSION.**

Upon issuance by the Board of Zoning Appeals of any ruling, determination or order, the Secretary of the Board shall send, within three (3) days of the date of such ruling, determination or order, a copy thereof to the Clerk of Council and to the Secretary of the Planning Commission.

**Section 2.** That any ordinances or parts thereof inconsistent with this Ordinance be and are hereby repealed.

**Section 3.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of 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 the Codified Ordinances of the City concerning the Board of Zoning Appeals must be updated and revised. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2026 - 027  
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First reading: April 6, 2026  
Second reading: April 20, 2026  
Third reading: \_\_\_\_\_  
Public Hearing: June 1, 2026

\_\_\_\_\_  
President of Council  
Date Passed: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Referred to Planning Commission  
April 7, 2026  
*Favorable recommendations by the*  
Approved: Planning Commission  
April 9, 2026

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

Date Approved: \_\_\_\_\_

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

Ord. No. 2026-027 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 04-06-26 Ref: PC/PZE  
2<sup>nd</sup> Rdg. 04-20-26 Ref: PZE  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg 06-01-26 Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**CITY OF STRONGSVILLE  
OFFICE OF THE COUNCIL**

**MEMORANDUM**

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**TO:** Mitzi Anderson, Administrator to Boards & Commissions  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** April 7, 2026  
**SUBJECT:** Referral from Council: Ordinance Nos. 2026-027 and 2026-028

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At its regular meeting of April 6, 2026, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2026-027 by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26.*
  
- Ordinance No. 2026-028 by Mayor Perciak and All Members of Council. 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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26.*

A copy of these ordinances are attached for Planning Commission review.

AKP  
Attachments

## MEMORANDUM

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

**FROM:** Mitzi Anderson, Administrator Boards & Commissions

**SUBJECT:** Referral to Council

**DATE:** April 10, 2025

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Please be advised that at its Meeting of April 9, 2026, the Strongsville Planning Commission gave a **FAVORABLE RECOMMENDATION** to the following:

1) **ORDINANCE 2026-027**

AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

2) **ORDINANCE 2026-028**

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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 028

By: Mayor Perciak and All Members of Council

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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), 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 17963 Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) classification to RT-C (Townhouse-Cluster) classification (PPN 394-07-002), 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 changes in zoning 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 further to afford the applicant an opportunity to submit plans to facilitate economic development within the City, and to assure proper development of all lots and land within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: April 6, 2026  
Second reading: April 20, 2026  
Third reading: \_\_\_\_\_  
Public Hearing: June 1, 2026

Referred to Planning Commission  
April 7, 2026  
Approved: Favorable recommendation by the Planning Commission  
April 9, 2026

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2026 – 028  
Page 2

\_\_\_\_\_  
President of Council

Date Passed: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Date Approved: \_\_\_\_\_

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

Ord. No. 2026-028 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 04-06-26 Ref: PC/PSE  
2<sup>nd</sup> Rdg. 04-20-26 Ref: PSE  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. 04-01-26 Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

Boundary Description for  
Robert T. Harley  
**Rezoning Parcel Area**  
**4.8936 Acres**

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 99 and is bounded and described as follows: Beginning at a 3/4 inch iron pin in a monument box assembly found at the centerline intersection of Emmons Road, 60 feet in width and Marks Road, 40 feet in width, thence South 00°05'13" West, with the centerline of Marks Road, 722.80 feet to a point and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described, said point also being the southwesterly corner of a parcel of land conveyed to Marks Road Property, LTD. by deed dated January 23, 2006 and recorded in A.F.N. 200601230302 of the Cuyahoga County Recorder's Records;

thence North 88°35'48" East, with the southerly line of land so conveyed to Marks Road Property, LTD., 642.21 feet to a point on the northwesterly line of the B&O Railroad, formerly known as the Cleveland, Lorain and Wheeling Railway Co., being witnessed by a 3/4 inch iron pipe found and having passed over a 3/4 inch iron pin found at 30.00 feet, 0.15 feet south, of the centerline of Marks Road;

thence South 22°31'05" West, with the westerly line of the B&O Railroad, 465.56 feet to a point on the northeasterly corner of a parcel conveyed to Joseph A. Armelli by deed dated September 9, 2015 and recorded in A.F.N. 201509090376 of the Cuyahoga County Recorder's Records, being witnessed by a 3/4 inch iron pipe found 0.48 feet west;

thence along the northly lines of said Joseph A. Armelli for the next 3 courses:

1. South 88°50'35" West, 244.64 feet to a 5/8 inch iron pin found;
2. North 00°09'55" East, 99.83 feet to a 5/8 inch iron pin found;
3. South 88°38'34" West, 219.97 feet to a point on the centerline of Marks Road and having passed over a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set;



**Corporate Headquarters**  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

**Page 1 of 2**

F:\TGC Eng\PROJECTS\2904 STRONGSVILLE MARKS ROAD\SURVEY  
INFO\DESCRIPTIONS\2904 REZONING PARCEL DESC.docx

**Local Office**  
1310 Sharon Copley Rd  
PO Box 37  
Sharon Center, OH 44274  
330-590-8004

**EXHIBIT A**

thence North 00°05'13" East, with the centerline of Marks Road, 324.66 feet to the Principal Place of Beginning, containing 213,165 square feet or 4.8936 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in February, 2025. Subject to all highways, easements and covenants of legal record.

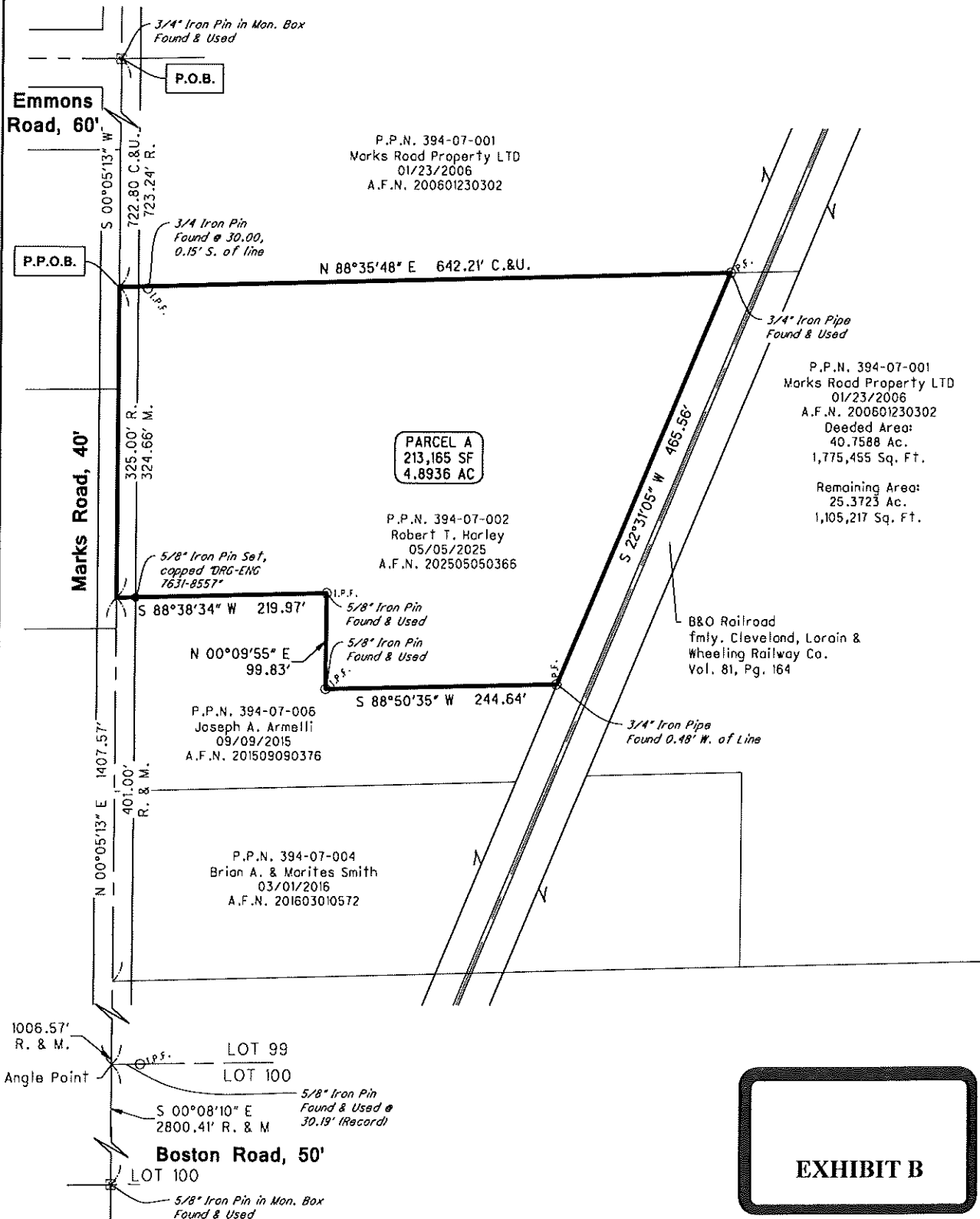
Centerline bearing of Marks Road was calculated to be North 00°05'13" East between monuments found, based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.



# Rezoning Exhibit

of land owned by  
**Robert T. Harley**  
 Strongsville, Ohio

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and  
 known as being part of Original Strongsville Township Lot No. 99



**EXHIBIT B**

**PETITION FOR ZONING CHANGE**

Ordinance Number: 2026-028

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 GIA use to a class RT-C use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: Subject property is currently zoned for General Industrial or Sexual-Oriented Businesses. Seeing as Tractor Trailer truck traffic is not permitted on Marks Road, the property owner is faced with a practical difficulty in marketing the property to Industrial Users. It is impractical to think an Industrial Business could successfully operate on Mark Road without the need for substantial trucking. Additionally, Sexually-Oriented Businesses would be obtrusive and inconsistent with the neighboring residential uses on Marks Road.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Proposed zoning change will not be detrimental and exhibits proper planning and "step-down" zoning practices. The zoning change to a higher-density residential use, under common ownership, would act as a buffer between adjacent Industrial & Manufacturer Businesses and lower-density, rural residential zoning district. The current Industrial Use of the property would be far more detrimental to the neighboring residential uses with increased truck traffic, obtrusive lighting, large building structures, etc. Furthermore, the parcel to the north (394-07-001, 15 AC~) was approved in 2023 for a change to R-TC which would complement the subject parcel.

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

- 1. Site Plan for project to the north (phase 1), + NARRATIVE
- 2. \_\_\_\_\_

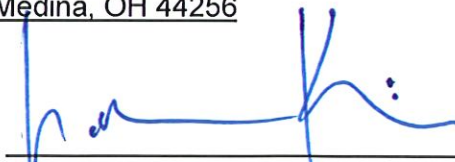
**THE PROPOSED USE OF THE PROPERTY IS:** R-TC Residential Town Home Cluster

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

Name: Loudan Klein, Granger Property Development LLC

Address: 2211 Medina Road, Suite 100, Medina, OH 44256

Telephone Number: 740-404-4957

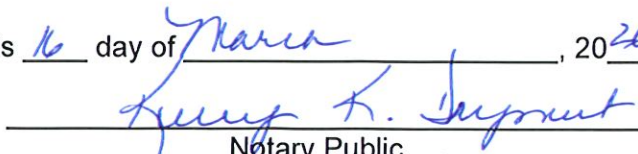
  
 \_\_\_\_\_  
 Signature of Owner(s)

State of Ohio            )  
County of Cuyahoga    )

Sworn to and subscribed in my presence this 16 day of March, 2026.



Kelley K Daymut  
Notary Public, State of Ohio  
My Commission Expires:  
12/06/2029

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 12/6/29

**PROPERTY DESCRIPTION FORM**

Ordinance Number: 2026-028

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: 17963 Marks Road

Permanent Parcel No: 394-07-002

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Subject Property is located on the East side of Marks Road; South of Lunn Road, North of Boston Road and West of Existing Railroad Tracks.

Number and type of buildings which now occupy property (if any): There is a single-family home on the property along with two accessory buildings to the rear of the home.

Acreage: 4.675

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>Robert T. Harley</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

[Signature]  
Signature of Owner(s)

State of Ohio        )  
County of Cuyahoga )

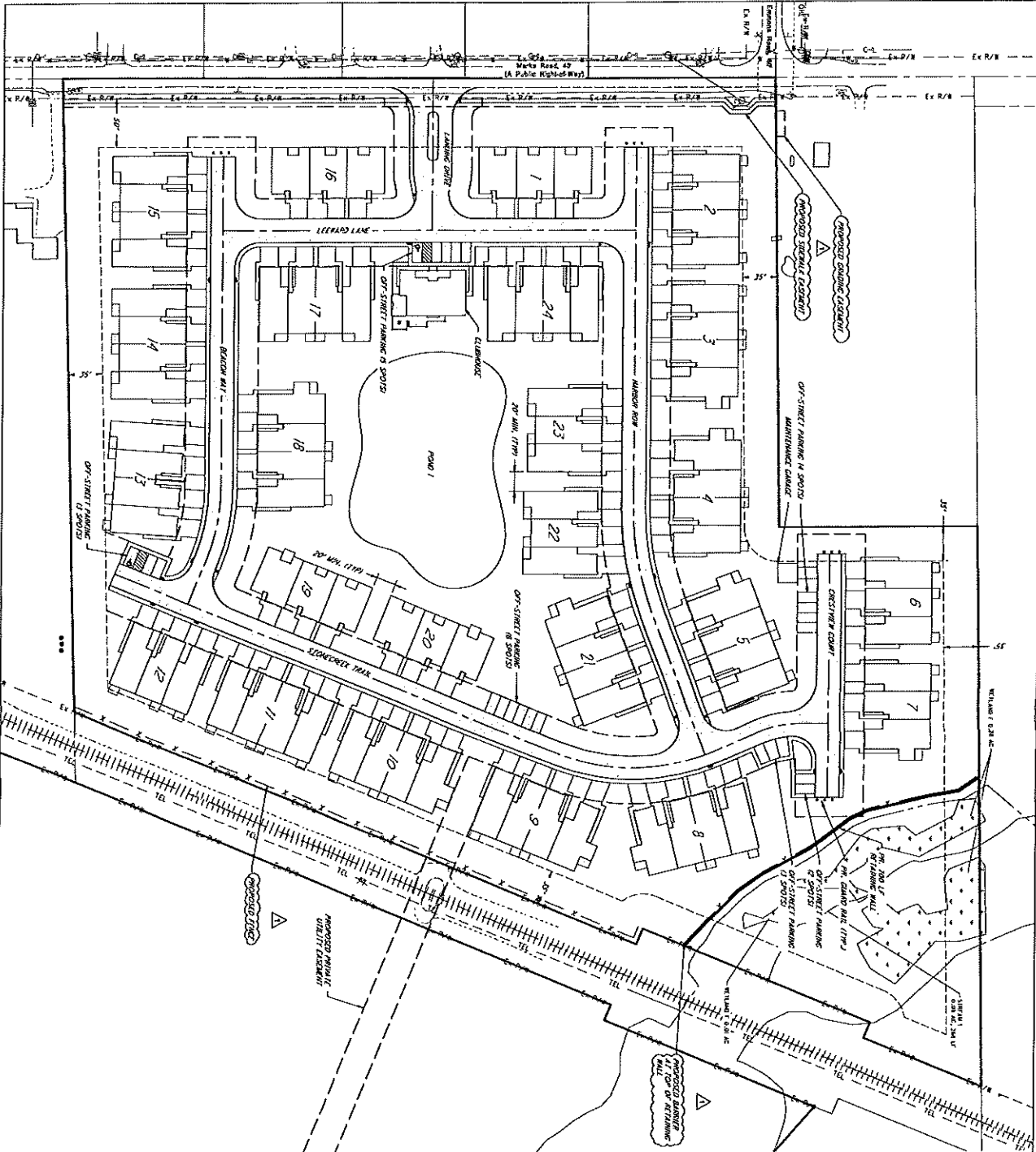
Sworn to and subscribed to in my presence this 16 day of March, 2026.

[Signature]  
Notary Public



Kelley K Daymut  
Notary Public, State of Ohio  
My Commission Expires:  
12/06/2029

My commission expires 12/0/29



**SITE INFORMATION:**  
 SITE LOCATION: MARKS ROAD, STRONGSVILLE, OHIO 44148  
 PROJECT NUMBER: 2023-13-42  
 SHEET: 5 OF 42  
 DATE: 2023-13-42

30.33 AC EXISTING BUILT-UP AREA  
 16.05 AC NET PROJECT AREA  
 14.05 AC NET PROJECT AREA  
 ZONING: OS-1 (OFFICE/COMMERCIAL CLUSTER B)-TC

PARAMETER	VALUE	REFERENCE
-MIN. PROJECT AREA	16.05 AC	SECTION 1609.01(B)
-MAX. DENSITY	6.0 DU/AC (RD)	SECTION 1609.01(B)
-MIN. LOT WIDTH	50 FT	SECTION 1609.01(B)
-MIN. FRONT YARD	20 FT LOCAL	SECTION 1609.01(B)
-MIN. SIDE YARD	5 FT SIDE YARD	SECTION 1609.01(B)
-MIN. BUILDING SEPARATION	5 FT SIDE YARD	SECTION 1609.01(B)
-MAX. BUILDING HEIGHT	2 STOREYS	SECTION 1609.01(B)
-MAX. TOTAL PER BUILDING	2 STOREYS	SECTION 1609.01(B)
-MAX. UNITS PER BUILDING	20	SECTION 1609.01(B)

**UNIT INFORMATION:**

NO.	TYPE	REFERENCE
15	MINISSON	112
16	MINISSON	112
17	MINISSON	112
18	MINISSON	112
19	MINISSON	112
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100	MINISSON	112

**BUILDING INFORMATION:**

NO.	TYPE	REFERENCE
1	MINISSON	112
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100	MINISSON	112

PROPOSED OPEN SPACE: 4.44 AC (RD. 5%)  
 PROPOSED GUEST PARKING: 23 SPACES (11 PER EACH 2.1 UNITS)

NOTE: CORE ROADS WILL BE NEEDED FOR STREET CROSSINGS

# CONCEPT LAYOUT (11) FOR CITY OF STRONGSVILLE MARKS ROAD-SOUTH

CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO

## SITE INFORMATION:

SITE LOCATION: 1783 MARKS ROAD, STRONGSVILLE, OHIO 44149  
 PARCEL NUMBER: 384-07-002  
 PARCEL AREA: 4.66 AC  
 ±0.16 AC EXISTING RIGHT-OF-WAY AREA

PARCEL OWNER: M. J. J. TRAVIS, JR.  
 PROJECT NAME: MARKS ROAD SOUTH TOWNHOUSE CLUSTER (R-T1)

ZONING DISTRICT: RESIDENTIAL TOWNHOUSE CLUSTER (R-T1)

RECL CODE: N/A

-MIN. PROJECT AREA: 6.0 DU/AC(20)

-MAX. DENSITY: 150'

-MIN. LOT WIDTH: 32.4'

-MAX. LAND COVERAGE-BLGS: 50% COLLECTOR

-MIN. FRONT YARD: 20' LOCAL

-MIN. SIDE YARD: 15' OPEN SPACE

-MIN. BUILDING SEPARATION: 10' (SIDE)

-MAX. BUILDING HEIGHT: 50' (REAR)

-MAX. WALL LENGTH: 2 STORIES

-MAX. TOTAL WALL LENGTH: 150'

-MAX. UNITS PER BUILDING: 0

NO. TYPE PERCENT

7 WINDSOR 27%

2 WINDSOR SIDE SUNROOM 7.7%

1 WINDSOR REAR SUNROOM 7.7%

11 CANTERBURY 42%

2 PRADLE 7.7%

26 TOTAL UNITS 7.7%

BUILDING INFORMATION:

NO. TYPE

1 WINDSOR/CANTERBURY

5 WINDSOR/CANTERBURY/PRADLE

7 TOTAL BUILDINGS

PROPOSED OPEN SPACE: 2.5 AC (56%)

PROPOSED PAVED AREA: 1.5 AC (32%)

PROPOSED LINEAR FEET OF PAVEMENT: 1,052 LF (3.7 UNITS, 26 DU SOUTH)

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PROPOSED LINEAR FEET OF PAVEMENT: 1,052 LF (3.7 UNITS, 26 DU SOUTH)



DAVEY Resource Group  
 11000 W. 12th St., Suite 100  
 Overland Park, KS 66213  
 Phone: 913.241.1100  
 Fax: 913.241.1101  
 www.daveyresourcegroup.com

SCALE: 1" = 30' (1:300)  
 DATE: 10/20/11

CONCEPT LAYOUT - 11  
 CITY OF STRONGSVILLE  
 MARKS ROAD - SOUTH

PROJECT NUMBER: 2014  
 DATE: 10/20/11

NO SCALE  
 LOCATION MAP

DESIGN ENGINEER:  
 DAVID M. COOPER, INC.  
 1310 SHARON CIRCLE ROAD  
 CLEVELAND, OHIO 44124  
 TRAVIS C. CRANE, P.E.  
 330-506-4004



**CITY OF STRONGSVILLE**  
*OFFICE OF THE COUNCIL*

**MEMORANDUM**

---

**TO:** Lori Daley, Assistant City Engineer

**FROM:** Aimee Pientka, Clerk of Council

**DATE:** March 17, 2026

**SUBJECT:** Rezoning Application  
Owner: Robert T. Harley  
Developer: Loudan Klein/Granger Property Development LLC  
PPN: 394-07-002  
Address: 17963 Marks Road  
From: General Industrial-A (GI-A) to Residential Townhouse-Cluster (RT-C)

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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  
Mitzi Anderson, Administrator to Boards and Commissions

# City of Strongsville

## *Memorandum*

**To:** Neal Jamison, Law Director

**CC:** Mayor Perciak  
Ken Mikula, City Engineer  
Aimee Pientka  
George Smerigan, City Planner  
Brent Painter, Economic Development Director  
Dan Kolick, Assistant Law Director  
Mitzi Anderson, Administrator to Boards and Commissions

**From:** Lori Daley, Assistant City Engineer

**Date:** March 18, 2026

**Re:** Rezoning Application  
PPN 394-07-002  
17963 Marks Road  
GI-A to RT-C

---

Neal,

The legal description and exhibit included in the Clerk of Council's March 17, 2026 memo accurately describe the parcel to be rezoned.

Please feel free to contact me with any questions.

Thank you.

**CITY OF STRONGSVILLE  
OFFICE OF THE COUNCIL**

**MEMORANDUM**

---

**TO:** Mitzi Anderson, Administrator to Boards & Commissions  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** April 7, 2026  
**SUBJECT:** Referral from Council: Ordinance Nos. 2026-027 and 2026-028

---

At its regular meeting of April 6, 2026, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2026-027 by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26.*
- Ordinance No. 2026-028 by Mayor Perciak and All Members of Council. 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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26.*

A copy of these ordinances are attached for Planning Commission review.

AKP  
Attachments

# MEMORANDUM

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

**FROM:** Mitzi Anderson, Administrator Boards & Commissions

**SUBJECT:** Referral to Council

**DATE:** April 10, 2025

---

Please be advised that at its Meeting of April 9, 2026, the Strongsville Planning Commission gave a **FAVORABLE RECOMMENDATION** to the following:

1) **ORDINANCE 2026-027**

AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

2) **ORDINANCE 2026-028**

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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 049

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO COLUMBIA GAS OF OHIO, INC. IN ORDER TO PLACE THEIR FACILITIES WITHIN A UTILITY EASEMENT LOCATED ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Strongsville owns certain real estate located on Foltz Parkway in the City of Strongsville and known as Permanent Parcel Number 394-08-005 (the "Premises"); and

WHEREAS, in conjunction with the City of Strongsville Foltz Parkway Extension Project, Columbia Gas of Ohio, Inc. is requiring the City to enter into an agreement to have their utility located within a 12' Utility Easement; and

WHEREAS, therefore, the City of Strongsville (the "Grantor") wishes to grant and Columbia Gas of Ohio, Inc. (the "Grantee") wishes to accept an easement to construct, operate, maintain, improve, repair, inspect, replace, alter the size, and remove or abandon in place gas pipelines and appurtenances (collectively the "Facilities"), in order to place such Facilities within the limits of a permanent easement which is the "12' Utility Easement" described in Exhibit "1" attached hereto and depicted in Exhibit "A" attached to said Exhibit "1" (the "Easement Area"); and

WHEREAS, such Facilities will be utilized by the Grantee for transporting gas with associated products or other substances that can be transported through pipelines.

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 authorizes the Mayor to grant an Easement to Columbia Gas of Ohio, Inc., in order to construct, operate, maintain, improve, repair, inspect, replace, alter the size, and remove or abandon in place gas pipelines and appurtenances, as more fully set forth in Exhibit "1" attached hereto and incorporated herein by reference.

**Section 2.** That the Clerk of Council and/or City Engineer be and are hereby authorized and directed to cause recording of the Easement with the Cuyahoga County Fiscal Office after its execution.

**Section 3.** That the funds for the purposes of recording said document have been appropriated and shall be paid from the General Fund.

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

**CITY OF STRONGSVILLE, OHIO**  
**ORDINANCE NO. 2026 - 049**  
**Page 2**

**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, and for the further reason that the aforesaid easement be granted by the City to Columbia Gas in conjunction with the Foltz Parkway Extension Project. 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.

First reading: May 18, 2026

Referred to Planning Commission

Second reading: \_\_\_\_\_

May 19, 2026  
*favorable recommendation by*

Third reading: \_\_\_\_\_

Approved: Planning Commission  
May 28, 2026

\_\_\_\_\_  
 President of Council

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

Date Passed: \_\_\_\_\_

Date Approved: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Ord. No. 2026-049 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. 05-18-26 Ref: PC/PZE  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

Land Record No. \_\_\_\_\_

**EASEMENT**

This Easement (collectively, this "Easement") is made by and between **THE CITY OF STRONGSVILLE**, with a mailing address of 18688 Royalton Rd Strongsville, OH 44136 (the "Grantor", whether singular or plural) and **COLUMBIA GAS OF OHIO, INC.**, an Ohio corporation, with principal offices at 290 West Nationwide Boulevard, Columbus, Ohio 43215 (the "Grantee").

**GRANT.** For One and 00/100 U.S. Dollar (\$1.00) and other good and valuable consideration paid, the receipt and sufficiency of which are acknowledged by Grantor, Grantor grants to Grantee the perpetual rights in, on, over, under, across, and through Grantor's property situated in Part Of Original Strongsville Township Lot Numbers 99 & 100, City Of Strongsville, County Of Cuyahoga, State Of Ohio, parcel 394-08-005 containing 138.434 acres, more or less, and more particularly described in Instrument # 200106290559, as recorded in the Office of Recorder of Deeds, Cuyahoga County, Ohio on 6/29/2001 (the "Premises") to all the following:

- i. construct, operate, maintain, improve, repair, inspect, replace, alter the size, and remove or abandon in place pipelines and appurtenances, including, but not limited to, valves, markers, service lines and connections, lateral lines and connections, and cathodic and other protection(s) for transporting gas with associated products or other substances that can be transported through pipelines (collectively, the "Facilities");
- ii. perform pre-construction and due diligence work;
- iii. access to and from the Easement Area (defined below) by means of existing or future roads and other reasonable routes on the Premises and Grantor's adjoining lands to allow Grantee to exercise all rights under this Easement; and

- iv. exercise all other rights necessary or convenient for the full use and enjoyment of the rights granted in this Easement, including but not limited to, the right from time to time to the following: (a) clear the Easement Area (defined below) of all dwellings, garages, out-buildings, pools, decks, man-made bodies of water, leach beds, septic tanks, unapproved utility installations, or any other obstruction of any kind that, in Grantee's sole discretion, prevent or interfere with Grantee's rights under this Easement; and (b) clear, cut, trim, and remove any and all trees, vegetation, shrubbery, brush, and overhanging branches from the Easement Area (defined below) by various means and methods, including, but not limited to, the use of herbicides approved by the United States Environmental Protection Agency ((a) and (b) together shall collectively be known as "Encroachments").

The Facilities laid pursuant to the terms of this Easement shall be located within the limits of a permanent easement (the "Easement Area") which is the "12' Utility Easement" as described or depicted, or both on the Foltz Parkway Extension & Dedication Plat, attached as Exhibit A.

Grantor also grants Grantee a Construction Easement that is ten (10) feet on each side of and adjoining the Easement Area, for the purpose of enabling Grantee to initially construct the Facilities and to later relocate, maintain, lay additional, add lateral or service connections, replace, or change the size of the Facilities within the Easement Area, and to conduct all activities permitted hereunder and incident hereto, including restoration or clean-up activities. Grantee's use of the Construction Easement shall be limited to the times when actively engaged in exercising the rights granted under this paragraph.

Grantor may use and enjoy the Easement Area, except to the extent such use and enjoyment interferes with the rights granted to Grantee under this Easement. Grantor shall not construct or permit to be constructed or place any Encroachment on or over the Easement Area that will, in any way, in Grantee's sole discretion, interfere with the use and enjoyment of the rights granted to Grantee in this Easement. Except as may be consented to by Grantee, in writing, which consent shall not be unreasonably withheld, Grantor, along with Grantor's agents, representatives, and independent contractors, shall not change the depth of cover in the Easement Area, conduct grading operations within the Easement Area, permit the dumping of refuse or waste in the Easement Area, operate heavy machinery or equipment in the Easement Area, or engage in any activity within the Easement Area that, in Grantee's sole discretion, creates or could create a safety issue or otherwise interferes with the rights granted to Grantee in this Easement. Grantee understands and acknowledges that this is not an exclusive easement and that other utilities will be sharing this easement area.

Grantee shall restore and remediate any area on the Premises disturbed by Grantee in connection with Grantee exercising its rights under this Easement to as near as practical to the Premises' original condition, except as provided herein. Should Grantor and Grantee disagree regarding whether Grantee is responsible for restoration or remediation hereunder (the "Dispute"), the Dispute shall be submitted to a mutually agreed upon mediator who will mediate the disagreement before any legal action is commenced in any appropriate court having jurisdiction.

Grantor represents and warrants to Grantee that, to the best of Grantor's knowledge the following: (a) no pollutants, contaminants, petroleum, or hazardous substances have been disposed or released on or under the Premises that would cause or threaten to cause an endangerment to human health or the environment or require clean up; (b) no portion of the Premises is legally or contractually restricted as to its use or is subject to special environmental protections that would affect the use of the Easement Area for Grantee's intended use under this Easement; and (c) the Premises, or any portion thereof, is not currently and has not previously been used for commercial or industrial purposes. Grantor further represents that it has informed Grantee, prior to the execution of this Easement, of all pollutants, contaminants, petroleum, hazardous substances, and endangerments which the Grantor knows or has reason to know exist or may exist on or under the Easement Area.

Grantor and Grantee agree that, except to the extent caused by the acts or omissions of Grantee or its representatives and contractors, Grantee shall not be liable for, and is forever released from, any and all claims, damages, losses, judgments, suits, actions, and liabilities, whether arising during, prior to, or subsequent to the term of this Easement, related to the presence of pollutants, contaminants, petroleum, hazardous substances, or endangerments in, beneath, or along the Premises.

Grantor and grantee agree that, except to the extent caused by the acts or omissions of grantee or its representatives and contractors, grantee shall not be liable for, and is forever released from, any and all claims, damages, losses, judgments, suits, actions, and liabilities, whether arising during, prior to, or subsequent to the term of this easement, related to the presence of pollutants, contaminants, petroleum, hazardous substances, or endangerments in, beneath, or along the premises.

Grantor forever releases and discharges Grantee from the following regarding any and all claims arising from executing and granting this Easement to Grantee: (a) any Ohio Constitution, Article I, Section 19 just compensation claims; (b) the fair market value of the Easement; (c) the fair market value of the improvements, if any, to be taken as a result of this Easement; (d) the damages, if any, to the residue of the Premises caused, or alleged to be caused, by appropriation of this Easement; and (e) any other damages, if any, resulting from construction and installation of the Facilities relating to this Easement and the use thereof. This section survives this Easement's release and reversion of any portions of the Easement.

Grantor covenants to the following: (a) to be the true and lawful owner of the Premises; (b) to be lawfully seized of the Premises in fee simple; (c) to have good right and full power to grant this Easement; and (d) that it will not convey or transfer fee simple ownership of the Premises prior to the recording of this Easement in the public land records.

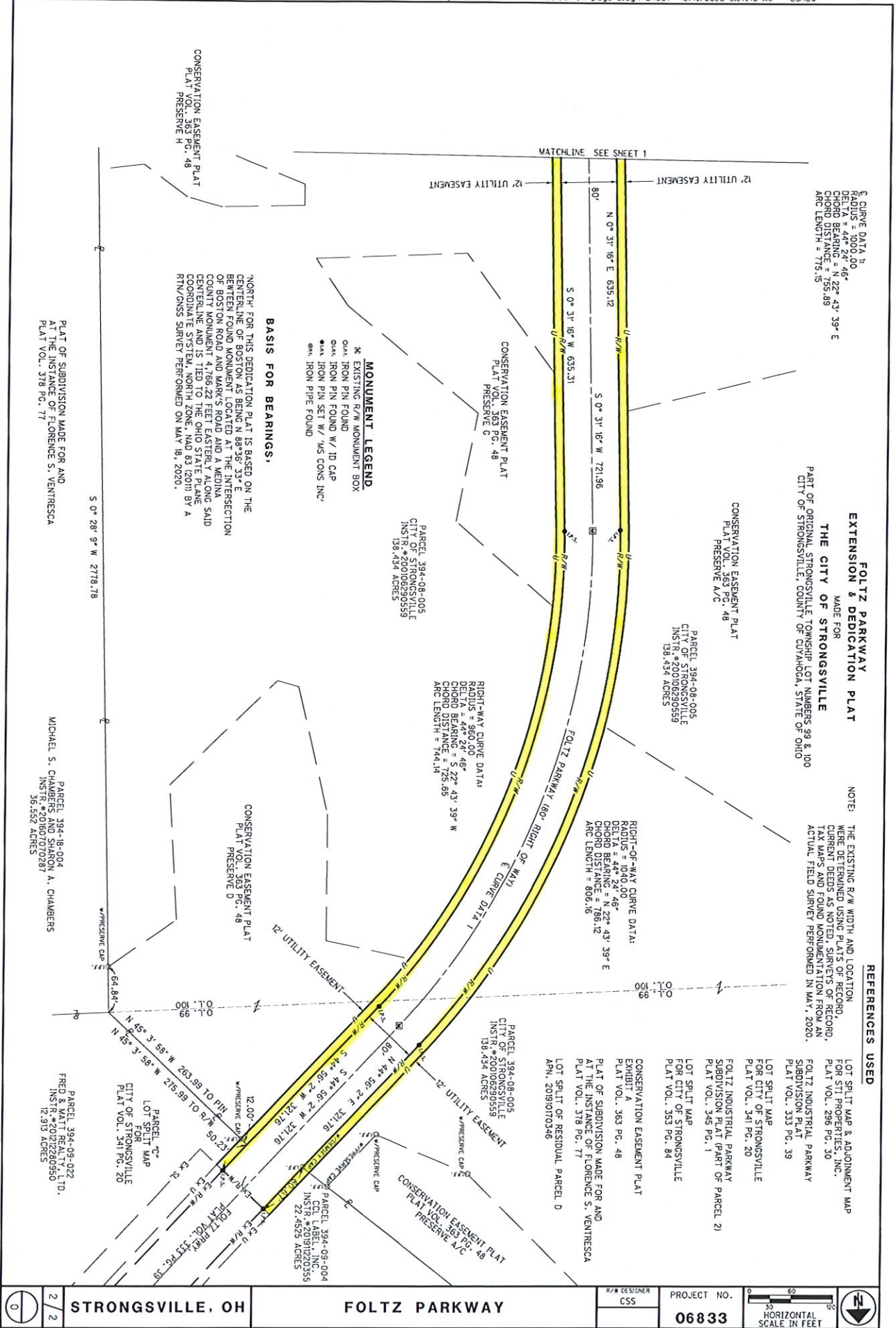
Failure or refusal to exercise any rights in this Easement is not a waiver of any kind and no waiver or release is valid unless executed in writing by the waiving party and properly recorded in the public land records of the Premises title. Both parties having participated fully and equally in the negotiation and preparation of this Easement, this Easement shall not be more strictly construed, nor any ambiguities in this Easement resolved, against either Grantor or Grantee.

The rights, privileges, and terms of this Easement shall be covenants running with the land and extend to and be binding upon Grantor and Grantee and their respective representatives, heirs, successors, and assigns.

*[Remainder of page intentionally blank. Grantor's execution next page.]*







**C CURVE DATA:**  
 RADIUS = 1000.00'  
 DELTA = 44° 24' 46"  
 CHORD BEARING = N 22° 43' 39" E  
 CHORD DISTANCE = 755.89'  
 ARC LENGTH = 775.15'

**FOLTZ PARKWAY EXTENSION & DEDICATION PLAT**  
 MADE FOR  
**THE CITY OF STRONGSVILLE**  
 PART OF ORIGINAL STRONGSVILLE TOWNSHIP LOT NUMBERS 99 & 100  
 CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO

**NOTE:** THE EXISTING R/W WIDTH AND LOCATION WHERE SHOWN IS BASED ON RECORD MAPS AND FOUND MONUMENTATION FROM AN ACTUAL FIELD SURVEY PERFORMED IN MAY, 2020.

**REFERENCES USED**  
 LOT SPLIT MAP & ADJOURNMENT MAP FOR STIT PROPERTIES, INC. PLAT VOL. 288 PG. 30  
 FOLTZ INDUSTRIAL PARKWAY SUBDIVISION PLAT (PART OF PARCEL 2) PLAT VOL. 345 PG. 1  
 LOT SPLIT MAP FOR CITY OF STRONGSVILLE PLAT VOL. 353 PG. 84  
 LOT SPLIT MAP FOR CITY OF STRONGSVILLE PLAT VOL. 341 PG. 20  
 FOLTZ INDUSTRIAL PARKWAY SUBDIVISION PLAT (PART OF PARCEL 2) PLAT VOL. 345 PG. 1  
 LOT SPLIT MAP FOR CITY OF STRONGSVILLE PLAT VOL. 353 PG. 84

**MONUMENT LEGEND**

- M EXISTING R/W MONUMENT BOX
- OH, IRON PIN FOUND
- OH, IRON PIN FOUND W/ ID CAP
- M IRON PIN SET W/ "MS CONS INC"
- M IRON PIPE FOUND

**NOTE:** FOR THIS DEDICATION PLAT IS BASED ON THE CENTERLINE OF SECTION 25 BEING IN 89° 36' 33" E BETWEEN FOUND MONUMENTS AND A SECTION OF BOSTON ROAD AND MARY'S ROAD AND A FEDERAL COUNTY MONUMENT 4,766-22 FEET EASTERLY ALONG SAID CENTERLINE AND IS TIED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) BY A RTN/GNSS SURVEY PERFORMED ON MAY 18, 2020.

**PLAT OF SUBDIVISION MADE FOR AND AT THE INSTANCE OF FLORENCE S. VENTRESCA**  
 PLAT VOL. 378 PG. 77

**PARCEL 394-08-004**  
 CITY OF STRONGSVILLE  
 INSTR. # 200100290559  
 138.434 ACRES

**PARCEL 394-09-002**  
 CITY OF STRONGSVILLE  
 INSTR. # 201222809510  
 12.913 ACRES

**CITY OF STRONGSVILLE  
OFFICE OF THE COUNCIL**

**MEMORANDUM**

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**TO:** Kristi Onofre, Administrator to Boards & Commissions  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** May 19, 2026  
**SUBJECT:** Referral from Council: Ordinance Nos. 2026-049 and 2026-050

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At its regular meeting of May 18, 2026, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- **Ordinance No. 2026-049** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO COLUMBIA GAS OF OHIO, INC. IN ORDER TO PLACE THEIR FACILITIES WITHIN A UTILITY EASEMENT LOCATED ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 05-18-26.*
  
- **Ordinance No. 2026-050** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO THE CITY OF CLEVELAND FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN FOR WATER CIRCULATION PURPOSES ONLY IN THE CITY OF STRONGSVILLE ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 05-18-26.*

A copy of these ordinances are attached for Planning Commission review.

AKP  
Attachments

## MEMORANDUM

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

**FROM:** Kristi Onofre, Administrator Boards & Commissions

**SUBJECT:** Referral to Council

**DATE:** May 29, 2026

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Please be advised that at its Meeting of May 28, 2026 the Strongsville Planning Commission gave a Favorable Recommendation to the following:

### **ORDINANCE 2026-049**

An Ordinance authorizing the Mayor to grant an easement to Columbia Gas of Ohio, Inc. in order to place their facilities within a utility easement located on Foltz Parkway, in connection with the Foltz Parkway extension project, and declaring an emergency.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 050

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO THE CITY OF CLEVELAND FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN FOR WATER CIRCULATION PURPOSES ONLY IN THE CITY OF STRONGSVILLE ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Strongsville owns certain real estate located on Foltz Parkway in the City of Strongsville and known as Permanent Parcel Number 394-08-005 (the "Premises"); and

WHEREAS, in conjunction with the City of Strongsville Foltz Parkway Extension Project, the City of Cleveland will be installing and maintaining a water main for circulation purposes only; and

WHEREAS, therefore, the City of Strongsville (the "Grantor") wishes to grant and the City of Cleveland (the "Grantee") wishes to accept an easement to enter the Premises to lay, install and maintain therein a water main and appurtenances for circulation purposes only, as more fully set forth in Exhibit "1" attached hereto and described and depicted in Exhibits "A" and "B" attached to said Exhibit "1".

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 authorizes the Mayor to grant a Standard Easement for the Installation and Maintenance of a Water Main for Circulation Purposes Only to the City of Cleveland in order to lay, install and maintain a water main and appurtenances, as more fully set forth in Exhibit "1" attached hereto and incorporated herein by reference.

**Section 2.** That the Clerk of Council and/or City Engineer be and are hereby authorized and directed to cause recording of the Easement with the Cuyahoga County Fiscal Office after its execution.

**Section 3.** That the funds for the purposes of recording said document have been appropriated and shall be paid from the General 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, and for the further reason that the aforesaid easement be granted by the City to the

**CITY OF STRONGSVILLE, OHIO**  
**ORDINANCE NO. 2026 – 050**  
**Page 2**

City of Cleveland in conjunction with the Foltz Parkway Extension Project. 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.

First reading: May 18, 2026

Referred to Planning Commission

Second reading: \_\_\_\_\_

May 19, 2026  
*favorable recommendation by*  
 Approved: Planning Commission  
May 28, 2026

Third reading: \_\_\_\_\_

\_\_\_\_\_  
 President of Council

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

Date Passed: \_\_\_\_\_

Date Approved: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Ord. No. 2026-050 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. 05-18-26 Ref: PC/P2E  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

STANDARD EASEMENT  
FOR THE  
INSTALLATION AND MAINTENANCE OF A WATER MAIN  
FOR CIRCULATION PURPOSES ONLY

We, CITY OF STRONGSVILLE, the Grantor herein, for valuable consideration received and to be received to our full satisfaction, do hereby grant and convey to the City of Cleveland, political subdivision of the State of Ohio and Grantee herein, the perpetual right-of-way and easement for the purposes hereinafter mentioned in the following described premises (the "Premises"):

"A copy of the legal description is attached hereto as Exhibit A and is incorporated herein as if fully rewritten, and a graphic picture is attached hereto as Exhibit B and incorporated herein."

Grantor and Grantee agree that all references to either part in this instrument shall include that party and the party's heirs, administrators, successors and/or assignees.

In consideration of the mutual covenants contained herein, the Grantor hereby grants and conveys unto the Grantees the right and easement to enter upon the premises to lay, install and maintain therein a water main and appurtenances, including service connections and pipes; to set all water meters and make all repairs to water mains, service meters and appurtenances which the Grantee deems to be necessary or advisable from time to time; to turn off water to any service connection or water main; or to do any other thing which the Grantee deems to be necessary or advisable in order to operate or maintain said mains, meters, connections, pipes and appurtenances in accordance with the ordinances, rules and regulation of the Grantee which are now in effect or may be adopted hereafter.

In consideration of acceptance of the easement by the Grantee, the Grantor agrees to pay the entire cost of installing a water main and appurtenances upon the premises, which main shall be located not less than nine (9) feet from either lateral limit of the premises. The water main and appurtenances, including valves and hydrants, shall upon completion, and approval by the Grantee, become and remain the property of the Grantor City of Strongsville and shall be a distribution water main of said Grantee within the purview and subject to the terms of any Water Service Agreement between said Grantor and Grantee, the City of Cleveland, now or hereafter in effect.

The Grantor hereby restricts the premises against the construction thereon of any temporary or permanent structures, except that Grantor may install or cause to be installed sidewalks or pavements, or tunnels, railroad switch tracks, sewers, ducts, pipes or pole lines which cross over or under the premises at an angle of not less than forty-five (45) degrees with the center line of the water main, or which clear the water main by not less than one and one-half (1 - ½) feet above or one and one-half (1- ½ ) feet below.

The Grantor agrees to keep the premises free of materials, equipment, vehicles, trees, shrubbery, and any other obstructions which would interfere with Grantee's access to or maintenance of water mains and appurtenances. Grantor further agrees to make no alterations to the premises which would increase the depth of the water main to more than six (6) feet or reduce its depth to less than five (5) feet.

If the Grantor desires to alter the premises in any way other than is expressly permitted herein, it must obtain the prior written approval of the Grantee. Upon receipt of such approval, the Grantor shall at its own expense relocate or reconstruct all or any portion of the water main and appurtenances which are affected by such alteration and, where necessary, grant a new easement of not less than thirty (30) feet in width under the same terms and conditions as herein provided. The relocated or reconstructed water main and appurtenances shall, upon completion, and approval by the Grantee, become the property of the Grantor City of Strongsville.

If the Grantor violates any of the provisions of this easement, the Grantee, either jointly or separately and at the expense of the Grantor, may enter upon the premises and discontinue water service or make such alterations as are necessary to bring the premises into compliance with the provisions of this easement.

Whenever maintenance or work of any kind is performed on the premises under the terms of this easement, the Grantee, jointly and separately, shall bear no responsibility for restoration of the premises or their environs to their original topographical condition.

The Grantor indemnifies and holds harmless the Grantee from any and all damage, injury or loss to any person or property caused by, related to or resulting from any leaks in the water main or appurtenances or the maintenance, construction, reconstruction or relocation of said main or appurtenances, other than damage, injury or loss caused by, related to or resulting from the sole negligence of the Grantee. The Grantor further indemnifies and holds harmless the Grantee from any and all expense incurred and damage to the water main and appurtenances caused by, related to or resulting from the Grantor's construction or maintenance of any paving, walks, switch tracks, tunnels, sewers, ducts, pipes or pole line within or upon the premises or from any other use of the premises by the Grantor.

The Grantor hereby reserves the right to use the premises for the passage or transportation of personnel, materials or equipment, and to make such other use of the premises as is not expressly prohibited by or inconsistent with the terms of this easement.

The Grantor further agrees that since the water main to be installed on the premises is for circulation purposes only, no service connections or hydrants shall be connected to it at any time, and that divisional valves of the same size as the water main shall be installed at each longitudinal end of the premises.

The Grantor and the Grantee mutually agree that neither the recording of this instrument nor its acceptance by the Grantee shall be construed as a dedication of the premises or an agreement by the Grantee to accept the premises for dedication for public use as a street.

The Grantor covenants with the Grantee that it is well seized of the premises as a good and indefeasible estate in fee simple and has the right to grant and convey the premises in the manner and form above written. The Grantor further covenants that it will warrant and defend the premises with the appurtenances thereunto belonging to the Grantee against all lawful claims and demands whatsoever for the purposes described herein.

TO HAVE AND TO HOLD the above granted easement, right-of-way, water lines, appurtenances and additions installed by the Grantor, for the purposes above mentioned, unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed in the Presence of:

GRANTOR:  
CITY OF STRONGSVILLE

\_\_\_\_\_  
\_\_\_\_\_  
(print or type name)

\_\_\_\_\_  
Thomas P. Perciak, Mayor  
(print or type name)

\_\_\_\_\_  
\_\_\_\_\_  
(print or type name)

This Instrument Prepared By:  
Neal M. Jamison, Law Director, City of Strongsville

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

Before me, a Notary Public in and for said County and State, personally appeared the above-named THOMAS P. PERCIAK, Mayor, City of Strongsville, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, personally and as such officer(s) and the free act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY

The legal form and correctness  
of the within instrument is  
hereby approved:

\_\_\_\_\_  
Director of Law, Neal M. Jamison

City of Strongsville  
\_\_\_\_\_  
(City, Village, Township, District)

\_\_\_\_\_  
(Date)

Accepted by the Council of CITY OF STRONGSVILLE by  
Ordinance No. \_\_\_\_\_  
Passed \_\_\_\_\_, 2026.

\_\_\_\_\_  
Clerk or Assistant

\_\_\_\_\_  
Date

The City of Cleveland, by and through its Director of Public Utilities, does hereby accept the within Easement and all the terms and conditions thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2026, as authorized by Section 129.20 of the Codified Ordinances of the Cleveland, Ohio, 1976, passed by the Council of the City of Cleveland on June 17, 1991.

Signed in the present of:

CITY OF CLEVELAND

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Director of Public Utilities

The legal form and correctness  
of the within instrument is  
hereby approved:

\_\_\_\_\_  
Director of Law

By: \_\_\_\_\_  
Assistant Director of Law

Date: \_\_\_\_\_

EXHIBIT 'A'

Situated in the State of Ohio, County of Cuyahoga, City of Strongsville, located in the Original Township of Strongsville Lot 100 and being part of a 138.434 acre tract as described in a deed to the City of Strongsville in Instrument Number 200106290559 (All records are on file at the Fiscal Office, Cuyahoga County, Ohio) and being more fully described as follows:

**Commencing** at Standard Highway Monument '2 ZF-1' at the intersection of Boston Road and Mark's Road, said monument being at the southwesterly corner of Cuyahoga County, a corner common with Lorain County and on the northerly line of Medina County;

Thence North  $88^{\circ} 36' 33''$  East, following the centerline of Boston Road and the county line between Cuyahoga and Medina, for a distance of 1,930.50 feet to the southeasterly corner of said 138.434-acre tract;

Thence North  $00^{\circ} 28' 09''$  East, following the easterly line of said 138.434-acre tract, for a distance of 30.02 feet to a five-eighths" iron pin found on the northerly right of way of Boston Road;

Thence South  $88^{\circ} 36' 33''$  West, following said northerly right of way and passing through said 138.434-acre tract, for a distance of 561.32 feet to the **True Place of beginning** of the parcel herein described;

Thence South  $88^{\circ} 36' 33''$  West, continuing along said northerly right of way and through said 138.434-acre tract, for a distance of 30.02 feet to a point;

Thence leaving said northerly right of way and continuing through said 138.434-acre tract for the following nine (9) courses and distances;

1. North  $00^{\circ} 31' 14''$  East, for 330.10 feet to a point;
2. Along the arc of a curve to the left, having a radius of 484.64 feet, a delta of  $31^{\circ} 06' 55''$ , a chord bearing of North  $15^{\circ} 02' 12''$  West, a chord distance of 259.97 feet, for an arc length of 263.19 feet to a point;
3. Along the arc of a curve to the right, having a radius of 557.36 feet, a delta of  $31^{\circ} 06' 53''$ , a chord bearing of North  $15^{\circ} 02' 12''$  West, a chord distance of 298.97 feet, for an arc length of 302.68 feet to a point;
4. North  $00^{\circ} 25' 18''$  East, for 426.95 feet to a point;
5. Along the arc of a curve to the left, having a radius of 87.00 feet, a delta of  $20^{\circ} 36' 50''$ , a chord bearing South  $74^{\circ} 04' 41''$  East, a chord distance of 31.13 feet, for an arc length of 31.30 feet to a point;
6. South  $00^{\circ} 25' 18''$  West, for 418.68 feet to a point;
7. Along the arc curve to the left, having a radius of 527.36 feet, a delta of  $31^{\circ} 06' 53''$ , a chord bearing of South  $15^{\circ} 02' 12''$  East, a chord distance of 282.88 feet, for an arc length of 286.39 feet to a point;

8. Along the arc of a curve to the right, having a radius of 514.64 feet, a delta of  $31^{\circ} 06' 55''$ , a chord bearing South  $15^{\circ} 02' 12''$  East, a chord distance of 276.06 feet, for an arc length of 279.48 feet;
9. South  $00^{\circ} 31' 14''$  West, for 329.10 feet to the **True Place of Beginning** and containing 39,520 square feet or 0.907 acres of land, more or less, within Cuyahoga County Auditor Parcel Number 394080005, of which Present Road Occupied is 0.000 acres of land.

The bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011) Epoch 2010. Said bearings originated from a field traverse which is tied to said coordinate system by GPS observations on May 8, 2020, utilizing the Ohio Department of Transportation Real-Time -Network. The centerline of Boston Road having a bearing of North  $88^{\circ} 36' 33''$  East and monumented as described hereon is designated the "basis of bearing" for this description.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559 and is based on an actual survey performed by ms consultants inc. in May 2020.

# EXHIBIT B



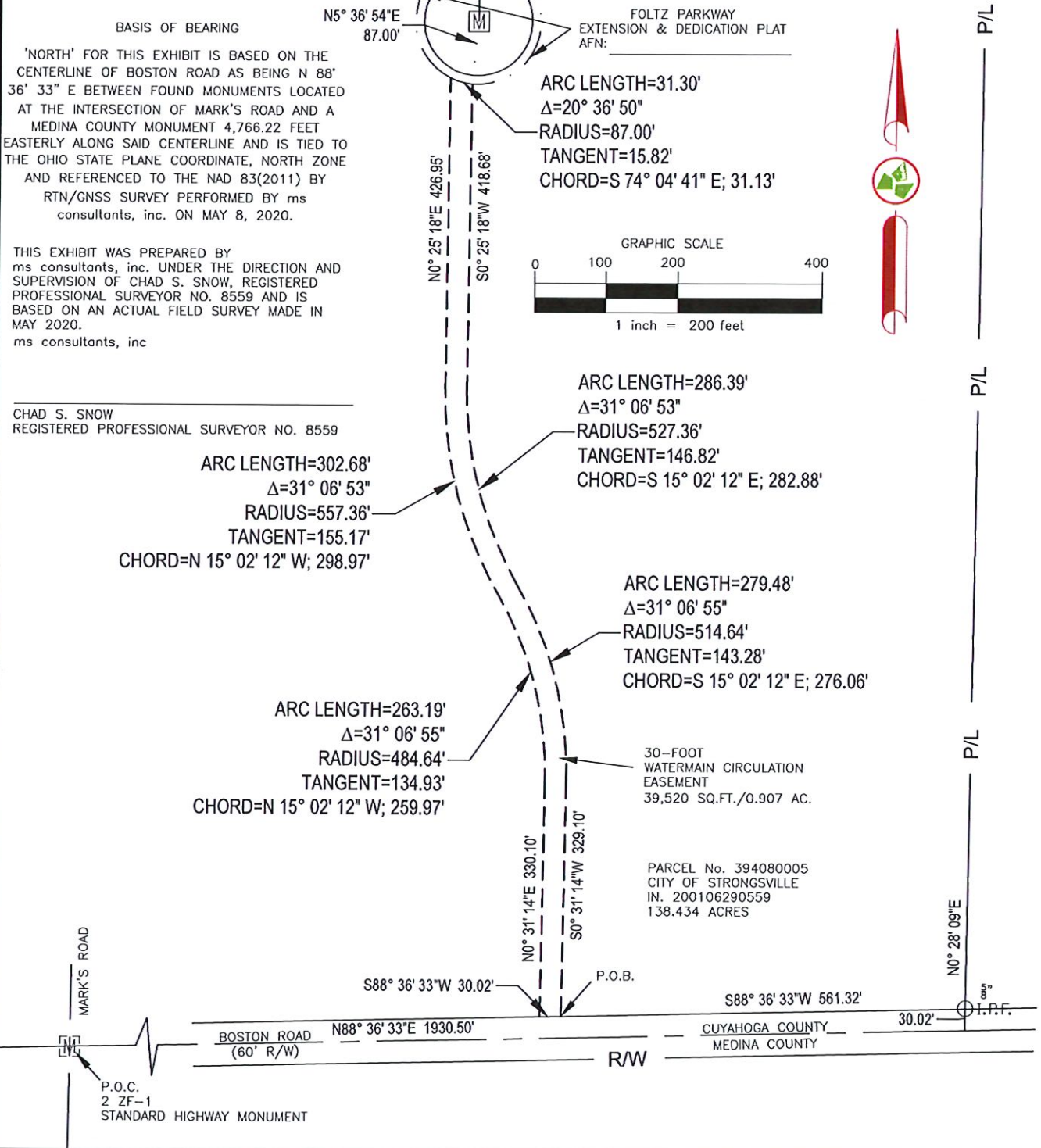
**ms consultants, inc.**

425 LIBERTY RD, STE. 100 CLEVELAND, OHIO 44113

PHONE (614) 898-7100

## 30-FOOT WATERMAIN CIRCULATION EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF STRONGSVILLE, LOCATED IN THE ORIGINAL STRONGSVILLE TOWNSHIP LOT 100 AND BEING PART OF A 138.434 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF STRONGSVILLE IN INSTRUMENT 200106290559. (ALL RECORDS ON FILE AT THE FISCAL OFFICE, CUYAHOGA COUNTY, OHIO).



**CITY OF STRONGSVILLE  
OFFICE OF THE COUNCIL**

**MEMORANDUM**

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**TO:** Kristi Onofre, Administrator to Boards & Commissions  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** May 19, 2026  
**SUBJECT:** Referral from Council: Ordinance Nos. 2026-049 and 2026-050

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At its regular meeting of May 18, 2026, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2026-049 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO COLUMBIA GAS OF OHIO, INC. IN ORDER TO PLACE THEIR FACILITIES WITHIN A UTILITY EASEMENT LOCATED ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 05-18-26.*
  
- Ordinance No. 2026-050 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO THE CITY OF CLEVELAND FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN FOR WATER CIRCULATION PURPOSES ONLY IN THE CITY OF STRONGSVILLE ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 05-18-26.*

A copy of these ordinances are attached for Planning Commission review.

AKP  
Attachments

## MEMORANDUM

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

**FROM:** Kristi Onofre, Administrator Boards & Commissions

**SUBJECT:** Referral to Council

**DATE:** May 29, 2026

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Please be advised that at its Meeting of May 28, 2026 the Strongsville Planning Commission gave a Favorable Recommendation to the following:

### **ORDINANCE 2026-050**

An Ordinance authorizing the Mayor to grant an easement to the City of Cleveland for the installation and maintenance of a water main for water circulation purposes only in the City of Strongsville on Foltz Parkway, in connection with the Foltz Parkway extension project, and declaring an emergency.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 055

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING ORDINANCE NO. 2007-215 TO REMOVE A PARCEL OF REAL PROPERTY FROM AN EXISTING TAX INCREMENT FINANCING EXEMPTION PROVIDED FOR IN ORDINANCE NO. 2007-215, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Strongsville, Ohio (the “City”) previously passed Ordinance No. 2007-215 (the “Original TIF Ordinance”) which (a) described public improvements to be made which directly benefit certain parcels, (b) declared Improvements (as defined in Revised Code Section 5709.40) with respect to such parcels of real property located in the City to be a public purpose (the “TIF Property”), (c) authorized the exemption of 100% of the value of those Improvements from real property taxation for a period of 30 years, (d) provided for the making of service payments in lieu of taxes by the owners of the TIF Property, and (e) established a municipal public improvement tax increment fund into which such service payments shall be deposited; and

WHEREAS, the real property currently identified as Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001) in the records of the Cuyahoga County Fiscal Office (the “Removed Parcel”) comprised a portion of the TIF Property at the time that Original TIF Ordinance was passed by this Council; and

WHEREAS, to assist in the potential development of a portion of the property included in SouthPark Mall area that is currently being used as a surface parking lot, this Council desires to remove the Removed Parcel from the exemption provided for in the Original TIF Ordinance; and

WHEREAS, this Council finds and determines that it is necessary and in the best interest of the City to amend the Original TIF Ordinance to remove the Removed Parcel from the TIF Property exemption under the Original TIF Ordinance.

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

Section 1. That the Original TIF Ordinance is hereby amended to remove the property now known as Permanent Parcel No. 396-24-019 from the tax increment financing exemption provided in the Original TIF Ordinance. A map depicting the Removed Parcel to be removed from the Original TIF Ordinance is attached as *Exhibit A*. The City Law Director or any other officer, official or employee of the City is hereby directed to notify the Ohio Department of Development that such exemption has been terminated on that parcel as of the effective date of this Ordinance. All of the remaining properties subject to the exemption provided in the Original TIF Ordinance shall continue as set forth in the Original TIF Ordinance and shall not be impacted by the provisions of this Ordinance.

Section 2. That the action of this Council in amending the Original TIF Ordinance and terminating the tax increment financing exemption with respect to the Removed Parcel shall not

prevent this Council from granting a subsequent exemption from real property taxation concerning the Removed Parcel at any time in the future.

Section 3. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to expedite beneficial development in the City, including the Removed Parcel; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it 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	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

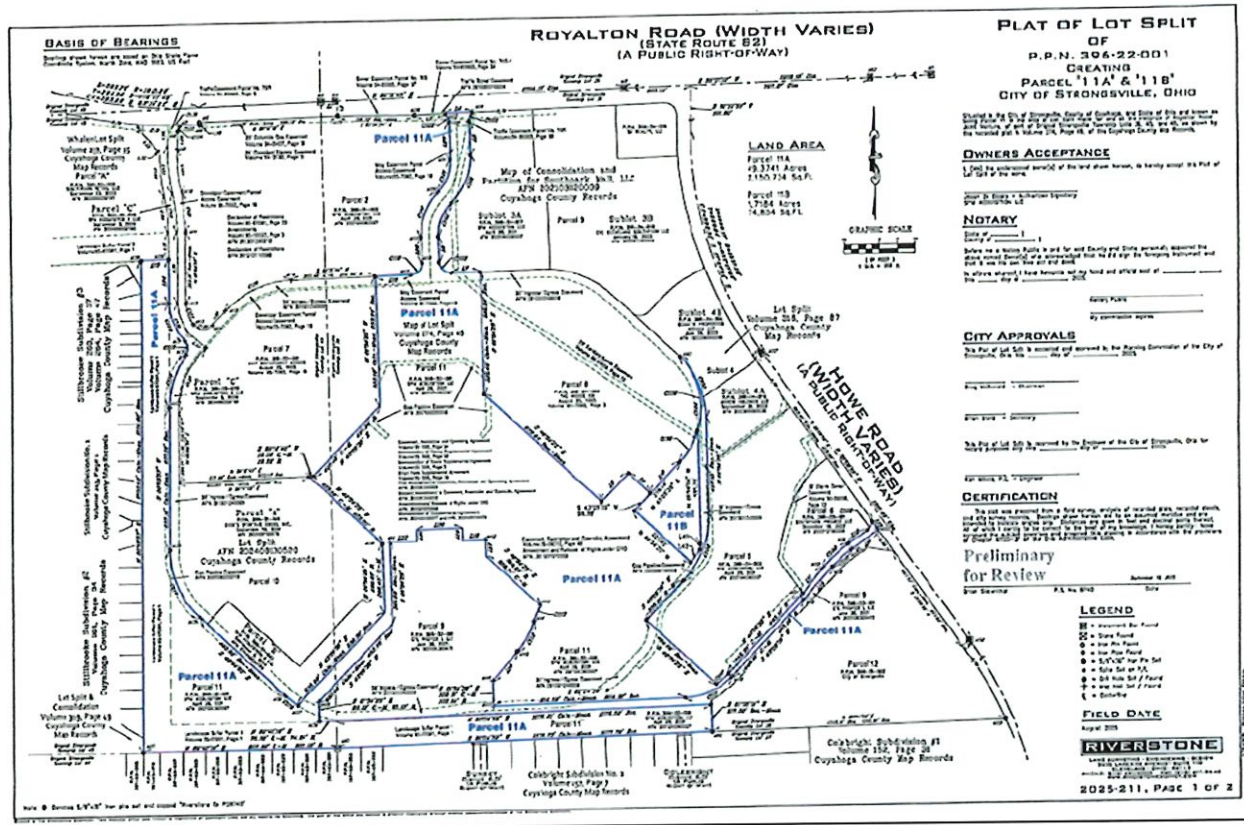
Attest: \_\_\_\_\_  
 Clerk of Council

Ord. No. 2026-055 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. 05-18-26 Ref: Finance  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

# EXHIBIT A

## Map of Removed Parcel



The Removed Parcel is depicted on the map above as "Parcel 11B," which is Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001).

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 056

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING **SOUTHPARK MALL HOTEL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND** FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code (the “Revised Code”) Sections 5709.40, 5709.42 and 5709.43 (the “Act”) provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville, Ohio (the “City”) to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment fund into which such service payments shall be deposited; and

WHEREAS, Howe Mustang, LLC, an Ohio limited liability company (the “Developer”), intend to improve, develop, and redevelop a portion of the existing SouthPark Mall property in the City (the “Property”) and currently known as Permanent Parcel Number 396-24-019 in the records of the Cuyahoga County Fiscal Office (as such parcel may be consolidated or split, the “Project Site”) and as more particularly described in the attached *Exhibit A*; and

WHEREAS, the Developer has agreed to improve the Project Site by (i) constructing an approximately 77,000 square-foot, four-story, 132-key hotel, and performing certain demolition, grading, and other related site work on the Project Site, and (ii) constructing the necessary public infrastructure improvements which include the construction, relocation, expansion and installation utilities, sanitary sewer and water system improvements, storm water retention and flood remediation, the provision of gas, electric and communication service facilities, off-street parking facilities, land acquisition, demolition and site preparation, as well as certain streetscape, lighting, street and sidewalk improvements as further described in more detail on the attached *Exhibit C* (the “Project Site Public Infrastructure Improvements”), that once made will directly benefit the Property, the City, its residents, and the general public, and will aid industry and commerce in the City (as described on the attached *Exhibit B*, collectively, the “Project”); and

WHEREAS, the Developer shall pay for and construct the Project Site Public Infrastructure Improvements with its own funds; and

WHEREAS, to improve the flow of traffic in and around the Project Site, this Council may cause the construction of one or more of the public improvements described as “City Public

Improvements” in the attached *Exhibit C* (the “City Public Infrastructure Improvements” and, together with the Project Site Public Infrastructure Improvements, the “Public Infrastructure Improvements”), that once made will directly benefit the Property, the City, its residents, and the general public; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Revised Code Section 5709.42 (the “Service Payments”) to (i) pay certain expenses related to the Project, (ii) reimburse the Developer for all or a portion of the costs of the construction of the Project Site Public Infrastructure Improvements, and (iii) pay costs of the City Public Infrastructure Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83; and

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

Section 1. That the Public Infrastructure Improvements described in the attached *Exhibit C*, if made or caused to be made, are hereby designated as those Public Infrastructure Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety, and welfare of the City and its residents, and will aid industry and commerce in the City.

Section 2. That pursuant to and in accordance with the provisions of Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is referred to in this Ordinance as the “Improvement” or “Improvements” as defined in Revised Code Section 5709.40) is a public purpose, and 100% of the Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing in the tax year in which the Cuyahoga County Fiscal Officer determines the increase in value with respect to the Improvements for each such parcel (and if any parcels are consolidated, the resulting consolidated parcel) meets or exceeds \$100,000 in true value; and ending on the earlier of (a) the date the Improvements have been exempted from taxation for a period of 30 years or (b) the date on which the City has collected into the Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and the Polaris Joint Vocational School District in the amount of the taxes that would have been payable to both the Strongsville City School District and the Polaris Joint Vocational School District if the Improvements had not been exempted from taxation.

Section 3. That as provided in Revised Code Section 5709.42, the owner or owners of the Improvements are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments,

together with any associated rollback payments, shall be deposited in the **SouthPark Mall Hotel** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and the Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and the Polaris Joint Vocational School District would each have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Revised Code Section 5709.43, the **South Park Mall Hotel** Public Improvement Tax Increment Equivalent Fund (the “Fund”), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Revised Code Section 5709.42, and hereby agrees that moneys in the Fund shall be used for any or all of the following purposes and in the following order:

- (a) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Project Site Public Infrastructure Improvements, including out-of-pocket expenses incurred by the City in connection with the Project (including the fees and expenses of special counsel to the City), and to reimburse the Developer or its successors or assigns, for all or a portion of the monies used to pay such costs of the Project Site Public Infrastructure Improvements as agreed upon between the City and the Developer, and
- (b) after the payment of the items described in item (a) above and the reimbursement to Developer with respect to item (a) above, for the use by the City for other City Public Infrastructure Improvements that directly benefit the Property.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with Revised Code Section 5709.43.

Section 5. That pursuant to Revised Code Section 5709.40, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of Development of the State of Ohio within 15 days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Revised Code Section 5709.40.

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

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to cause the development of the Project to foster economic development which will create jobs and employment opportunities and improve the economic welfare of the people of the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it 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: \_\_\_\_\_

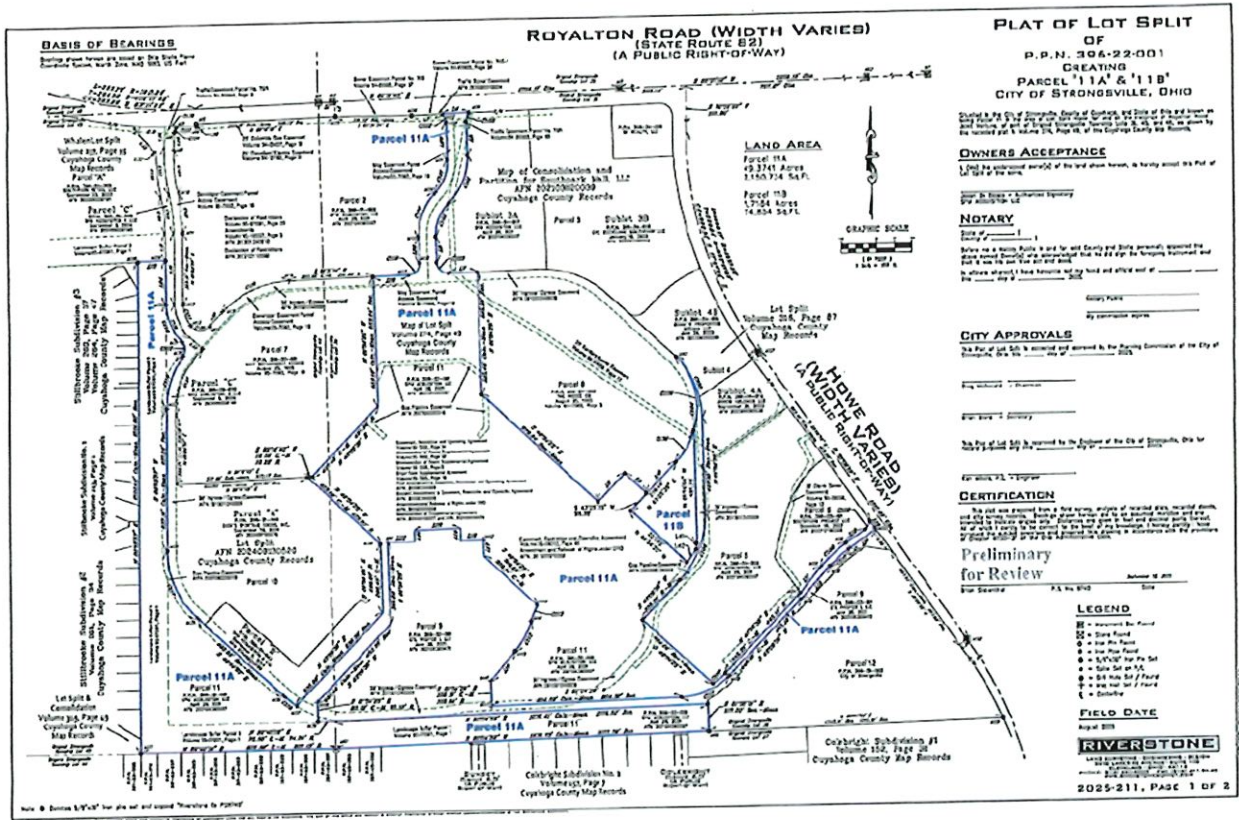
	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Ord. No. 2026-056 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. 05-18-24 Ref: Finance  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**EXHIBIT A**  
**THE PROPERTY**



The Property is depicted on the map above as "Parcel 11B," which is Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001).

## EXHIBIT B

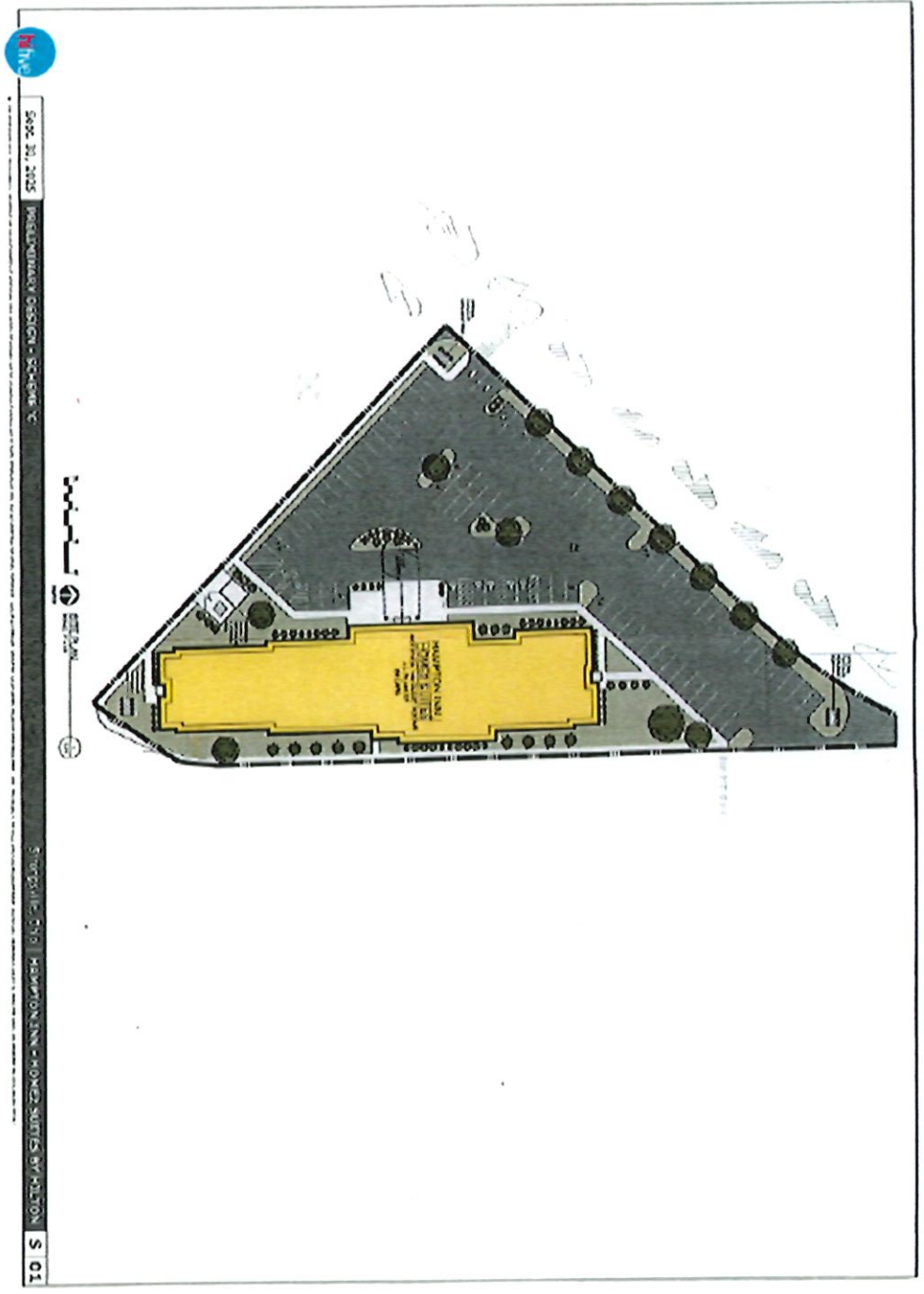
### DEVELOPER IMPROVEMENTS

Howe Mustang, LLC, an Ohio limited liability company (the "Developer"), proposes to construct an approximately 77,000 square-foot, four-story, 132-key hotel on approximately 1.7 acres of property located near the northeast corner of Howe Road and Royalton Road in the City of Strongsville, Ohio, and generally on the site of the SouthPark Mall (the "Project Site"). The project will include approximately 132 guest rooms, a fitness room, indoor swimming pool, lobby and meeting rooms, 77 outdoor parking spaces, along with all related site improvements and landscaping.

All of the above-referenced improvements will require extensive upgrades to the existing infrastructure on the Project Site, which are inadequate to service the project. Developer intends to install new utility connections, storm water management systems, construct sanitary sewer and water system improvements, off-street parking facilities, demolition and site preparation, landscaping, lighting, and streetscape and sidewalk improvements.

Developer expects to start construction of the Developer Improvements in September 2026 and the anticipated duration of construction of the Developer Improvements is approximately 16 months.

Attached is a site plan which depicts the proposed development upon completion.



**EXHIBIT C**  
**PUBLIC INFRASTRUCTURE IMPROVEMENTS**

The Public Infrastructure Improvements consist of:

(a) Project Site Public Infrastructure Improvements

<b>TIF Funding Estimates</b>						
<b>SOUTHPARK MALL HOTEL</b>						
Preliminary Cost Estimates as of 4/27/26						
Category	Description	Quantity	Unit	Unit Price	Total	
<i>"Demolition and Environmental Remediation"</i>	Phase 1 Study & Testing	1	Ea	1,950	1,950	
	Soil Testing - Geotech	1	Ea	12,900	12,900	
	Demolition of Existing Conditions	1	Ea	30,000	30,000	
	Erosion Control	2	Acres	2,800	5,600	
	Site Work (excavation, fills, grading)	1	LS	300,000	300,000	
	<b>Subtotal</b>					<b>\$ 350,450</b>
<i>"water and sewer lines" "stormwater and flood remediation projects necessary for economic development"</i>	Relocate Existing Utilities	1	LS	50,000	50,000	
	Hydrants	3	EA	10,000	30,000	
	Water Main (Incl tees, fittings, reducers)	1	LS	175,000	175,000	
	Utilities (storm/sanitary sewer, underdrains, trenching & conduits)	1	LS	611,000	611,000	
	<b>Subtotal</b>					<b>\$ 866,000</b>
<i>Public Roads and right of ways/easements</i>	Ring Road Work	1	LS	65,000	65,000	
	Concrete - Roads/Sidewalks	1	LS	350,000	350,000	
	Mall Parking Lot Improvements	1	LS	85,000	85,000	
	Landscaping	1	LS	150,000	150,000	
	Lighting	1	LS	125,000	125,000	
	<b>Subtotal</b>					<b>\$ 775,000</b>
<i>Planning, Engineering, Professional Fees, and Soft Costs</i>	Civil Engineering	1	Ea	35,000	35,000	
	Architectural & Engineering	1	LS	475,000	475,000	
	Surveying & Plat Consolidation	1	Ea	5,500	5,500	
	Traffic Study	1	Ea	15,000	15,000	
	Legal Fees	1	LS	150,000	150,000	
	Insurance	1	LS	75,000	75,000	
	Interest Expense (@ 7.5%, 16 months)	1	LS	250,000	250,000	
	Contingency / General Conditions	1	LS	350,000	350,000	
	Financing Costs	1	LS	406,000	406,000	
	<b>Subtotal</b>					<b>\$ 1,761,500</b>
	<b>OVERALL TOTAL</b>				<b>\$ 3,752,950</b>	

(b) City Public Infrastructure Improvements. The City Public Infrastructure Improvements further include the construction of or improvements to any other public streets (including but not limited to Southpark Center Road, Howe Road, Royalton Road, Shurmer Road, and Pearl Road), utilities, and public facilities in and around the Project Site or directly benefiting or serving the Project Site, including but not limited to traffic signalization, curbs, sidewalks, lighting, streetscapes, and water and sanitary sewer improvements.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 058

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE BEECH CREEK TRAIL AND BROOKSTONE WAY WATERLINE REPLACEMENT PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.**

WHEREAS, the City has advertised and received bids for the Beech Creek Trail and Brookstone Way Waterline Replacement Project in the City of Strongsville; and

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

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

**Section 1.** That this Council hereby finds and determines that the bid submitted by **FABRIZI TRUCKING & PAVING CO., INC.**, for the Beech Creek Trail and Brookstone Way Waterline Replacement 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 proposed contract. All other bids for this contract are hereby rejected.

**Section 2.** That the Mayor be and is hereby authorized and directed to enter into a contract with the aforesaid lowest and best bidder in the amount of \$1,294,854.00 for the Beech Creek Trail and Brookstone Way Waterline Replacement Project in the City of Strongsville, and in a form approved by the Law Director.

**Section 3.** That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the General Capital Improvement 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 immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize execution of said contract in order to proceed with the Project to maintain efficient water service in the area of Beech Creek Trail and Brookstone Way, to improve properties 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.

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2026 – 058  
Page 2

\_\_\_\_\_  
President of Council

Date Passed: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

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

Date Approved: \_\_\_\_\_

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

Ord. No. 2026-058 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 059

By: Mayor Perciak and All Members of Council

**AN ORDINANCE RATIFYING AND APPROVING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE OFFICE OF CRIMINAL JUSTICE SERVICES, DIVISION OF THE OHIO DEPARTMENT OF PUBLIC SAFETY, IN CONNECTION WITH FUNDS AVAILABLE FROM THE STATE OF OHIO BODY WORN CAMERA EXPANSION/RENEWAL GRANT PROGRAM, FOR REIMBURSEMENT OF FUNDS EXPENDED BY THE CITY OF STRONGSVILLE POLICE DEPARTMENT FOR THE BODY WORN CAMERA PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.**

WHEREAS, the Ohio Office of Criminal Justice Services (“OCJS”) is a division of the Ohio Department of Public Safety, and is the lead justice planning assistance office for the State of Ohio, administering millions of dollars in State and Federal criminal justice funding every year; and

WHEREAS, Governor Mike DeWine has designated OCJS to administer the FY2026 Ohio Body Worn Camera Expansion/Renewal Reimbursement Grant Program; and

WHEREAS, in order to submit a timely grant application for such funds, the City of Strongsville Police Department has applied for funding through the Body Worn Camera Expansion/Renewal Reimbursement Grant Program in connection with the Police Department’s ongoing contract with Utility Associates, Inc. for hardware and software for body worn cameras and related appurtenances; and

WHEREAS, the City has been notified that the application for funding has been approved; and the City is desirous of accepting such award.

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 ratifies and approves the filing of an application with the Ohio Office of Criminal Justice Services, Division of the Ohio Department of Public Safety, for the award of grant funds through the Body Worn Camera Expansion/Renewal Reimbursement Grant Program to be utilized for reimbursement of funds expended for the City of Strongsville Police Department’s ongoing Body Worn Camera program.

**Section 2.** That this Council hereby accepts the award of \$39,000.00 in connection with the State of Ohio Body Worn Camera Grant Program.

**Section 3.** That this Council hereby ratifies and authorizes the Mayor, Director of Finance, Chief of Police and/or other appropriate officers of the City to execute a Subgrant Award Agreement attached hereto as Exhibit A and incorporated herein, and to deliver certifications, assurances and such other information as may be required in connection therewith.

**CITY OF STRONGSVILLE, OHIO**  
**ORDINANCE NO. 2026 – 059**  
**Page 2**

**Section 4.** That any funds required to meet the City's obligations under said application and award of grant funds have been appropriated and shall be paid from the General Fund.

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

**Section 6.** That this Ordinance is hereby declared to be an emergency measure 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 ratify and approve the filing of the application in order to meet the filing deadline, authorize execution of an agreement, accept funding, 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	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Ord. No. 2026-059 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_



Office of Criminal Justice Services

SUBGRANT AWARD AGREEMENT

Subgrant Number: 2026-BW-LEC-31093

Title: Strongsville Police Department Body Worn Camera Expansion/Renewal Reimbursement

In accordance with the Recovery Ohio Law Enforcement provisions of §373.20, Justice Program Services, of Am. Sub. H.B. No. 33 of the 135th Ohio General Assembly, enacted July 4, 2023, the Ohio office of Criminal Justice Services, as the duly authorized State Agency, hereby approves the project application submitted as complying with requirements of the Agency for the fiscal year indicated in the subgrant number above and awards to the following Subgrantee a Subgrant as follows:

Subgrantee:	City of Strongsville		
Implementing Agency:	Strongsville Police Department		
Award Periods:	07/01/2025 to 06/30/2027		
Closeout Deadline:	08/29/2027		
Award Amounts:	OCJS Funds:	\$39,000.00	100%
	Cash Match:	\$0.00	0%
	In-kind Match:	\$0.00	0%
	Project Total	\$39,000.00	100%

The terms set forth in the 'Responsibility for Claims' section of the OCJS Standard Federal Subgrant Conditions Handbook are subject to Ohio law, including section 3345.15 of the Ohio Revised Code and the Ohio Constitution. As a result, those terms may not apply to subgrant recipients who are political subdivisions of the state, and do not apply to state instrumentalities.

This Subgrant is subject to the statements as set forth in the approved Programmatic and Budget Application submitted and approved revisions thereto, as well as the OCJS Standard Federal Subgrant Conditions and Special Conditions to this Subgrant, which are attached hereto and hereby included by reference herein. The Subgrant is also bound by all applicable federal guidelines, as referenced in the Standard Conditions. Revisions to this Subgrant Award Agreement must be approved in writing by OCJS.

The Subgrant shall become effective as of the award date, for the period indicated, upon return to OCJS of this Subgrant Award Agreement executed on the behalf of the Subgrantee's and Implementing Agency's authorized official in the space provided below.

*Nicole M. Dehner*

Nicole M. Dehner, Executive Director  
Ohio Office of Criminal Justice Services

04/09/2026

Award Date

The Subgrantee agrees to serve as the official subrecipient of the award, agrees to provide the required match as indicated above, and assumes overall responsibility for the compliance with the terms and conditions of the award. I hereby accept this subgrant on behalf of the Subgrantee.

The Implementing Agency agrees to comply with the terms and conditions of the award. I hereby accept this subgrant on behalf of the Implementing Agency.

*Thomas Perciak*

Mayor  
Thomas Perciak

4-13-26

Date

*Thomas O'Deens*

Police Chief  
Thomas O'Deens

4/13/26

Date

Mission Statement

"to save lives, reduce injuries and economic loss, to administer Ohio's motor vehicle laws and to preserve the safety and well being of all citizens with the most cost-effective and service-oriented methods available."

EXHIBIT A

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 060

By: Mayor Perciak and All Members of Council

**AN ORDINANCE REQUESTING PARTICIPATION IN AN OHIO DEPARTMENT OF TRANSPORTATION CONTRACT FOR THE PURCHASE OF ONE (1) WESTERN STAR 47X CAB AND CHASSIS UNIT, WITH APPURTENANCES, FOR USE BY THE SERVICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.**

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

WHEREAS, this Council wishes to take advantage of that opportunity in connection with the purchase of one (1) new Western Star 47X cab and chassis unit, with appurtenances, through the State of Ohio Department of Transportation Contract ID CTR032231, Index No. 023A-26, for use by the Service Department of the City.

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

**Section 1.** That Council approves and authorizes the Mayor's request for authority in the name of the City of Strongsville to participate in the Ohio Department of Transportation contract with **CLEVELAND FREIGHTLINER, INC.** for the purchase of one (1) new Western Star 47X cab and chassis unit, with appurtenances, for use by the Service Department of the City, which contract the Department will have entered into pursuant to Revised Code Section 5513.01(B), in an amount not to exceed \$135,538.00, and as reflected on Exhibit A attached hereto.

**Section 2.** That the City of Strongsville hereby agrees to be bound by the terms and conditions prescribed by the Director of the Ohio Department of Transportation for such purchases, and to directly pay the vendor under such contract of the Ohio Department of Transportation in which the City participates for the items it receives pursuant to the contract.

**Section 3.** That the Mayor and Director of Finance be and are hereby authorized to enter into and execute such agreements and documents as may be necessary to participate in the Ohio Department of Transportation Cooperative Purchasing Program.

**Section 4.** That the funds for the purposes of said contract have been appropriated and shall be paid from the Street Construction, Maintenance & Repair 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.

**CITY OF STRONGSVILLE, OHIO**  
**ORDINANCE NO. 2026 – 060**  
**Page 2**

**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 Ohio Department of Transportation purchasing program for such equipment, in order to maintain vehicle safety, continuity in the operation of the Service Department of 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.

\_\_\_\_\_  
 President of Council

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

Date Passed: \_\_\_\_\_

Date Approved: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Ord. No. 2026-060 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

Prepared for:  
 Mike Gallagher  
 STRONGSVILLE CITY OF  
 16099 FOLTZ INDUSTRIAL  
 PKWY  
 STRONGSVILLE, OH 44149  
 Phone: 440-580-3176

Prepared by:  
 Greg Simonic  
 CLEVELAND FREIGHTLINER, INC.  
 10901 Brookpark Rd  
 Parma, OH 44130  
 Phone: 216-267-4800

## Q U O T A T I O N

### WESTERN STAR 47X

SET BACK AXLE - TRUCK CUM L9 350 HP @ 2200 RPM; 2200 GOV RPM, 1050 LB- FT @ 1200 RPM ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE 30,000# FLAT LEAF SPRING REAR SUSPENSION WITH HELPER AND RADIUS ROD	DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE 18,000# FLAT LEAF FRONT SUSPENSION 111.6 INCH BBC CONVENTIONAL ALUMINUM CAB 3875MM (153 INCH) WHEELBASE 11.0MM X 85.0MM X 287.0MM STEEL FRAME (0.43X3.35X11.30 INCH) 120 KSI 1775MM (70 INCH) REAR FRAME OVERHANG
---	---

		PER UNIT		TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$	130,508	\$ 130,508
EXTENDED WARRANTY		\$	5,030	\$ 5,030
DEALER INSTALLED OPTIONS		\$	0	\$ 0
<b>CUSTOMER PRICE BEFORE TAX</b>		<b>\$</b>	<b>135,538</b>	<b>\$ 135,538</b>

### TAXES AND FEES

TAXES AND FEES	\$	0	\$	0
OTHER CHARGES	\$	0	\$	0

### TRADE-IN

TRADE-IN ALLOWANCE	\$	(0)	\$	(0)
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<b>BALANCE DUE</b>		<b>(LOCAL CURRENCY) \$</b>	<b>135,538</b>	<b>\$ 135,538</b>
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The proposed vehicle/vehicles may be available with safety and collision mitigation options outlined in the specifications if included. If this is a chassis order, please consult with your bodybuilder to ensure the specification includes all dimensions, ratings, and necessary components for body installation. All specifications and pricing are subject to final production, engineering review, availability, Mfg. surcharges and tariffs. The purchasing entity is responsible for determining eligibility and requesting permission for cooperative purchase programs. Invoicing will occur upon delivery to the customer or dropship point and will be payable upon receipt. Payment is due on receipt of the invoice. Titles will be transferred and delivered promptly upon receipt of payment. Reconfirm pricing after 30 days. A purchase order or signed proposal agrees to the pricing, specifications, and terms, and the cooperative contract rules if applicable unless other arrangements are agreed upon but does not guarantee production. Vehicle/Chassis is proposed under Ohio Department of Transportation State contract number DOT023A26-9 cooperative pricing. Pricing is valid for Ohio municipal purchases and eligibility coincides with contract terms and dates. Contracts information can be found at the link below.

[https://ohiobuys.ohio.gov/page.aspx/en/ctr/contract\\_manage\\_public/32231](https://ohiobuys.ohio.gov/page.aspx/en/ctr/contract_manage_public/32231)

**APPROVAL:**

Please indicate your acceptance of this quotation by signing below:

Customer: X \_\_\_\_\_ Date: \_\_\_ / \_\_\_ / \_\_\_.



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 061

By: Mayor Perciak and All Members of Council

AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF ONE (1) COMBINATION DUMP BODY SPREADER AND RELATED SNOW AND ICE CONTROL EQUIPMENT PACKAGE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

WHEREAS, through passage of Ordinance No. 2026-060, Council authorized the Mayor to enter into a contract for the purchase of one (1) Western Star 47X Cab and Chassis Unit with appurtenances for use by the City's Service Department; and

WHEREAS, it is also necessary to purchase additional equipment directly related to the usage of the aforementioned Cab and Chassis Unit; and

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

WHEREAS, this Council wishes to take advantage of that opportunity in connection with the purchase of one (1) combination dump body spreader and related snow and ice control equipment package with accessories (State Contract No. 800925, Index No. STS515) for use by the Service Department of the City.

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

**Section 1.** That the Mayor be and is hereby authorized and directed to request authority in the name of the City of Strongsville to participate in the Ohio Department of Administrative Services contract with **CONCORD ROAD EQUIPMENT MFG., LLC** for the purchase of one (1) combination dump body spreader and related snow and ice control equipment package with accessories, which the Department has entered into pursuant to Revised Code Section 5513.01(B), in an amount not to exceed \$135,338.78, and as reflected on Exhibit A attached hereto.

**Section 2.** That the City of Strongsville hereby agrees to be bound by the terms and conditions prescribed by the Director of Administrative Services for such purchases and to directly pay the vendor, under each such contract of the Ohio Department of Administrative Services in which the City participates for items it receives pursuant to the contract.

**Section 3.** That the Mayor and Director of Finance be and are hereby authorized to enter into and execute such agreements and documents as may be necessary to participate in the Ohio Department of Administrative Services Office of Procurement Services Program.

**Section 4.** That the funds for the purposes of such purchases have been appropriated and shall be paid from the Street Construction, Maintenance & Repair 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 equipment and accessories in order to maintain vehicle safety, continuity in the operation of the Service Department of the City, and conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise from and after the earliest period allowed by law.

\_\_\_\_\_  
 President of Council  
 Date Passed: \_\_\_\_\_

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

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Ord. No. 2026-061 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

\$ 135,338.78



8200 Tyler Blvd. Suite H, Mentor, OH 44060  
PHONE: (440) 357-5344 FAX: (440) 357-1942  
concordroadequipment.com

Quote Number  
**90668**  
Quote Valid for 45 days

Date: 04/13/2026  
Submitted To: STRONGSVILLE, CITY OF  
16099 FOLTZ PKWY.  
STRONGSVILLE, OHIO 44149  
Attention: MIKE GALLAGHER Phone: (440) 580-3100

Ship To: STRONGSVILLE SERVICE DEPT.  
16099 FOLTZ PKWY.  
STRONGSVILLE, OHIO 44149  
Attention: MIKE GALLAGHER  
Phone: (440) 580-3100

Account Mgr.- JEFF WARFIELD  
Phone No.- (440) 336-0758  
Configured By- Jsw  
Delivery- See Terms and Conditions Below

CONCORD ROAD EQUIPMENT MANUFACTURING LLC.  
STATE OF OHIO STATE TERM SCHEDULE CONTRACT SCHEDULE NUMBER: 800925; INDEX NUMBER: STS515  
DUMP BODY SNOW AND ICE CONTROL EQUIPMENT PACKAGE

CONCORD PATRIOT SDS "NOR-EASTER" SERIES COMBINATION DUMP BODY/SPREADER

Combination Dump Body- General

- All 304-2B stainless steel construction- body sides, front bulkhead, and rear tailgate
- 10-foot-long inside floor length
- 41.00 inches inside bottom flat floor width
- 76.00 inches inside top width at boxed top rails
- 96.00 inches outside top width at front and rear corner pillars
- Pintle chain REAR delivery system integral in body floor

Combination Dump Body Sides

- 42-inch-tall 7 gauge 304-2B stainless steel "Press Brake Formed Elliptical" sides that slopes toward center
- 7 gauge 304-2B stainless steel dirt shedding sloped boxed top rails
- 7 gauge 304-2B stainless steel full depth front corner pillars
- 7 gauge 304-2B stainless steel full depth rear corner pillars with integral egress steps- curb side
- Provisions for oblong rearward facing rubber grommets lamps in each rear body corner pillar

Combination Dump Body Bulkhead

- 7 gauge 54-inch-tall front 304-2B stainless steel body head sheet
- Integral "Space Saver" telescopic hoist doghouse
- Full width horizontal intermediate bracing

Combination Dump Body Tailgate

- 54-inch-tall 7 gauge 304-2B stainless steel tailgate
- Nine (9) panel design
- Full perimeter box bracing
- Two (2) intermediate "dirt shedding" horizontal braces
- Two (2) intermediate vertical braces
- Inline center sliding patchgate
- 1-inch-thick x 6 inch off set stainless steel upper tailgate hinge ears
- ½ inch thick stainless-steel upper corner post tailgate self-aligning "guide" plates
- ½ inch thick lower stainless-steel latch sockets
- 1 ¼ inch diameter stainless steel upper and lower tailgate hinge and latching pins
- Upper removable hinge pins fitted with grease zerks to allow periodic maintenance
- Upper hinge pins to included keeper chains/lanyards to prevent loss
- 1-inch-thick stainless-steel lower tailgate latching fingers with greaseable pivot points
- Lower latching fingers are independently adjustable from side to side without the need to disconnect any linkage between finger and cross shaft
- Air tailgate latching mechanism with air cylinder(s) located vertically inside of rear corner post for additional protection from corrosive materials

Combination Dump Body Floor

- Body flat floor constructed of one (1) un-spliced full length and full width 1/4-inch-thick stainless steel plate
- Body integral CONVEYOR BED constructed of 1/4 -inch-thick AR400 180kpsi abrasion and impact resistant steel
- Conveyor removable "summer" conveyor cover constructed of 1/4 -inch-thick stainless steel plate, includes lifting rings for ease of removing/installing

Combination Dump Body Rear Lower Apron/Bolster Plate

- Constructed of 7-gauge 304-2B stainless steel
- Includes provisions for rubber grommets stop/tail/turn and backup lights
- Rear Apron/bolster plate does not extend past body floor/tailgate

90668  
Strongsville, City of

"Forging the Road Ahead Since 1976"



**EXHIBIT A**



8200 Tyler Blvd. Suite H, Mentor, OH 44060  
PHONE: (440) 357-5344 FAX: (440) 357-1942  
concordroadequipment.com

Quote Number  
**90668**  
Quote Valid for 45 days

Date: 04/13/2026  
Submitted To: STRONGSVILLE, CITY OF  
16099 FOLTZ PKWY.  
STRONGSVILLE, OHIO 44149  
Attention: MIKE GALLAGHER Phone: (440) 580-3100

Ship To: STRONGSVILLE SERVICE DEPT.  
16099 FOLTZ PKWY.  
STRONGSVILLE, OHIO 44149  
Attention: MIKE GALLAGHER  
Phone: (440) 580-3100

Account Mgr.- JEFF WARFIELD  
Phone No.- (440) 336-0758  
Configured By- Jsw  
Delivery- See Terms and Conditions Below

Combination Dump Body Integral PINTLE CHAIN Delivery System

- Double bar flight pintle drag chain delivery system
- D667XH extra heavy duty pintle chain
- 9/16 inch pintle chain "staked" pins
- XH series heavy wall pintle chain links
- ½ inch x 1-1/2" steel cross bars welded to EVERY PINTLE LINK
- Each cross bar end sloped/formed up were welded to pintle chain link
- Front adjustable take attached to a fabricated/machine slide plate that encloses longitudinal take up slot regardless of adjustment position minimizing spill through of salt into chassis frame rails
- Front Idler and rear drive bearing are 2 inch bore with eccentric style locking collars and grease zerks
- Pintle conveyor driven by a high torque low speed hydraulic motor coupled to a 6:1 gear box
- All bearings, idler and drive, protected by removable bolt on stainless-steel protective access covers

Combination Dump Body Longitudinals

- Formed and fully boxed tubular longitudinals
- Constructed of 1/4-inch-thick 304-2B stainless steel
- For superior strength and cross-sectional support, each longitudinal includes internal stainless steel x-bracing reinforcements
- To provide access for hydraulic hose(s), liquid systems plumbing, and electrical wiring harness(s) the street and curbside tubular longitudinals stainless steel "fully walled" pass throughs at both the front and rear of each longitudinal

Combination Dump Body Rear Spinner Assembly

- Stow-away rear spinner assembly that pivots and locks in place under the body/chassis when not in use
- Three (3) adjustable deflectors and one (1) fixed
- 20-inch poly spinner disk
- Four (4) position adjustable materials "chute" to direct granular materials to desired spinner disk location as they exit rear auger trough discharge

Combination Dump Body Telescopic Hoist

- Trunnion mounted front telescopic hoist
- Total of three (3) active stages
- All stages double acting power up/ power down
- Rated at 29.8 ton dumping capacity
- 52-degree dump angle in this configuration
- Heavy duty greaseable rear hinge assembly

Combination Dump Body Cabshield

- All 7-gauge 304-2B stainless steel construction
- Integral tarp housing
- Stainless steel light boxes with provisions for one (1) each forward and one (1) each side facing warning light; one (1) light box each street and curb side
- Continuously welded to body front bulkhead

Combination Dump Body Finish

- Body stainless steel left in natural 304-2B satin finish
- All dump body stainless steel welds to receive "chemical passivation" to remove free iron surface contamination and to promote the formation of chromium-nickel oxide protective barrier
- Dump floor, trough, conveyor cover, hoist and hoist mounting, rear hinge assembly, hydraulic motors, etc., primed and painted gloss black.

**DUMP BODY AND CHASSIS RELATED ACCESSORIES AND COMPONENTS**

Body Top Screens

- Six (6) section heavy duty steel hinged top screens
- Structural steel angle screen frames with ¼" diameter bar grating

90668  
Strongsville, City of

"Forging the Road Ahead Since 1976"





8200 Tyler Blvd. Suite H, Mentor, OH 44060  
**PHONE: (440) 357-5344 FAX: (440) 357-1942**  
**concordroadequipment.com**

Quote Number  
**90668**  
 Quote Valid for 45 days

Date: **04/13/2026**  
 Submitted To: **STRONGSVILLE, CITY OF**  
**16099 FOLTZ PKWY.**  
**STRONGSVILLE, OHIO 44149**  
 Attention: **MIKE GALLAGHER** Phone: **(440) 580-3100**

Ship To: **STRONGSVILLE SERVICE DEPT.**  
**16099 FOLTZ PKWY.**  
**STRONGSVILLE, OHIO 44149**  
 Attention: **MIKE GALLAGHER**  
 Phone: **(440) 580-3100**

Account Mgr.- **JEFF WARFIELD**  
 Phone No.- **(440) 336-0758**  
 Configured By- **Jsw**  
 Delivery- **See Terms and Conditions Below**

- 3-inch x 3-inch bar grating opening
- Structural steel I-beam center support
- Structural Steel I-beam cross supports
- Screens sloped from center out
- Powder coat painted gloss black for durability

Wood Side Boards

- Nominal 2 x 12 hardwood
- Painted black

Rear Pintle Tow Plate

- Rear chassis mounted 3/4-inch-thick steel pintle plate
- Pintle hook plate installed as to not interfere with stow away spinner assembly
- Offset 55-degree offset D-rings, one (1) each street/curb sides of pintle hook
- 30-ton towing x 12lb max vertical load swivel pintle towing hook

Inspection Steps and Grab Handles

- All stainless-steel construction
- One (1) body side mounted three (3) rung folding load inspection ladder
- Inspection ladder located on rear body corner pillar
- Three (3) additional "Integral Recessed" dump body corner pillar steps
- Inspection ladder grab handles
- Manually operated high pressure ball valve to interrupt hydraulic flow to auger drive motors when inspection ladder is folded down

Conspicuity Tape Systems

- DOT alternating red and white reflective
- Installed upper body boxed top rails and lower sloping rub rails
- Installed upper /lower horizontal tailgate bracing
- Installed rear of wing plow moldboard

Poly Fenders

- Installed over rear chassis duals
- Heavy duty stainless steel off-set mounting brackets
- Rubber mud flaps installed behind rear dual wheels

Dump Body Vibrator

- NONE REQUESTED/INCLUDED

Automatic Lubrication System

- NONE REQUESTED/INCLUDED

Tarping System

- NONE REQUESTED/INCLUDED

Corrosion Protection-OEM Chassis Cab Floor

- NONE REQUESTED/INCLUDED

**SIX (6) CIRCUIT LOAD SENSING PRESSURE COMPENSATED CENTRAL HYDRALIC SYSTEM**

System General Operational and Component Description

- System configured to efficiently operate double acting dump body telescopic hoist, double acting front snowplow hitch lift ram, double acting snowplow power angling, granular materials spreader dual augers, granular materials spreader and spinner, and liquid materials prewetting
- To ensure system compatibility, all included hydraulic major system components i.e. hydraulic pump, hydraulic directional control valving, in chassis cab operator controls, granular materials spreader and liquid prewet electronic controls are manufactured by Bosch Rexroth/Compu spread

Hydraulic Pump

- Bosch Rexroth FEPTO driven load sensing axial piston pump
- A10V085 series

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PHONE: (440) 357-5344 FAX: (440) 357-1942  
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Quote Number  
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Date: 04/13/2026  
Submitted To: STRONGSVILLE, CITY OF  
16099 FOLTZ PKWY.  
STRONGSVILLE, OHIO 44149  
Attention: MIKE GALLAGHER Phone: (440) 580-3100

Ship To: STRONGSVILLE SERVICE DEPT.  
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Attention: MIKE GALLAGHER  
Phone: (440) 580-3100

Account Mgr.- JEFF WARFIELD  
Phone No.- (440) 336-0758  
Configured By- Jsw  
Delivery- See Terms and Conditions Below

- 5.18 cubic inch displacement
- Rated at 44.85 gpm @ 2,000 rpm/26.91 GPM @ 1,200 rpm
- Pump driven via 9553 series balanced tubular drive shaft and engine crankshaft adaptor
- For ease of maintenance, pump input shaft connection made with companion flange type couplings

Hydraulic Directional Control Valve

- Bosch Rexroth M4-12 ten (10) section load sensing pressure compensating control valve
- One (1) electric proportional operated double acting dump body telescopic hoist circuit
- One (1) electric proportional operated double acting plow hitch lift cylinder circuit
- One (1) electric proportional operated double acting plow power angle circuit
- One (1) electric proportional single acting spreader conveyor/auger circuit
- One (1) electric proportional single acting spreader spinner circuit
- One (1) electric proportional double acting spreader liquid prewet/anti-ice circuit
- Entire valve assembly mounted on chassis frame rail in stainless steel valve enclosure
- Hydraulic system pressure and temperature transducer to provide digital readouts to in chassis cab CS-660 spreader control monitor
- Additional analog hydraulic pressure gauge installed in enclosure

Combination Hydraulic Oil Reservoir/Valve Enclosure

- Concord thirty-five (35) gallon stainless steel "outboard" chassis frame mounted combination hydraulic oil reservoir/valve enclosure
- Cylindrical design for the shedding of debris buildup
- Hinged cover for ease of access to hydraulic system valving
- 8-inch diameter rear cleanout reservoir access cover
- Filler breather cap
- Analog sight level/temperature gauge
- Magnetic drain plug
- 100-micron suction port strainer
- Suction port system service ball valve
- Steel powder coated reservoir mounting brackets
- In enclosure analog hydraulic pressure gauge hydraulic

Return Line Manifold Assembly

- Single point
- Stainless steel construction
- All system return lines enter manifold and exit one common return line to hydraulic oil reservoir

In Chassis Cab Operators Controls Console

- Bosch Rexroth CS-106XL armrest control console
- Two (2) multi axis electric proportional joystick controllers
- Independent operator's spreader control encoder console with three (3) individual detent' d knobs for operator control of auger/conveyor output (speed), spinner speed, and liquid prewet
- Joystick controllers includes "dead-man switch" features to prevent accidental mode operations
- Armrest console includes as required up to 12 lighted switches for various lighting and electrical operations

Bosch Rexroth CS-661 Electronic Spreader Controller

- Full color monitor screen
- Multi-mode/multi materials functionality
- Ground speed proportional operation
- Data logging capabilities
- Capable of manual, ground speed triggered, open loop ground speed, or closed loop ground speed orientation of granular, liquid prewet individually or simultaneously
- Three (3) individual detent' d knobs for operator control of auger/conveyor output (speed), spinner speed, and liquid prewet
- Tracks all materials usage, and systems event data

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- Includes Wi-Fi availability for auto downloading of system log data management, activity reporting, upload/downloading, system configurations, faults, etc.
- Includes available ports for "Live or Passive AVL"
- Monitor reads and displays system "pressure" and system "temperature"
- One (1) single integral monitor screen with independent operator's armrest mounted three (3) knob spreader auger, spreader spinner and liquid prewet encoder console

**Bosch Rexroth Low Hydraulic Oil Auto Shut Down System**

- Shutdown block mounted to output pressure port of hydraulic pump
- Shutdown block closes off hydraulic flow to hydraulic directional control valve in the event of low hydraulic oil
- Shutdown block receives signal from hydraulic reservoir mounted oil level sensor
- In chassis cab indicator lamp and warning buzzer to notify operator of low hydraulic oil
- System includes three (3) position operators switch to momentary override auto shut down allowing emergency stowing of deployed equipment

**Front Snowplow Hydraulic Plow Float/Balance System**

- Bosch Rexroth plow power float/balance manifold valve
- Manifold valve mounted in above chassis frame-mounted combination hydraulic oil reservoir/valve enclosure
- System fully adjustable for desired weight transfer and plow "drop" speed

**Hydraulic Plumbing**

- Stainless steel intermediate rigid high pressure hydraulic tubing for all connections to rear of chassis
- Stainless steel intermediate rigid high pressure hydraulic tubing for all connections to front of chassis for snowplow, main pressure from hydraulic pump, load sensing circuit from hydraulic pump, and case drain circuit from hydraulic pump
- Case drain circuit from hydraulic pump plumbed directly to hydraulic reservoir
- For ease of maintenance, all hydraulic circuits that incorporate intermediate high pressure rigid tube assemblies include short whip hoses entering from hydraulic valve work port and exiting to hydraulic cylinder/motor ports
- All hydraulic hose and tubes assemblies clamped and or tie wrapped no more than every 24 inches
- All hydraulic hose and tube assemblies are properly guarded and/or shielded at any point where contact can be made against sharp edges, heat, or abrasive areas
- All additional required hydraulic hoses, fittings, stainless steel quick couplers, filters, oil, etc., to make a complete, fully tested, calibrated, and operational load sensing central hydraulic system.

**LIQUID PREWET & SLURRY SYSTEM**

**Pre-Wet Storage Tanks- Body Mounted**

- Six (6) total 50-gallon poly saddle tanks for a total capacity of 300 gallons
- Three (3) each street and three (3) each curb sides of combination dump body radius
- To permit total usage of tank liquid capacity, each tank is interconnected in series from bulkhead suction ports located in the bottom of each individual tank
- All six (6) tanks capable of being "bottom filled" simultaneously via one (1) single camlock coupler connection, with one camlock coupler located and easily accessible on both sides of combo body
- Camlock couplers to be 2- inch coupler size and include ball valve to prevent liquid spillage when making tank filling connection- one (1) each connection at both street and curb side of body

**Poly Tank Mounting**

- All stainless-steel tank mounting hardware
- Lower full length tank stainless steel mounting platform
- Full length one piece horizontal intermediate three tank stainless steel clamping bar
- Full length threaded through tank clamping bar retainers, one (1) per each tank
- Four (4) vertical intermediate platform adjustable retaining straps, one between each tank end

**Prewet Power Unit**

- Bosch Rexroth hydraulic driven liquid prewet pumping system

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- System controlled and operated from Bosch Rexroth CS-661 electronic granular and liquids spreader controller and separate main hydraulic directional control valve assembly prewet valve section
- Entire prewet power unit pumping system located in stainless steel enclosure that's mounted to chassis frame rail
- Enclosure includes hydraulic motor driven bronze liquid product pump, closed loop inline output flow meter, and bulkhead mounted hydraulic pressure and return circuit connections
- To ensure positive liquids flow, prewet power unit "inlet" to be lower than the suction ports of the poly saddle tanks
- Inlet of liquid product pump to include strainer and fresh water flushing kit for periodic system maintenance
- Output of liquid product pump to include a manual 3-way ball valve and camlock coupler to allow precise system calibration and testing of liquid flow

Spray Nozzle (pre-wetting at spinner assembly)

- One (1) Spraytronics variable orifice with deflected stream pattern to pre-wet granular materials as they exit to the rear spinner assembly

Liquid Slurry Nozzles (pre-mixing in body auger trough)

- NOT AVAILBLE WITH PINTLE CHAIN DELIVERY SYSTEM

**BASE ELECTRICAL SYSTEM LIGHTING AND COMPONENTS**

General Electrical Components and Installation

- All system switching to be determined buy customer
- When applicable, switches located in arm rest console and/or OEM provided chassis dash switches
- All required FMVSS108 lighting/reflectors
- All required wiring/wiring harnesses covered in abrasive resistant split loom
- All wiring harnesses to be properly secured and shielded from sharp edges and heat
- All required electrical hardware, switches, and sealed connectors
- System fully tested and operational

In Cab Power Distribution

- All components mounted to aluminum distribution panel
- As required, power distribution panel to include all necessary relays, circuit breakers, terminal strips, etc.
- Power distribution panel includes a clear poly cover and color-coded circuit diagram affixed for quick referencing of all body related electrical circuitry

Dump Body Lighting

- All FMVSS108 required lighting, all LED type
- Four (4) rubber grommeted and recessed Red LED stop, tail and turn lamps in rear corner pillars
- Two (2) rubber grommeted and recessed Clear LED reverse lamps in rear corner pillars
- Two (2) rubber grommeted and recessed Red LED marker lamps in lower rear apron/bolster
- Two (2) rubber grommeted and recessed Red LED marker lamps side facing in lower rear corner post
- Two (2) rubber grommeted and recessed Red LED clearance lamps rear facing in upper rear corner post
- Three (3) rubber grommeted and recessed Red LED center identification lamps center rear of dump body
- Two (2) rubber grommeted and recessed Amber LED clearance forward facing cabshield assembly
- Rear license plate light

Snowplow Lamps

- Buyers Products #1312200
- "Heated" LED high intensity snowplow lights
- Die cast aluminum housing with tempered glass lens
- Hi beam/Low Beam
- Integral marker and turn signals
- Chassis hood mounted
- Mounted on stainless steel light brackets

Work Lamps

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- Two (2) BPC 1492198
- Heated LED type
- 4500 Lumens
- Rated IP67 dust and Water resistant
- Two (2) "Rear Facing" mounted at rear apron of dump- one (1) each street and curb sides

Proximity Switches

- One (1) proximity switch to trigger dump body up in chassis cab warning light/alarm
- One (1) proximity switch to auto activate /deactivate snowplow power float

Rear Vision Camera System

- NONE REQUESTED/INCLUDED

Air and Pavement Temperature Sensor

- NONE REQUESTED/INCLUDED

Trailer Brake Controller

- NONE REQUESTED/INCLUDED

Heated Wiper Blades

- NONE REQUESTED/INCLUDED

**SIX (6) HEAD WARNING LIGHT SYSTEM**

General Electrical Components and Installation

- All system switching to be determined buy customer
- When applicable, switches located in arm rest console and/or OEM provided chassis dash switches
- All required wiring/wiring harnesses covered in abrasive resistant split loom
- All wiring harnesses to be properly secured and shielded from sharp edges and heat
- All required electrical hardware, switches, and sealed connectors
- System fully tested and operational

Dump Body Mounted Lamps-Rearward Facing

- Two (2) Whelen #5GAC SAE J595 Class I certified rubber grommet oblong AMBER warning lamps
- One (1) lamp recessed in STREETSIDE rear corner post of dump body
- One (1) lamp recessed in CURBSIDE rear corner post of dump body

Cab Protector Mounted Lamps-Forward Facing

- Two (2) Whelen #5GAC SAE J595 Class I certified rubber grommet oblong AMBER warning lamps
- One (1) lamp recessed in the CURBSIDE corner of cab protector
- One (1) lamp recessed in STREET SIDE corner of cab protector

Cab Protector Mounted Lamps-Side Facing

- Two (2) Whelen #5GAC SAE J595 Class I rubber grommet oblong AMBER warning lamps
- One (1) lamp recessed in STREET SIDE corner of cab protector
- One (1) lamp recessed in the CURBSIDE corner of cab protector

**CHASSIS MOUNTED SNOWPLOW HITCH**

Concord Manufactured Titan Series TTN-400QL

- Heavy duty low profile
- Offset lift cap/ lift cylinder configuration
- Telescopic adjustable lift arm that folds down for storage

Hydraulic Lift Ram

- Double acting power up x power down
- 4 inch bore x 6 inch stroke

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- Cylinder rod nitrated for corrosion protection

H-Frame Mounting

- Chassis specific mounting hitch mounting group
- 5/8-inch-thick steel reinforced side push plates
- All grade 8 fasteners with "Stover" type locking nuts

Connect/Disconnect Coupler

- Concord TTN-10-SPC4
- Twin horizontal hitch pin connection
- Four position vertical adjustment
- Welded to hitch assembly H-frame

Bumpers-Plow Hitch Mounted

- Heavy duty formed channel plow hitch mounted bumper
- Two- piece design
- Constructed of ¼ inch steel plate

Hitch Assembly Painting

- Entire hitch assembly chemically cleaned, primed, and powder coated gloss black

SNOWPLOW AND SNOWPLOW RELATED

- NONE REQUESTED/INCLUDED

**TERMS AND CONDITIONS**

MINIMUM CHASSIS REQUIREMENTS

Chassis to have a USABLE CAB to AXLE (CA) dimension of 96.00 inches; have a provision for FEPTO POWER TAKE-OFF; Clear frame behind chassis cab street and curb sides to front of chassis suspension; OEM In chassis cab body up fitter circuits and switches including, when applicable- snowplow light circuit, provision for electric trailer brakes, provisions for chassis ground speed interface.

Chassis specifications should be provided prior to placing an order to ensure compatibility. Concord Road Equipment Mfg., LLC not responsible for incompatibility between proposed components and/or equipment and chassis components and/or equipment. Discrepancies in the requested minimum chassis requirements may result in additional cost, resulting in a change order request and approval, prior to installation of proposed components and equipment.

PAYMENT DISCOUNTS

Per our Ohio Department of Administrative Services Contract Schedule #800925, Index #STS515 an additional 0.5% (one-half of one percent) discount is available for payment(s) of invoice(s) within twenty (20) days of receipt. Payment discount will be noted on the invoice(s).

WARRANTY INFORMATION- CONCORD ROAD EQUIPMENT MFG., LLC DUMP BODY/SNOW AND ICE CONTROL EQUIPMENT PACKAGE

Concord Road Equipment Mfg., LLC. truck equipment packages include a warranty for a total period of FOUR (4) YEARS AS FOLLOWS; Months 1 through 12 at 100% on electrical components, hydraulic components, structural and fabricated components-parts and labor; Months 13 through 24 at 50% on structural and fabricated components- parts and labor; Months 25 through 48 at 25% structural and fabricated components labor only. When applicable, other suppliers/component warranties that exceed Concord's base warranty will remain in effect. All warranty periods begin after completion/delivery of equipment, components, and accessories. When applicable, Concord "Titan" series snowplow hitches carry a full 100% parts warranty on structural components only for 60 months. When applicable, TBEI series dump body hoists have a manufacturer parts warranty of 36 months. When applicable, Swaploader hooklift hoist include a manufacturer parts warranty for 36 months. Warranties do not include normally considered wear and maintenance items (such as plow blades, augers, conveyor chains, hydraulic couplers, filters, spinner drive hydraulic motors, spinner disks, chains, sprockets, bearings, etc.); routine adjustments and/or calibrations; abuse, neglect, misuse, and/or improper operation; lack of maintenance (including component corrosion), inspections, and/or training; and/or consequential damages as a result thereof. Under the warranty period, Concord Road Equipment Mfg., LLC reserves the right to replace, repair, rebuild, or substitute with like equipment and/or components at its sole discretion.

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**ESTIMATED DELIVERY PERIOD**

Based on the date of this proposal, the job completion and corresponding delivery period is projected to be 150-180 days after receipt of the required purchase order(s), letter(s) of intent, letter(s) to proceed, and if applicable, the arrival of chassis(s) to Concord Road Equipment Mfg., LLC. This projected job completion and corresponding delivery period is only an estimate and may be shorter or longer in accordance with the date that your order is placed, the arrival date of required authorizations, delivery date of your chassis(s) to Concord, and lead times of Concord Road Equipment Mfg., LLC primary suppliers at the time your order is placed. Concord Road Equipment Mfg., LLC is not responsible for delays that are beyond its reasonable effort and capability to control including but not limited to; Primary supplier delays and/or product shortages; Delays in freight; Force majeure including but not limited to 1-acts of God, such as severe acts of nature or weather events including floods, fires, earthquakes, tornadoes/hurricanes, or explosions; 2- war, acts of terrorism, and epidemics; 3- acts of governmental authorities such as expropriation, condemnation, and changes in laws and regulations; 4- strikes and labor disputes; 5- and certain accidents. Per Concord Road Equipment Mfg., LLC. Contract 800925 Schedule STS 515 with the Ohio Department of Administrative Services, completed deliveries can range from 60-300 days after receipt of a customer order(s), and when applicable, after the arrival of your chassis(s) to Concord Road Equipment Mfg., LLC.

**INSURANCE**

When applicable, your chassis and/or equipment are insured while in Concord Road Equipment's Mfg., LLC possession. This includes all properties, buildings, lots, etc. A copy of our complete "LIMITED LIABILITY" garage-keepers insurance policy is available upon request.

**PAYMENT TERMS**

Net Due 30 Days from Date of Invoice

**YOUR NET TOTAL INSTALLED PRICE \$135,338.78**

Authorized by \_\_\_\_\_  
  
**JEFFERY S. WARFIELD - PRESIDENT**

I /We hereby accept the above quotation including all terms and conditions, and place an order for the proposed item(s) for a total amount of \$ \_\_\_\_\_ (when applicable, please include any proposed/selected options in the total amount)

Accepted By \_\_\_\_\_ Date Signed \_\_\_\_\_ Purchase Order Number \_\_\_\_\_



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 062

By: Mayor Perciak and All Members of Council

**AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION AND/OR DISPOSAL, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S RECREATION DEPARTMENT, 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 this Council finds that the Recreation & Senior Services Department of the City of Strongsville is in possession of certain equipment, furniture and/or other items, which are obsolete, surplus, have little monetary value, and are no longer needed for any municipal purpose, as more particularly described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference, and further finds, therefore, that it will be in the best interest of the City that such property be sold by public internet auction through **GOVDEALS**.

**Section 2.** That pursuant to Ohio Revised Code Section 721.15, the City is authorized to sell or dispose of property by internet auction; and that, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized to dispose of such obsolete tangible property identified in Exhibit "A" and to perform all acts required in furtherance thereof.

**Section 3.** That the Director of Finance and the Mayor, therefore, are authorized to retain the services of **GOVDEALS** to effectuate the sale of such obsolete property by internet auction through an appropriate user agreement between the City and GovDeals, and in a form to be approved by the Law Director; and that the Director of Finance, Mayor and the Director of Recreation & Senior Services be and are further authorized and directed to execute all documents and perform all acts required to complete the sale of such obsolete and unneeded property by public internet auction.

**Section 4.** That the public internet auction will be conducted through GovDeals in accordance with its rules, regulations and procedures, including listing of the obsolete and unneeded property for sale by auction to the public on the internet. That as required by law, the property will be listed for ten (10) days, including Saturdays, Sundays and legal holidays.

**Section 5.** That this Council further finds that any items listed on Exhibit "A" that are not able to be sold through internet auction after a period of time because they may be damaged and/or in poor condition and unsafe for further use, that it would be in the best interest of the City to properly dispose of such items and to perform all acts required in furtherance thereof.

**Section 6.** That the net proceeds of the operation of this Ordinance shall be deposited into the Multi-Purpose Complex Fund; and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the Multi-Purpose Complex Fund.

**Section 7.** 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

**CITY OF STRONGSVILLE, OHIO**  
**ORDINANCE NO. 2026 – 062**  
**Page 2**

such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 8.** 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 the immediate sale of such obsolete and unneeded municipal property is necessary in order to provide necessary storage space for the Recreation Department, to enable the Department to replace obsolete equipment and/or furniture, 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	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Ord. No. 2026-062 Amended: \_\_\_\_\_  
 1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

**EXHIBIT A**

**RECREATION & SENIOR SERVICES DEPARTMENT  
PROPERTY TO GOVDEALS AUCTION**

---

Traulsen Commercial Refrigerator

Serial #T923770L97;  
Model #RHT132WREHHS

175 Banquet Chairs

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 063

By: Mayor Perciak and All Members of Council

**A RESOLUTION ADOPTING ALTERNATIVE TAX BUDGET INFORMATION FOR THE CITY OF STRONGSVILLE, OHIO FOR FISCAL YEAR 2027, AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to Section 5705.281 of the Ohio Revised Code, the Cuyahoga County Budget Commission has waived the requirement that the City of Strongsville adopt a tax budget as provided under Sections 5705.28 and 5705.30 of the Revised Code, and has required the City of Strongsville to provide alternative tax budget information in order for the Commission to perform its duties under law; and

WHEREAS, the Mayor and Director of Finance, therefore, have prepared alternative tax budget information for the City of Strongsville, Ohio, for the fiscal year beginning January 1, 2027; including a Division of Taxes Levied setting forth levies inside and outside the 10 Mill limitation, inclusive of debt levies; a Statement of Fund Activity; Unvoted General Obligation Debt; Voted Debt Outside of the 10 Mill Limit; and Schedule of Interfund Transfers, all for submission to the Cuyahoga County Budget Commission and Cuyahoga County Fiscal Officer.

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

**Section 1.** That the alternative tax budget information for the City of Strongsville, Ohio, for the fiscal year commencing January 1, 2027, heretofore prepared by the Mayor of this City and submitted to this Council, a copy of which is attached hereto as Exhibit "A" and made a part hereof as if fully rewritten herein, be and the same is hereby ratified, approved, confirmed and adopted as the official alternative tax budget information of the City of Strongsville for the fiscal year beginning January 1, 2027 and ending December 31, 2027 for submission to the Cuyahoga County Budget Commission and Cuyahoga County Fiscal Officer.

**Section 2.** That the Clerk of Council be and is hereby authorized and directed to promptly certify and transmit a copy of said alternative tax budget information and a copy of this Resolution to the Cuyahoga County Budget Commission and Cuyahoga County Fiscal Officer.

**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 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 comply with all state, county and local requirements concerning tax budgets. 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.

CITY OF STRONGSVILLE, OHIO  
RESOLUTION NO. 2026 – 063  
Page 2

\_\_\_\_\_  
President of Council

Date Passed: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

Date Approved: \_\_\_\_\_

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

*RES*  
Ord. No. 2026-063 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_

## ALTERNATIVE TAX BUDGET INFORMATION

Political Subdivision/Taxing Unit CITY OF STRONGSVILLE

For the Fiscal Year Commencing January 1, 2027

Fiscal Officer Signature Eui Doan Date 5/27/2026

# COUNTY OF CUYAHOGA

### Background

Substitute House Bill No. 129 (HB129) effective June 3, 2002, was enacted by the 124th General Assembly in part to allow a county budget commission to waive the requirement that a taxing authority adopt a tax budget for a political subdivision or other taxing unit, pursuant to Ohio Revised Code (ORC) Section 5705.281.

### Ohio Revised Code Section 5705.281

Under the amended version of this section pursuant to HB 129, a county budget commission, by an affirmative vote of a majority of the commission, including an affirmative vote by the county auditor, may waive the tax budget for any subdivision or other taxing unit. However, the commission may require the taxing authority to provide any information needed by the commission to perform its duties, including the division of the tax rates as provided under ORC Section 5705.04.

### County Budget Commission Duties

The county budget commission must still certify tax rates to each subdivision or other taxing unit, by March 1 for school districts and by September 1 for all other taxing authorities under ORC Section 5705.35, even when a tax budget is waived. Also, the commission is still required to issue an official certificate of estimated resources under ORC Section 5705.35 and amended official certificates of estimated resources under ORC Section 5705.36.

Therefore, when a budget commission is setting tax rates based on a taxing unit's need, for purposes of ORC Sections 5705.32, 5705.34, and 5705.341, its determination must be based on that other information the commission asked the taxing authority to provide under ORC Section 5705.281, when the tax budget was waived. Also, an official certificate must be based on that other information the commission asked the taxing authority to provide.

### County Budget Commission Action

On October 11, 2002 during the Cuyahoga County Budget Commission meeting, the commission with an affirmative vote of all members waived the requirement for taxing authorities of subdivisions or other taxing units (including Schools) to adopt a tax budget as provided under ORC Section 5705.281,

### Alternative Tax Budget Information Filing Deadline

For all political subdivisions excluding school districts, the fiscal officer must file one copy of this document with the County Fiscal Officer on or before July 20th. For school districts the fiscal officer must file one copy of this document with the County Fiscal Officer on or before January 20th.

## **GUIDELINES FOR COMPLETING THE ALTERNATIVE TAX BUDGET INFORMATION**

### **SCHEDULE 1**

The general purpose of schedule 1 is to meet the requirement of Ohio Revised Code (ORC) Section 5705.04 which requires the taxing authority of each subdivision to divide the taxes levied into separate levies. For help use the schedule B issued by the budget commission for the current year and add any new levies.

In column 1 list only those individual funds which are requesting general property tax revenue. In column 2 purpose refers to the following terms, inside, current expenses, and special levy for example. In column 4 levy type refers to renewal, additional, and replacement for example. In column 9 identify the amount of general property tax you wish to request.

### **NOTE:**

The general purpose of column 9 is to demonstrate the need to produce property tax revenues to cover the estimated expenditures for the budget year. ORC Section 5705.341 states in part;  
"Nothing in this section or any section of the ORC shall permit or require the levying of any rate of taxation, whether within the 10 mill limitation or whether the levy has been approved by the electors, the political subdivision or the charter of a municipal corporation in excess of such 10 mill limitation, unless such rate of taxation for the ensuing fiscal year is clearly required by a budget properly and lawfully, adopted under this chapter or by other information required per ORC 5705.281."

Property tax revenue includes real estate taxes, personal property taxes, homestead and rollback.

### **SCHEDULE 2**

The general purpose of schedule 2 is to produce an Official Certificate of Estimated Resources for all funds. In column 3, total estimated receipts should include all revenues plus transfers in. All taxing authorities, except school districts, must submit a list of all tax transfers.

### **SCHEDULE 3**

The general purpose of schedule 3 is to provide inside/charter millage for debt service. The basic security for payment of general obligation debt is the requirement of the levy of ad valorem property taxes within the 10 mill limitation imposed by Ohio law. Ohio law requires a levy and collection of ad valorem property tax to pay debt service on general obligation debt as it becomes due, unless that debt service is paid from other sources.

### **SCHEDULE 4**

The general purpose of schedule 4 is to provide for the proper amount of millage to cover debt service requirements on voted bond issues. Major capital improvement projects are sometimes financed through the use of voted bonds. The taxing authority seeks voter approval of general obligation bonds and of the levy of property taxes outside the indirect debt limitation in whatever amount is necessary to pay debt service on those bonds.

### **SCHEDULE 5**

The general purpose of schedule 5 is to properly account for tax anticipation notes. See schedule 5 for more details.

**City of Strongsville, Cuyahoga County, Ohio**  
**DIVISION OF TAXES LEVIED**  
**For the Year Ending December 31, 2027**

(Levies Inside & Outside 10 Mill Limitation, Inclusive of Debt Levies)  
(List All Levies Of The Taxing Authority)

Schedule 1

I	II	III	IV	V	VI	VII	VIII	IX
Fund	Purpose	Authorized By Voters On MM/DD/YY	Lewy Type	Number of Years Levy To Run	Tax Year Begins/Ends	Collection Year Begins/Ends	Maximum Rate Authorized	\$ AMOUNT Requested of Budget Commission
<u>General Fund</u> General Fund	Inside Millage						0.8	\$ 1,900,000
<u>Special Revenue Funds</u>								
Fire Levy Fund	Current Expense	05/05/09	Renewal	continuing	continuing	continuing	2.0	\$ 3,100,000
Fire Levy Fund	Current Expense	11/08/22	Renewal	5	2023 - 2027	2024 - 2028	1.5	\$ 2,450,000
Drainage Levy Fund	Drainage	11/08/22	Renewal	5	2023 - 2027	2024 - 2028	0.4	\$ 625,000
SW Hospital Fund	SW Hospital	11/05/24	Renewal	5	2025 - 2029	2026 - 2030	1.0	\$ 400,000
Police Pension Fund	Inside Millage						0.3	\$ 725,000
Fire Pension Fund	Inside Millage						0.3	\$ 725,000
Total Special Revenue Funds							5.5	\$ 8,025,000
<u>Debt Service Funds</u>								
General Bond Retirement	Inside Millage						1.5	\$ 3,500,000
Total Debt Service Funds							1.5	\$ 3,500,000
Totals							7.8	\$ 13,425,000

City of Strongsville, Cuyahoga County, Ohio  
 STATEMENT OF FUND ACTIVITY  
 For the Year Ending December 31, 2027

Schedule 2

(List All Funds Individually)

I	II	III	III	IV	V	VI
Fund By Type	Beginning Estimated Unencumbered Fund Balance	Property Taxes and Local Government Fund Revenue	Other Source Receipts	Total Resources Available For Expenditures	Total Estimated Expenditures and Encumbrances	Ending Estimated Unencumbered Balance
General Fund	\$ 26,000,000.00	\$ 2,600,000.00	\$ 48,000,000.00	\$ 76,600,000.00	\$ 52,000,000.00	\$ 24,600,000.00
<b>Special Revenue Fund Group</b>						
Police Pension	\$ 1,150,000.00	\$ 725,000.00	\$ 1,100,000.00	\$ 2,975,000.00	\$ 1,850,000.00	\$ 1,125,000.00
Street Maintenance & Construction	\$ 9,500,000.00	\$ -	\$ 11,500,000.00	\$ 21,000,000.00	\$ 14,000,000.00	\$ 7,000,000.00
State Highway Maintenance	\$ 1,300,000.00	\$ -	\$ 235,000.00	\$ 1,535,000.00	\$ 280,000.00	\$ 1,255,000.00
Motor Vehicle License	\$ 1,200,000.00	\$ -	\$ 410,000.00	\$ 1,610,000.00	\$ 425,000.00	\$ 1,185,000.00
Emergency Vehicle	\$ 2,000,000.00	\$ -	\$ 1,400,000.00	\$ 3,400,000.00	\$ 1,400,000.00	\$ 2,000,000.00
Fire Levy	\$ 3,000,000.00	\$ 5,550,000.00	\$ 8,300,000.00	\$ 16,850,000.00	\$ 14,000,000.00	\$ 2,850,000.00
Fire Pension	\$ 550,000.00	\$ 725,000.00	\$ 1,750,000.00	\$ 3,025,000.00	\$ 2,480,000.00	\$ 545,000.00
Clerk of Court	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -
Drainage Levy	\$ 2,300,000.00	\$ 625,000.00	\$ 5,000.00	\$ 2,930,000.00	\$ 1,525,000.00	\$ 1,405,000.00
Multi-Purpose Complex	\$ 4,000,000.00	\$ -	\$ 5,850,000.00	\$ 9,850,000.00	\$ 6,500,000.00	\$ 3,350,000.00
SW General Hospital	\$ -	\$ 400,000.00	\$ -	\$ 400,000.00	\$ 400,000.00	\$ -
Law Enforcement Federal Seizure	\$ 400,000.00	\$ -	\$ 15,000.00	\$ 415,000.00	\$ 50,000.00	\$ 365,000.00
Law Enforcement State Seizure	\$ 35,000.00	\$ -	\$ 5,000.00	\$ 40,000.00	\$ 10,000.00	\$ 30,000.00
Law Enforcement Mandatory Drug Fine	\$ 22,000.00	\$ -	\$ 500.00	\$ 22,500.00	\$ 2,000.00	\$ 20,500.00
Law Enforcement DUI/DWI	\$ 15,000.00	\$ -	\$ 1,500.00	\$ 16,500.00	\$ 10,000.00	\$ 6,500.00
Tree Maintenance	\$ 75,000.00	\$ -	\$ 180,000.00	\$ 255,000.00	\$ 235,000.00	\$ 20,000.00
Community Diversion	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00	\$ -	\$ 6,500.00
Bond Escrow	\$ 500,000.00	\$ -	\$ 530,000.00	\$ 1,030,000.00	\$ 525,000.00	\$ 505,000.00
Earned Benefits	\$ 5,200,000.00	\$ -	\$ 200,000.00	\$ 5,400,000.00	\$ 400,000.00	\$ 5,000,000.00
OhioOhio Settlement Fund	\$ 110,000.00	\$ -	\$ 20,000.00	\$ 130,000.00	\$ 120,000.00	\$ 10,000.00
<b>Total Special Revenue Funds</b>	\$ 31,363,500.00	\$ 8,025,000.00	\$ 31,532,000.00	\$ 70,920,500.00	\$ 44,242,000.00	\$ 26,678,500.00

City of Strongsville, Cuyahoga County, Ohio  
 STATEMENT OF FUND ACTIVITY  
 For the Year Ending December 31, 2027

Schedule 2

I	II	III	III	IV	V	VI
Fund By Type	Beginning Estimated Unencumbered Fund Balance	Property Taxes and Local Government Fund Revenue	Other Source Receipts	Total Resources Available For Expenditures	Total Estimated Expenditures and Encumbrances	Ending Estimated Unencumbered Balance
<b>Debt Service Fund Group</b>						
General Bond Retirement	\$ 1,950,000.00	\$ 3,500,000.00	\$ -	\$ 5,450,000.00	\$ 3,565,000.00	\$ 1,885,000.00
Pearl Road TIF # 1	\$ 1,200,000.00	\$ -	\$ 700,000.00	\$ 1,900,000.00	\$ 850,000.00	\$ 1,050,000.00
Route 82 TIF	\$ 220,000.00	\$ -	\$ 190,000.00	\$ 410,000.00	\$ 50,000.00	\$ 360,000.00
Pearl Road TIF # 2	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 160,000.00	\$ 50,000.00	\$ 110,000.00
Pearl Road TIF # 3	\$ 100,000.00	\$ -	\$ 45,000.00	\$ 145,000.00	\$ 42,000.00	\$ 103,000.00
Westwood Commons TIF	\$ -	\$ -	\$ 45,000.00	\$ 45,000.00	\$ 30,000.00	\$ 15,000.00
Giant Eagle TIF	\$ 140,000.00	\$ -	\$ 118,000.00	\$ 258,000.00	\$ 110,000.00	\$ 148,000.00
GETGO TIF	\$ 40,000.00	\$ -	\$ 40,000.00	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00
Clover Senior TIF	\$ 130,000.00	\$ -	\$ 150,000.00	\$ 280,000.00	\$ 130,000.00	\$ 150,000.00
Pearl Road TIF # 4	\$ 170,000.00	\$ -	\$ 225,000.00	\$ 395,000.00	\$ 275,000.00	\$ 120,000.00
Cane's/Chase	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 50,000.00	\$ 20,000.00	\$ 30,000.00
Brighton Best	\$ 3,500.00	\$ -	\$ 5,000.00	\$ 8,500.00	\$ 5,000.00	\$ 3,500.00
Pearl Road North TIF	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 120,000.00	\$ 50,000.00	\$ 70,000.00
82 #2 TIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Camden Woods TIF Fund	\$ -	\$ -	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ -
<b>Total Debt Service Funds</b>	\$ 4,118,500.00	\$ 3,500,000.00	\$ 1,803,000.00	\$ 9,421,500.00	\$ 5,337,000.00	\$ 4,084,500.00
<b>Capital Project Fund Group</b>						
Recreation Capital Improvement	\$ 830,000.00	\$ -	\$ 110,000.00	\$ 940,000.00	\$ 550,000.00	\$ 390,000.00
General Capital Improvement	\$ 6,500,000.00	\$ -	\$ 5,000,000.00	\$ 11,500,000.00	\$ 6,000,000.00	\$ 5,500,000.00
TIF Capital Improvement Funds	\$ 1,000,000.00	\$ -	\$ 450,000.00	\$ 1,450,000.00	\$ 450,000.00	\$ 1,000,000.00
Town Center Improvement Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Capital Project Funds</b>	\$ 8,330,000.00	\$ -	\$ 5,560,000.00	\$ 13,890,000.00	\$ 7,000,000.00	\$ 6,890,000.00
<b>Enterprise Fund Group</b>						
Sanitary Sewer	\$ 13,000,000.00	\$ -	\$ 15,000,000.00	\$ 28,000,000.00	\$ 15,000,000.00	\$ 13,000,000.00
<b>Internal Service Fund Group</b>						
Health Insurance Reserve	\$ 4,350,000.00	\$ -	\$ 6,500,000.00	\$ 10,850,000.00	\$ 8,500,000.00	\$ 2,350,000.00
Worker's Compensation Reserve	\$ 435,000.00	\$ -	\$ 360,000.00	\$ 795,000.00	\$ 360,000.00	\$ 435,000.00
<b>Total Internal Service Fund Group</b>	\$ 4,785,000.00	\$ -	\$ 6,860,000.00	\$ 11,645,000.00	\$ 8,860,000.00	\$ 2,785,000.00
<b>TOTAL ALL FUNDS</b>	\$ 87,597,000.00	\$ 14,125,000.00	\$ 108,755,000.00	\$ 210,477,000.00	\$ 132,439,000.00	\$ 78,038,000.00

**City of Strongsville, Cuyahoga County, Ohio  
Tax Budget  
For the Year Ending December 31, 2027**

**UNVOTED GENERAL OBLIGATION DEBT**

(Include General Obligation Debt To Be Paid From Inside/Charter Millage Only)  
(Do Not Include Special Obligation Bonds & Revenue Bonds)

Schedule 3

I Purpose of Bonds or Notes	II Date of Issue	III Final Maturity Date	IV Principal Amount Outstanding At The Beginning Of The Year	V Amount Required To Meet Budget Year Principal & Interest Payments	VI Amount Receivable From Other Sources To Meet Debt Payments
Various Purpose and Refunding Bonds, Series 2025	10-Dec-25	1-Dec-40	\$21,240,000	\$3,457,000	\$0
<b>Totals</b>			\$21,240,000	\$3,457,000	\$0



City of Strongsville, Cuyahoga County, Ohio  
Tax Budget

For the Year Ending December 31, 2027

SCHEDULE OF INTERFUND TRANSFERS

Supplemental Schedule

From	Amount	To
<b>Transfers</b>		
General Fund	\$3,000,000	Street Construction, Maintenance & Repair Special Revenue Fund
General Fund	\$8,300,000	Fire Levy Special Revenue Fund
General Fund	\$3,000,000	Multi-Purpose Special Revenue Fund
General Fund	\$1,100,000	Police Pension Special Revenue Fund
General Fund	\$1,750,000	Fire Pension Special Revenue Fund
General Fund	\$180,000	Tree Maintenance Fund
General Fund	\$3,000,000	General Capital Improvement Fund

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 064

By: All Members of Council

**A RESOLUTION DECLARING THE MONTHS OF JULY AND AUGUST, 2026 AS COUNCIL RECESS MONTHS, 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 months of July and August as months of recess for the year 2026; and

WHEREAS, this Council accordingly will suspend regular Council meetings during the months of July and August, 2026.

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 months of July and August, 2026.

**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: \_\_\_\_\_

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

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

*RES*  
Ord. No. 2026-064 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_