

City of Strongsville

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

July 10, 2025

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

Brian M. Spring
At-Large

Aimee Pientka, MMC
Clerk of Council

MEETING NOTICE

The following meeting has been scheduled by Council for **Monday, July 14, 2025**, to be held in **Council Room** at the Mike Kalinich Sr. City Council Chamber, **18688 Royalton Road**:

6:00 P.M. **Special Council Meeting** for the purpose to hold a public hearing on Ordinance No. 2025-053 and to consider Ordinance Nos. 2025-075, 2025-077, 2025-079, 2025-080, 2025-081, 2025-082, 2025-083, 2025-085 and Resolution Nos. 2025-076, 2025-078 and 2025-084.

Any other matters which may properly come before this Municipal Body may also be discussed.

BY ORDER OF THE COUNCIL:

Aimee Pientka, MMC
Clerk of Council

AGENDA FOR THE STRONGSVILLE CITY COUNCIL SPECIAL MEETING

MONDAY, JULY 14, 2025 AT 6:00 P.M.

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
 - *Public Safety and Health Committee Meeting – June 16, 2025*
6. PUBLIC HEARING:
 - Ordinance No. 2025-053 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 VACANT REAL ESTATE LOCATED AT 13570 FALLING WATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION. *First reading and referred to the Planning Commission 05-05-25. Refer to Planning Commission memo from meeting held on 05-15-25. Second reading 05-19-25. Public hearing 07-14-25.*
7. ORDINANCES AND RESOLUTIONS:
 - Ordinance No. 2025-075 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE CUYAHOGA COUNTY PLANNING COMMISSION UNDER THE HEALTHY URBAN TREE CANOPY GRANT PROGRAM PY2025; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.
 - Resolution No. 2025-076 by Mayor Perciak and All Members of Council. A RESOLUTION GRANTING PERMISSION TO REPURCHASE A CERTAIN CERTIFICATE FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY. [Findora]
 - Ordinance No. 2025-077 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 474.13 OF TITLE TEN OF PART FOUR-TRAFFIC CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE RELATING TO CERTAIN REGULATIONS CONCERNING ELECTRIC BICYCLES, AND DECLARING AN EMERGENCY.

- Resolution No. 2025-078 by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING THE DONATION OF TWO (2) PROTECTIVE BALLISTIC VESTS FOR USE BY CRASH AND JAXX, CITY OF STRONGSVILLE POLICE DEPARTMENT K-9 OFFICERS.
- Ordinance No. 2025-079 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING PARTICIPATION IN UNITED STATES GENERAL SERVICES ADMINISTRATION CONTRACTS FOR THE PURCHASE OF CELLULAR COMMUNICATIONS SERVICES AND EQUIPMENT FOR USE BY VARIOUS DEPARTMENTS OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.
- Ordinance No. 2025-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ACCEPTING FOR DEDICATION TO PUBLIC USE CERTAIN LANDS WITHIN PARK RIDGE CROSSING SUBDIVISION NO. 1; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, AND DECLARING AN EMERGENCY.
- Ordinance No. 2025-081 by Mayor Perciak and All Members of Council. AN ORDINANCE ACCEPTING FOR DEDICATION TO PUBLIC USE CERTAIN LANDS WITHIN PARK RIDGE CROSSING SUBDIVISION NO. 2; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, AND DECLARING AN EMERGENCY.
- Ordinance No. 2025-082 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A GRANT OF EASEMENT FROM ERWIN ENTERPRISES, LLC FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, AND REPAIRING A SANITARY SEWER SYSTEM IN CONNECTION WITH PARK RIDGE CROSSING SUBDIVISION NO. 1, AND DECLARING AN EMERGENCY.
- Ordinance No. 2025-083 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING COOPERATION BY THE CITY WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION AND CONSENTING TO THE INSTALLATION OF A LINING OF THE EXISTING CORRUGATED METAL DRAINAGE STRUCTURE LOCATED UNDER ROYALTON ROAD NEAR PROSPECT ROAD [CUY-SR-082-00.93; SFN 1806971; PID NO. 116837], IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Resolution No. 2025-084 by Mayor Perciak and All Members of Council. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR THE REPLACEMENT OF ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING TELECOMMUNICATIONS TOWER ON CITY-OWNED PROPERTY LOCATED AT 15639 ROYALTON ROAD (PPN 399-02-005) IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

- Ordinance No. 2025-085 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT BETWEEN THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 2882 AND THE CITY OF STRONGSVILLE THROUGH DECEMBER 31, 2027, AND DECLARING AN EMERGENCY.

8. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 053

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 VACANT REAL ESTATE LOCATED AT 13570 FALLING WATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION.

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

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain vacant property located at 13570 Falling Water Road (PPN 396-14-015), in the City of Strongsville, from SC (Shopping Center) classification to MS (Motorist Service) classification, which property is more fully described in Exhibit A, and depicted in Exhibit B, all attached hereto and incorporated herein by reference.

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

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

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

First reading: May 5, 2025

Second reading: May 19, 2025

Third reading: _____

Public Hearing: July 14, 2025

Referred to Planning Commission

May 6, 2025

Refer to Planning Commission

Approved: memo from meeting held on May 15, 2025.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 053
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. 2025-053 Amended: _____
1st Rdg. 05-05-25 Ref: PC/P2E
2nd Rdg. 05-19-25 Ref: P2E
3rd Rdg. _____ Ref: _____

Public Hrg. 07-14-25 Ref: _____
Adopted: _____ Defeated: _____

Exhibit "C"

Legal Description – Parcel "C"

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Block "A" in the Woodlawn Estate, Inc., Ledgewood Subdivision No. 1 and a part of Original Strongsville Township, Lot No. 35 as shown by the recorded plat in Volume 201, Page 69 of the Cuyahoga County Map Records and is further bounded and described as follows;

Beginning at a PK Nail set at the intersection of the easterly right of way line of Falling Water Road – 100 feet wide and the southerly line of the Valley Creek Village Condominiums as shown by the recorded plat in Volume 31, Page 54 of the Cuyahoga County Map Records;

Thence North 87° 36' 49" East along the southerly line of said Valley Creek Village Condominiums and along the southerly line of the Valley Creek Village Cluster Development as shown by the recorded plat in Volume 224, Page 95 of the Cuyahoga County Map Records, a distance of 277.69 feet to a 5/8" diameter capped iron pin set, said point being the Principal Place of Beginning of the premises herein described;

Course I Thence continuing North 87° 36' 49" East along the southerly line of said Valley Creek Village Cluster Development, a distance of 491.23 feet to a 5/8" diameter capped iron pin set on the westerly line of lands conveyed to VAM, LTD, LCC as recorded in AFN 199909070771;

Course II Thence South 00° 18' 41" East along the westerly line of said lands conveyed to VAM, LTD, LLC, a distance of 460.23 feet to a 5/8" diameter capped iron pin set at the northeasterly corner of lands conveyed to FHL Investments LTD II as recorded in Volume 84-0334, Page 50 of the Cuyahoga County Records;

Course III Thence South 87° 36' 49" West along the northerly line of said lands conveyed to FHL Investments LTD II, a distance of 446.84 feet to a PK Nail set on the easterly limits of lands conveyed to Ledgewood Estates as recorded in AFN 200207010657 of the Cuyahoga County Records;

EXHIBIT A

- Course IV Thence North 03° 34' 54" West along the easterly limits of said lands conveyed to Ledgewood Estates, passing through a 1" iron pipe found at a distance of 85.24 feet, a total distance of 193.00 to a 5/8" diameter capped iron pin set;
- Course V Thence North 82° 59' 21" West a distance of 184.79 feet to a 5/8" diameter capped iron pin set;
- Course VI Thence North 86° 37' 03" West a distance of 209.28 feet to a 5/8" diameter capped iron pin set on the easterly right of way line of said Falling Water Road;
- Course VII Thence along the arc of a curve, along the easterly right of way line of said Falling Water Road, deflecting to the right, whose radius is 1485.49 feet which has a chord length of 31.09 feet which bears North 18° 36' 33" East, a distance of 31.09 feet to a 5/8" diameter capped iron pin set;
- Course VIII Thence South 86° 37' 03" East a distance of 202.07 feet to a 5/8" diameter capped iron pin set;
- Course IX Thence South 82° 59' 21" East a distance of 116.90 feet to a 5/8" diameter capped iron pin set;
- Course X Thence North 33° 08' 15" East a distance of 65.28 feet to a 5/8" diameter capped iron pin set;
- Course XI Thence North 01° 55' 41" West a distance of 173.01 feet to the Principal Place of Beginning of the premises herein described containing 5.265 Acres (229,353 s.f.) of land, be the same more or less but subject to all legal highways and easements as surveyed, calculated and described by John Alban, Registered Surveyor No. 7651 in February, 2005. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. Deed of reference is Volume 88-3477, Page 68 and Volume 88-3478, Page 25 of the Cuyahoga County Records.

Permanent Parcel No(s):

PETITION FOR ZONING CHANGE

Ordinance Number: 2025-053

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 Shopping Cen use to a class Motelist Service use. AS

Such change is necessary for the preservation and enjoyment of a substantial property right because: _____

SITE HAS NEVER DEVELOPED.

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

SUBSTANTIAL BUFFER, TREE PRESERVATION

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

1. LETTER FROM APPLICANT
2. POTENTIAL SITE PLAN / CONCEPT
3. AMENDED MOTELIST SERVICE DISTRICT TEXT. / DEAN RESUB

THE PROPOSED USE OF THE PROPERTY IS: Hotel

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

Name: Tim Spencer / Trivium Development LLC

Address: 210 N. Lazelle Street Columbus, Ohio 43215

Telephone Number: (614) 545-7979 cell: (614) 679-6979



[Signature]
Signature of Owner(s) DEAN ASIMES, OWNER

Witnessed in my presence this 15 day of April, 2025

[Signature]
Notary Public

My commission expires: 10/7/26

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

PROPERTY DESCRIPTION FORM

Ordinance Number: 2025-053

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: 13570 Falling Water Drive Strongsville, Ohio 44136

Permanent Parcel No: 396-14-015

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) The property is adjacent to a residential neighborhood to the north, an office building and daycare to the west and retail to the south and east. The site has direct access to Falling Water via a private drive.

Number and type of buildings which now occupy property (if any):
The property currently sits vacant and has never been developed on

Acreage: 5.265 +/- acres

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

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

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

Owner(s)	Percent of Ownership:
1. <u>Strongsville Falling Waters II, Ltd.</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

[Signature]
Signature of Owner(s) DEAN ASHES, OWNER



Sworn to and subscribed to in my presence this 15 day of April, 2025.

[Signature]
Notary Public

My commission expires 10/1/26

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

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Lori Daley, Assistant City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: April 22, 2025

SUBJECT: Rezoning Application
Owner: Strongsville Falling Waters LTD
Developer: Tim Spencer/Trivium Development
PPN: 396-14-015
13570 Falling Water Road
From: Shopping Center (SC) to Motorist Service (MS)

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, Clerk of Council
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: April 24, 2025

Re: Rezoning Application
Strongsville Falling Waters II LTD
PPN 396-14-015
From SC to MS

Neal,

The legal description included in the Clerk of Council's April 22, 2025 memo regarding the above referenced application accurately describes 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: May 6, 2025
SUBJECT: Referral from Council: Ordinance No. 2025-053

At its regular meeting of May 5, 2025, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2025-053 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 VACANT REAL ESTATE LOCATED AT 13570 FALLING WATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION. *First reading and referred to the Planning Commission 05-05-25.*

A copy of this ordinance is 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: May 16, 2025

Please be advised that at its Meeting of May 15, 2025, the Strongsville Planning Commission gave an Unfavorable Recommendation to the following:

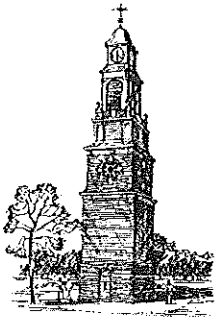
ORDINANCE 2025-053

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Real Estate located at 13570 Falling Water Road (PPN 396-14-015) in the City of Strongsville, From SC (Shopping Center) Classification to MS (Motorist Service) Classification

However, the Planning Commission gave a Favorable Recommendation if the applicant on its own would proffer the following:

ORDINANCE 2025-053

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Real Estate located at 13570 Falling Water Road (PPN 396-14-015) in the City of Strongsville, From SC (Shopping Center) Classification to MS (Motorist Service) Classification, Subject to Covenants and Restrictions Requiring A Minimum Three (3) Star Hotel and Related Uses, Prohibiting All Other Uses Within the (MS) Motorist Service District, In a Form to be Approved by the Law Department Binding on the Property and on All Successor Users As Well



City of Strongsville

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Legal Advertisement

City Council

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At-Large

Aimee Pientka, MMC
Clerk of Council

CITY OF STRONGSVILLE, OHIO

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be conducted by the Council of the City of Strongsville on **Monday, July 14, 2025 at 6:00 p.m., current time**, in the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, Strongsville, Ohio, upon the following Ordinance, which has been introduced in and is currently pending before the Council, entitled:

- Ordinance No. 2025-053 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 VACANT REAL ESTATE LOCATED AT 13570 FALLING WATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION. *First reading and referred to the Planning Commission 05-05-25. Refer to Planning Commission memo from meeting held on 05-15-25. Second reading 05-19-25. Public hearing 07-14-25.*

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

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

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

Aimee Pientka, MMC
Clerk of Council

Editor's Note:

To be published in The Sun Star-Courier/Sun News
and online at Cleveland.com:
June 6, 2025 and June 13, 2025.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 075

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE CUYAHOGA COUNTY PLANNING COMMISSION UNDER THE HEALTHY URBAN TREE CANOPY GRANT PROGRAM PY2025; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Strongsville has been a Tree City USA community since 1996, with more than 100,000 trees, which are an integral component of Strongsville's urban environment. Their shade and beauty contribute to the community's quality of life and soften the hard appearance of concrete structures and streets; and

WHEREAS, in 2019, Cuyahoga County announced a significant new program to expand the percentage of the urban tree canopy throughout Cuyahoga County, and therefore, established a competitive grant program; and

WHEREAS, the Cuyahoga County Council has again extended the County's commitment to improving the Urban Tree Canopy for 2025; and

WHEREAS, the Healthy Urban Tree Canopy Grant Program PY2025 is a collaborative effort by the Cuyahoga County Department of Sustainability, Cuyahoga County Planning Commission, the Cuyahoga Soil & Water Conservation District, and the Cuyahoga County Board of Health; and

WHEREAS, in order to meet the deadline for submission of applications to receive funding from the Cuyahoga County Planning Commission under the Healthy Urban Tree Canopy Grant Program for the PY2025, the City, through its Coordinator of Natural Resources, will apply for award of up to 200 free trees in order to provide a proposed Free Tree Giveaway and Education Program for residents; and

WHEREAS, the PY2025 Healthy Urban Tree Canopy Grant Program is no longer a reimbursable grant and funds will be awarded on a competitive basis, therefore, no matching City funds will be required; and

WHEREAS, when the City is advised that its application for funding under the Grant Program is approved, 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 authorizes the Mayor and City Coordinator of Natural Resources to submit an application for financial assistance to the Cuyahoga County Planning Commission under the Healthy Urban Tree Canopy Grant Program PY2025, in the form on file with the City Coordinator of Natural Resources.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 075
Page 2

Section 2. That this Council hereby approves the acceptance of any award of funding under such Grant Program for 2025, and hereby authorizes the Mayor, Director of Finance, Coordinator of Natural Resources, and other appropriate officers of the City to provide, execute and deliver certifications, assurances and such other information as may be required in connection therewith.

Section 3. That any funds which may be required have been appropriated and will be made through the Tree 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 the submission of such application for financial assistance in order to meet the application deadline, to accept such funds when awarded, 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	_____	_____
Spring	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2025-075 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 076

By: Mayor Perciak and All Members of Council

**A RESOLUTION GRANTING PERMISSION TO REPURCHASE
A CERTAIN CERTIFICATE FOR BURIAL RIGHTS IN THE
STRONGSVILLE MUNICIPAL CEMETERY. [Findora]**

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

Section 1. That pursuant to Codified Ordinance Section 1060.09, this Council hereby authorizes the repurchase of a certificate for burial rights in the Strongsville Municipal Cemetery for Grave H, in Lot 191 of Section F, from William Findora, by the City of Strongsville at the same price that was originally paid therefor.

Section 2. That the funds for the repurchase of said certificate have been appropriated and shall be paid from the General Fund.

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

Section 4. That this Resolution shall take effect and be in force 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	_____	_____
Spring	_____	_____

Attest: _____
Clerk of Council

RES
Ord. No. 2025-076 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 077

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTION 474.13 OF TITLE TEN OF PART FOUR-TRAFFIC CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE RELATING TO CERTAIN REGULATIONS CONCERNING ELECTRIC BICYCLES, AND DECLARING AN EMERGENCY.

WHEREAS, the Ohio Revised Code in Chapter 4511 contains various sections regulating electric bicycles; and

WHEREAS, State law also expressly permits municipalities to promulgate local regulations, within limits, relating to such activities as electric bicycle riding, and there is also support for such local regulations under the Home Rule authority of Charter municipalities, such as the City of Strongsville; and

WHEREAS, the City of Strongsville has deemed it appropriate pursuant to such legal authority and as a matter of safety and the protection of children, to require that any person under the age of eighteen (18) shall have to wear a protective helmet while operating or riding as a passenger on an electric bicycle within 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 Section 474.13 of Chapter 474 of Title Ten of Part Four-Traffic Code of the Codified Ordinances of the City of Strongsville concerning electric bicycles shall be amended to read in its entirety as follows:

474.13 ELECTRIC BICYCLES.

- (a) (1) The operation of a class 1 electric bicycle and a class 2 electric bicycle is permitted on a path set aside for the exclusive use of bicycles or on a shared-use path, unless the Municipality by resolution, ordinance, or rule prohibits the use of a class 1 electric bicycle or class 2 electric bicycle on such a path.
- (2) No person shall operate a class 3 electric bicycle on a path set aside for the exclusive use of bicycles or a shared-use path unless that path is within or adjacent to a highway or the Municipality by resolution, ordinance, or rule authorizes the use of a class 3 electric bicycle on such a path.
- (3) No person shall operate a class 1 electric bicycle, a class 2 electric bicycle or a class 3 electric bicycle on a path that is intended to be used primarily for mountain biking, hiking, equestrian use, or other similar uses, or any other single track or natural surface trail that has historically been reserved for nonmotorized use, unless the Municipality by resolution, ordinance or rule authorizes the use of a class 1 electric bicycle, a class 2 electric bicycle, or a class 3 electric bicycle on such a path.

- (4) Subsections (a)(2) and (a)(3) of this section do not apply to a law enforcement officer, or other person sworn to enforce the criminal and traffic laws of the state, using an electric bicycle while in the performance of the officer's duties.
- (b) (1) No person under sixteen years of age shall operate a class 3 electric bicycle; however, a person under sixteen years of age may ride as a passenger on a class 3 electric bicycle that is designed to accommodate passengers.
- (2) No person shall operate or be a passenger on a class 3 electric bicycle unless the person is wearing a protective helmet that meets the standards established by the Consumer Product Safety Commission or the American Society for Testing and Materials.
- (3) **No person who is under eighteen (18) years of age shall operate or be a passenger on a class 1 or class 2 electric bicycle unless the person is wearing a protective helmet that meets the standards established by the Consumer Product Safety Commission or the American Society for Testing and Materials.**

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

Section 3. That this Ordinance 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 provide for the safety of the City's residents to clarify certain regulations concerning electric bicycles. 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	_____	_____
Spring	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2025-077 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 078

By: Mayor Perciak and All Members of Council

A RESOLUTION ACCEPTING THE DONATION OF TWO (2) PROTECTIVE BALLISTIC VESTS FOR USE BY CRASH AND JAXX, CITY OF STRONGSVILLE POLICE DEPARTMENT K-9 OFFICERS.

WHEREAS, the City of Strongsville Police Department's K-9 unit program began in 1995. Some of the K-9's duties include narcotic detection, tracking wanted or lost people, article searches, building searches and criminal apprehension. In addition, the K-9 officers/handlers occasionally do lectures and demonstrations for many groups such as civic organizations and school functions; and

WHEREAS, Crash and Jaxx, the Strongsville Police Department's newest K-9 officers, are in need of protective ballistic vests; and

WHEREAS, Brady Snakovsky, a middle school student from Strongsville, believes all K-9 officers should have protection like their handlers, and therefore, he founded a non-profit organization, Brady's K9 Fund, which donates ballistic vests for K-9s; and

WHEREAS, such non-profit organization, Brady's K9 Fund, is donating two (2) vests to the Strongsville Police Department in order to provide Crash and Jaxx with the most updated protective equipment to help ensure safety when performing their K-9 duties; and

WHEREAS, each protective vest has a donation value of \$1,500.00, and the City is desirous of accepting such donation from Brady's K9 Fund.

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 graciously accepts from and expresses its appreciation and thanks to Brady Snakovsky and Brady's K9 Fund, a non-profit organization, for the donation of two (2) protective ballistic vests for use by the Strongsville Police Department's newest K-9 officers, Crash and Jaxx.

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

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

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 078

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

Res
Ord. No. 2025-078 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 079

By: Mayor Perciak and All Members of Council

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

WHEREAS, Federal law provides the opportunity for state, local, regional or tribal governments or any instrumentality thereof to participate in contracts of the United States General Services Administration for the purchase of a variety of information technology from contracts awarded under General Services Administration Federal Supply Schedule, Information Technology, as well as from contracts under the Corporate Schedule containing information technology special item numbers; and

WHEREAS, based upon recommendation of the City's Director of Communication & Technology, this Council wishes to take advantage of that opportunity in connection with the purchase of various cellular communications services and equipment, including wireless voice and data services (GSA Contract No. 47QTCA20D00B5) for use by various City departments retroactive to June 18, 2025 for a 24-month period through June 18, 2027.

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

Section 1. That the Mayor be and is hereby authorized and directed to request authority in the name of the City of Strongsville to participate in the United States General Services Administration Federal Supply Schedule, Information Technology contracts for the purchase of cellular communications services and equipment from **CELLCO PARTNERSHIP dba VERIZON WIRELESS** for use by various departments of the City in amounts estimated not to exceed \$154,000.00 retroactive to June 18, 2025 for a 24-month period through June 18, 2027, based upon the rates set forth in the price list for such contract, which the General Services Administration has entered into pursuant to law, and that is on file with the City's Director of Communication & Technology and summarized on Exhibit A attached hereto and incorporated herein.

Section 2. That the City of Strongsville hereby agrees to be bound by the terms and conditions prescribed by the United States General Services Administration for such purchases and to directly pay the vendor, under each such contract of the United States General Services Administration in which the City participates for items and services it receives pursuant to the contracts.

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 United States General Services Administrative Cooperative Purchasing Program.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 079

Page 2

Section 4. That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the General Fund; Street Construction, Maintenance & Repair Fund; Fire Levy Fund; Multi-Purpose Complex Fund; Sanitary Sewer Fund and the Southwest Emergency Dispatch Fund.

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

Section 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, and for the further reason that it is immediately necessary to participate in the purchase of such services and equipment in order to maintain necessary and critical communications capabilities with continuity and efficiency in the operation of the various departments of the City, and conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise from and after the earliest period allowed by law.

President of Council

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. 2025-079 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____



GSA-Multiple Award Schedule #47QTCA20D00B5 Short Form Purchase Order

Date:	June 18, 2025	
Vendor/ Address:	Verizon Wireless, 10170 Junction Drive, Annapolis Junction, MD 20701	
Vendor Email:	VZWFederal.Implementations@VerizonWireless.com	
Phone:	1.800.561.6227	Fax: 1.866.227.4978
Agency Name:	CITY OF STRONGSVILLE	
Billing Information:	16099 FOLTZ PARKWAY STRONGSVILLE, OH 44149-5501	Existing Verizon Wireless Account Number/s (if applicable) ECPD:609988 Account(s):0781910396-00001
Payment Terms:	Net 30	
Description of Goods/Services; Pricing:	Cellular service on the accounts listed above (or attached) totaling 200 units to be purchased under the rate plans and terms and conditions of GSA Multiple Award Schedule Number 47QTCA20D00B5 which are incorporated by reference Rate Plan(s): <u>Various</u>	
Term:	Month 6 Day 18 , 2025 for # 24 months through 2027 Year	
Funds Authorized: <i>total for full term/ period of performance</i>	Monthly Access Fees for service on 200 Lines (Estimated) \$6000.00 Equipment charge(s) on 200 Lines (Estimates) \$ 10,000.00 Total Amount Funded for Access and Equipment Fees on 200 lines (Estimate) \$ 154,000.00 Plus applicable fees, taxes and charges	
Equipment (Open Market):	All devices, accessories or other products not available on the Schedule Price List for Contract No. 47QTCA20D00B5 are purchased "Open Market." (List Equipment, if applicable)	
Additional Service Items (Open Market) <i>List price plan name and monthly access rate for each plan being added</i>	<p>"Open Market" items are incidental products/services added by Customer for administrative convenience that are not available on the GSA Multiple Award Schedule. "Open Market" items must directly support the Schedule items ordered, cannot be the primary purpose of the order and costs are small when compared to items ordered from the Schedule. The Government is responsible for meeting any applicable requirements for purchasing "Open Market" items.</p> <p>The items noted below are not listed on the GSA Multiple Award Schedule Contract No. 47QTCA20D00B5 and are being ordered as "Open Market" items:</p>	
Miscellaneous:	Specify Phones, Delivery, Etc.:	
Authorized By:	By signing below, I certify that I have legal authority to bind the listed government agency, that my agency is authorized to purchase under the GSA Multiple Award Schedule and all products/services purchased are solely for authorized government use. THE SCHEDULE CONTRACT STRICTLY PROHIBITS ANY RESELLING OF PRODUCTS/ SERVICES PURCHASED UNDER THIS ORDER.	
Customer Acceptance: <i>Electronic signatures are acceptable</i>	Agency Name: <u>CITY OF STRONGSVILLE</u> Signature of Authorized Official: _____ Date: _____ Printed or typed name: <u>David Sems</u> Thomas P. Perciak, Mayor Printed or typed title: <u>Director of Communications</u> Email Address: <u>david.sems@strongsville.org</u> Phone number: 4405803190	

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 080

By: Mayor Perciak and All Members of Council

AN ORDINANCE ACCEPTING FOR DEDICATION TO PUBLIC USE CERTAIN LANDS WITHIN PARK RIDGE CROSSING SUBDIVISION NO. 1; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, Park Ridge Investments, LLC, an Ohio limited liability company (hereinafter referred to as "Developer"), owner of Park Ridge Crossing Subdivision No. 1, is offering to the City of Strongsville for dedication to public use certain lands for streets, drives, roads, and easements (the "Public Rights-of-way"), as shown on the plat for that subdivision (the "Subdivision Plat"); and

WHEREAS, the Developer is offering to the City of Strongsville for acceptance certain public utilities, public sanitary and storm sewers, and appurtenances constructed above and beneath the surface of the ground within the aforesaid lands (the "Public Improvements") as shown in the improvements plans for said subdivision approved by the City Engineer on May 26, 2022, and on file with the City Engineer (hereinafter referred to as "Improvement Plans"); and

WHEREAS, the City Engineer has reported that certain of the Public Improvements, including street pavements, curbs, sanitary sewer systems, storm sewer systems, and water mains as shown on the Subdivision Plat and described in the Improvement Plans have been completed, and that the installation of sidewalks is not complete.

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

Section 1. That Council finds and determines that it is in the public interest to accept for dedication to public use the Public Rights-of-way prior to the completion of the installation of sidewalks, provided that the Developer shall deposit a cash bond with the City in an amount no less than 100% of the cost of completing the sidewalks, all as determined by the City Engineer, conditioned upon the full completion of the aforesaid improvements to be constructed and/or installed in such Public Rights-of-way no later than October 1, 2030 for the sidewalks, and provided that, upon completion of such sidewalk improvements, the Developer provides to the City a bond securing or guaranteeing the maintenance of such sidewalk improvements for a period not less than two years from and after the effective date of the subsequent ordinance accepting such sidewalk improvements, in a sum no less than 10% of the cost of the installation of such sidewalk improvements.

Section 2. That all of the Public Rights-of-way offered to the City of Strongsville be and are hereby accepted by the City of Strongsville and dedicated to public use, subject to the conditions set forth in Section 1 of this Ordinance and provided that the Developer provides to the City a bond securing or guaranteeing the maintenance of the Public Improvements for a period of not less than two years from and after the effective date of this Ordinance in a sum no less than 10% of the cost of installation of the improvements.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 080

Page 2

Section 3. That all of the Public Improvements constructed above and beneath the surface of the ground within the aforesaid Public Rights-of-way, all as shown on the Improvement Plans, except private storm and sanitary sewers, utilities, and appurtenances which do not serve the general public and the sidewalk improvements in said Subdivision, be and are hereby accepted by the City of Strongsville, subject to the provisions of this Ordinance.

Section 4. That the Clerk of Council be and is hereby authorized and directed to execute the acceptance and dedication on the Subdivision Plat upon determination that the City is in receipt of the required bonds or deposits and the Developer's deposit of such sums as are required to pay existing taxes, liens, or other assessments which are a lien upon any of the lands to be accepted or dedicated by this Ordinance, and to pay the fees to effect recording with the Fiscal Office of Cuyahoga County.

Section 5. That the City Engineer be and is hereby authorized and directed to cause said Subdivision Plat to be filed for record with the Fiscal Office of Cuyahoga County as provided by law, upon the Engineer's determination that, as of the date and hour of such filing the City, or its authorized agent, is in receipt of a statement of title guarantee in an amount of One Thousand Dollars (\$1,000.00) issued by a title company approved by said Engineer showing title to all lands dedicated to public use shown on the Subdivision Plat to be good in the name of the City of Strongsville, free and clear of any easements, taxes, liens, assessments, or other encumbrances of any kind except as set forth in this Ordinance, and that any and all required bonds and deposits have been submitted and approved.

Section 6. That this Council further directs that such sums as shall be required to pay existing taxes, liens, or other assessments which are a lien upon any of the lands to be dedicated in this subdivision shall be deposited with the City of Strongsville before the evidence of acceptance of the City of Strongsville is entered upon the dedication.

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 the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to assure proper development of all lots and land within the City of Strongsville and to meet legal requirements. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 080

Page 3

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

Attest: _____
Clerk of Council

Ord. No. 0025-080 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 081

By: Mayor Perciak and All Members of Council

AN ORDINANCE ACCEPTING FOR DEDICATION TO PUBLIC USE CERTAIN LANDS WITHIN PARK RIDGE CROSSING SUBDIVISION NO. 2; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, Park Ridge Investments, LLC, an Ohio limited liability company (hereinafter referred to as "Developer"), owner of Park Ridge Crossing Subdivision No. 2, is offering to the City of Strongsville for dedication to public use certain lands for streets, drives, roads, and easements (the "Public Rights-of-way"), as shown on the plat for that subdivision (the "Subdivision Plat"); and

WHEREAS, the Developer is offering to the City of Strongsville for acceptance certain public utilities, public sanitary and storm sewers, and appurtenances constructed above and beneath the surface of the ground within the aforesaid lands (the "Public Improvements") as shown in the improvements plans for said subdivision approved by the City Engineer on November 17, 2022, and on file with the City Engineer (hereinafter referred to as "Improvement Plans"); and

WHEREAS, the City Engineer has reported that certain of the Public Improvements, including street pavements, curbs, sanitary sewer systems, storm sewer systems, and water mains as shown on the Subdivision Plat and described in the Improvement Plans have been completed, and that the installation of sidewalks is not complete.

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

Section 1. That Council finds and determines that it is in the public interest to accept for dedication to public use the Public Rights-of-way prior to the completion of the installation of sidewalks, provided that the Developer shall deposit a cash bond with the City in an amount no less than 100% of the cost of completing the sidewalks, all as determined by the City Engineer, conditioned upon the full completion of the aforesaid improvements to be constructed and/or installed in such Public Rights-of-way no later than October 1, 2026 for the sidewalks, and provided that, upon completion of such sidewalk improvements, the Developer provides to the City a bond securing or guaranteeing the maintenance of such sidewalk improvements for a period not less than two years from and after the effective date of the subsequent ordinance accepting such sidewalk improvements, in a sum no less than 10% of the cost of the installation of such sidewalk improvements.

Section 2. That all of the Public Rights-of-way offered to the City of Strongsville be and are hereby accepted by the City of Strongsville and dedicated to public use, subject to the conditions set forth in Section 1 of this Ordinance and provided that the Developer provides to the City a bond securing or guaranteeing the maintenance of the Public Improvements for a period of not less than two years from and after the effective date of this Ordinance in a sum no less than 10% of the cost of installation of the improvements.

Section 3. That all of the Public Improvements constructed above and beneath the surface of the ground within the aforesaid Public Rights-of-way, all as shown on the Improvement Plans, except private storm and sanitary sewers, utilities, and appurtenances which do not serve the general public and the sidewalk improvements in said Subdivision, be and are hereby accepted by the City of Strongsville, subject to the provisions of this Ordinance.

Section 4. That the Clerk of Council be and is hereby authorized and directed to execute the acceptance and dedication on the Subdivision Plat upon determination that the City is in receipt of the required bonds or deposits and the Developer's deposit of such sums as are required to pay existing taxes, liens, or other assessments which are a lien upon any of the lands to be accepted or dedicated by this Ordinance, and to pay the fees to effect recording with the Fiscal Office of Cuyahoga County.

Section 5. That the City Engineer be and is hereby authorized and directed to cause said Subdivision Plat to be filed for record with the Fiscal Office of Cuyahoga County as provided by law, upon the Engineer's determination that, as of the date and hour of such filing the City, or its authorized agent, is in receipt of a statement of title guarantee in an amount of One Thousand Dollars (\$1,000.00) issued by a title company approved by said Engineer showing title to all lands dedicated to public use shown on the Subdivision Plat to be good in the name of the City of Strongsville, free and clear of any easements, taxes, liens, assessments, or other encumbrances of any kind except as set forth in this Ordinance, and that any and all required bonds and deposits have been submitted and approved.

Section 6. That this Council further directs that such sums as shall be required to pay existing taxes, liens, or other assessments which are a lien upon any of the lands to be dedicated in this subdivision shall be deposited with the City of Strongsville before the evidence of acceptance of the City of Strongsville is entered upon the dedication.

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 the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to assure proper development of all lots and land within the City of Strongsville and to meet legal requirements. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 081

Page 3

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

Attest: _____
Clerk of Council

Ord. No. 2025-081 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 082

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A GRANT OF EASEMENT FROM ERWIN ENTERPRISES, LLC FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, AND REPAIRING A SANITARY SEWER SYSTEM IN CONNECTION WITH PARK RIDGE CROSSING SUBDIVISION NO. 1, AND DECLARING AN EMERGENCY.

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

Section 1. That the Council hereby authorizes the Mayor to accept a Grant of Easement from Erwin Enterprises, LLC for the construction, reconstruction, maintenance, operation, and repair of a sanitary sewer system in connection with the Park Ridge Crossing Subdivision No. 1, on property identified as PPN 394-13-001, as more fully set forth in Exhibit 1, attached hereto and made a part hereof by reference.

Section 2. That the Clerk of Council is hereby directed to cause the aforesaid easement to be recorded in the office of the Cuyahoga County Fiscal Officer after its execution and upon receipt of evidence of title satisfactory to the Law Director.

Section 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 immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is necessary to provide a sufficient sanitary sewer system in connection with the Park Ridge Crossing Subdivision No. 1, to facilitate development of lots and land 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.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 082

Page 2

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

Attest: _____
Clerk of Council

Ord. No. 2025-082 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

GRANT OF EASEMENT
FOR
SANITARY SEWER SYSTEM PURPOSES

This Easement Grant is made between **Erwin Enterprises, LLC**, an Ohio limited liability company, an Ohio corporation, located at 22700 Royalton Road, Strongsville, Ohio 44149-3838 (hereinafter referred to as the "Grantor") and the **CITY OF STRONGSVILLE**, a municipal corporation, located at 18688 Royalton Road, Strongsville, OH 44136 (hereinafter referred to as the "Grantee").

WHEREAS, the Grantor is the owner in fee simple of certain real estate located in the City of Strongsville, Ohio and known as Erwin Drive (PPN 394-13-001) described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter the "Property"); and

WHEREAS, the Grantor is proposing to construct a sanitary sewer system, including approximately 604.32 L.F. of sanitary sewer pipe with appurtenances (hereinafter the "sanitary sewer system") in, on, over, and through the Property as described and shown on Exhibit "B", attached hereto and incorporated herein by reference (hereinafter referred to as the "Easement Area"); and

WHEREAS, the Grantor wishes to grant and the Grantee wishes to accept an easement for the purposes of constructing, reconstructing, maintaining, operating and repairing a sanitary sewer system;

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

The Grantor hereby gives, grants, bargains and conveys to the Grantee, its successors and assigns, a perpetual easement and right to enter upon the Easement Area described in Exhibit "B" and to remove and/or replace trees where necessary for the purposes of constructing, reconstructing, maintaining, operating and repairing a sanitary sewer system, and to make all repairs to such sanitary sewer system connected therewith, that in the opinion of the proper local authorities of the City of Strongsville, its successors or assigns, may be necessary or advisable, in order to maintain or operate said sanitary sewer system in accordance with the ordinances, rules and regulations for the management and protection of such systems of said City of Strongsville, now in force or that may hereafter be adopted.

In consideration of the acceptance of the easement above mentioned by the City of Strongsville, the Grantor and Grantee further hereby agree that Grantor shall construct and install said sanitary sewer system in accordance with the provisions, rules, regulations and requirements of the City of Strongsville, and further agree that Grantor shall pay the entire cost of said construction and installation of said sanitary sewer system. Said sanitary sewer system shall upon completion and approval by the City of Strongsville, its successors or assigns, become the property of the City of Strongsville, its successors or assigns.

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

The Grantor hereby restricts said premises within the limits of the Easement Area against the construction thereon of any temporary or permanent structures.

The Grantor agrees to keep the Easement Area free of materials, equipment, vehicles, trees, shrubbery, and any other obstructions which would interfere with Grantee's access to or maintenance of the sanitary sewer system. Grantor further agrees to make no alterations to the Property which would increase or reduce the depth of the sanitary sewer system.

If the Grantor desires to alter the Property 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 sanitary sewer system which is affected by such alteration and, where necessary, grant a new easement of not less than the width of this easement under the same terms and conditions as herein provided. The relocated or reconstructed sanitary sewer system and appurtenances shall, upon completion and approval by the Grantee, become the property of the City of Strongsville.

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

The Grantor hereby reserves the right to use the Easement Area for such use as is not expressly prohibited by or inconsistent with the terms of this easement.

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

This easement shall inure to the benefit of any person, firm or corporation who the City of Strongsville, its successors and assigns, shall authorize to undertake the performance of work within the purpose of this easement.

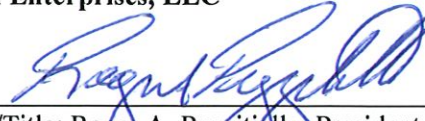
The parties hereto agree that this Grant of Easement embodies the complete understanding of the parties, and that no changes in this Grant of Easement shall be made unless such changes are in writing, approved and subscribed by the parties hereto.

[Signatures Continued on Next Pages]

Executed by Grantor and Grantee as of the date last written below.

Erwin Enterprises, LLC

Date: May 25, 2022

By: 
Name/Title: Roger A. Puzzitiello, President

Address: 22700 Royalton Road
Strongsville, OH 44149-3838

"Grantor"

STATE OF OHIO)
COUNTY OF Cuyahoga) SS:

This is an acknowledgment. No oath or affirmation was given.

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Erwin Enterprises, LLC, by and through Roger A. Puzzitiello, its duly authorized President, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed individually and as such officer and the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Strongsville, Ohio, this 25 day of May, 2022.

Writing and Seal Must Not Exceed Box Boundaries



BILLIE R CRISTINO
Notary Public
State of Ohio
My Comm. Expires
November 29, 2026


Notary Public

Executed by Grantor and Grantee as of the date last written below.

City of Strongsville

Date: _____

By: _____
Name/Title: Thomas P. Perciak, Mayor

Address: 18688 Royalton Road
Strongsville, OH 44136

"Grantee"

STATE OF OHIO)
) SS:
COUNTY OF _____)

This is an acknowledgment. No oath or affirmation was given.

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **City of Strongsville**, by and through _____, its duly authorized _____, acknowledged that he did sign the foregoing instrument and that the same is his free act and deed individually and as such officer and the free act and deed of said Municipal Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 2022.

Writing and Seal Must Not Exceed Box Boundaries

Notary Public

This Instrument Prepared By:
Attorney Brian W. Bonham
WICKENS HERZER PANZA
35765 Chester Road
Avon, OH 44011-1262

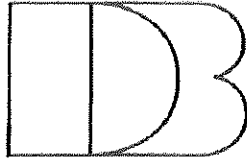
Approved as to legal form only
by the Law Department of the
City of Strongsville

by, Daniel J. Ghera

Assistant Director of Law.

Dated 5-26-22

EXHIBIT A



**Donald Bohning
& Associates**

7979 Hub Parkway
Valley View, Ohio 44125

T 216.642.1130

F 216.642.1132

Parcel 2
11.5208 Acres
DGB 4423-S

October, 2021

LEGAL DESCRIPTION

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, and known as being part of Parcel "B" in a Lot Split of Original Strongsville Township Lot No. 82 as shown by the plat recorded in Volume 317, Page 75 of Cuyahoga County Records, and bounded and described as follows:

Beginning at a 3/4" iron pin monument found in the centerline of Prospect Road, 60 feet wide, at the southeasterly corner of said Original Lot No. 82;

Thence South 89 degrees 52 minutes 46 seconds West along the southerly line of said Original Lot No. 82, 1608.37 feet to its intersection with the southeasterly corner of said Parcel "B" and from which point a 1/4" iron pin in a tree found bears South 1 degree 55 minutes 38 seconds West, 0.10 feet;

Thence South 89 degrees 52 minutes 46 seconds West along the southerly line of said Original Lot No. 82, 1135.84 feet to a 1/2" iron pin found in the southwesterly corner, thereof;

Thence North 1 degree 38 minutes 47 seconds East along the westerly line of said Original Lot No. 82, 635.06 feet to an iron pin set, and the principal place of beginning of the parcel herein described;

Thence North 1 degree 38 minutes 47 seconds East along the westerly line of said Original Lot No. 82, 747.00 feet to the northwesterly corner of said Parcel "B", and from which point a 5/8" iron pin (bent) found bears South 1 degree 38 minutes 47 seconds West, 0.37 feet; South 88 degrees 21 minutes 13 seconds East, 0.11 feet;

Thence North 85 degrees 33 minutes 55 seconds East along the northerly line of said Parcel "B", 675.61 feet to a capped iron pin (illegible) found at an angle point therein;

Thence South 1 degree 38 minutes 47 seconds West, 747.00 feet to an iron pin set;

Thence South 85 degrees 33 minutes 55 seconds West, 675.61 feet to the principal place of beginning, and containing 11.5208 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated October, 2021.

The courses used in this description are referenced to observation made with the Ohio Department of Transportation Virtual Reference System to The Ohio State Plane Coordinate System, North Zone, NAD83 (2001) Datum on August 18, 2021 and are used to indicate angles only.

Michael A. Ackerman

Registered Surveyor No. 8196

m:\Andodd\p\4003 4499\4423 s\documents\legals\parcel 2 11.5208 acres_oct 2021.docx

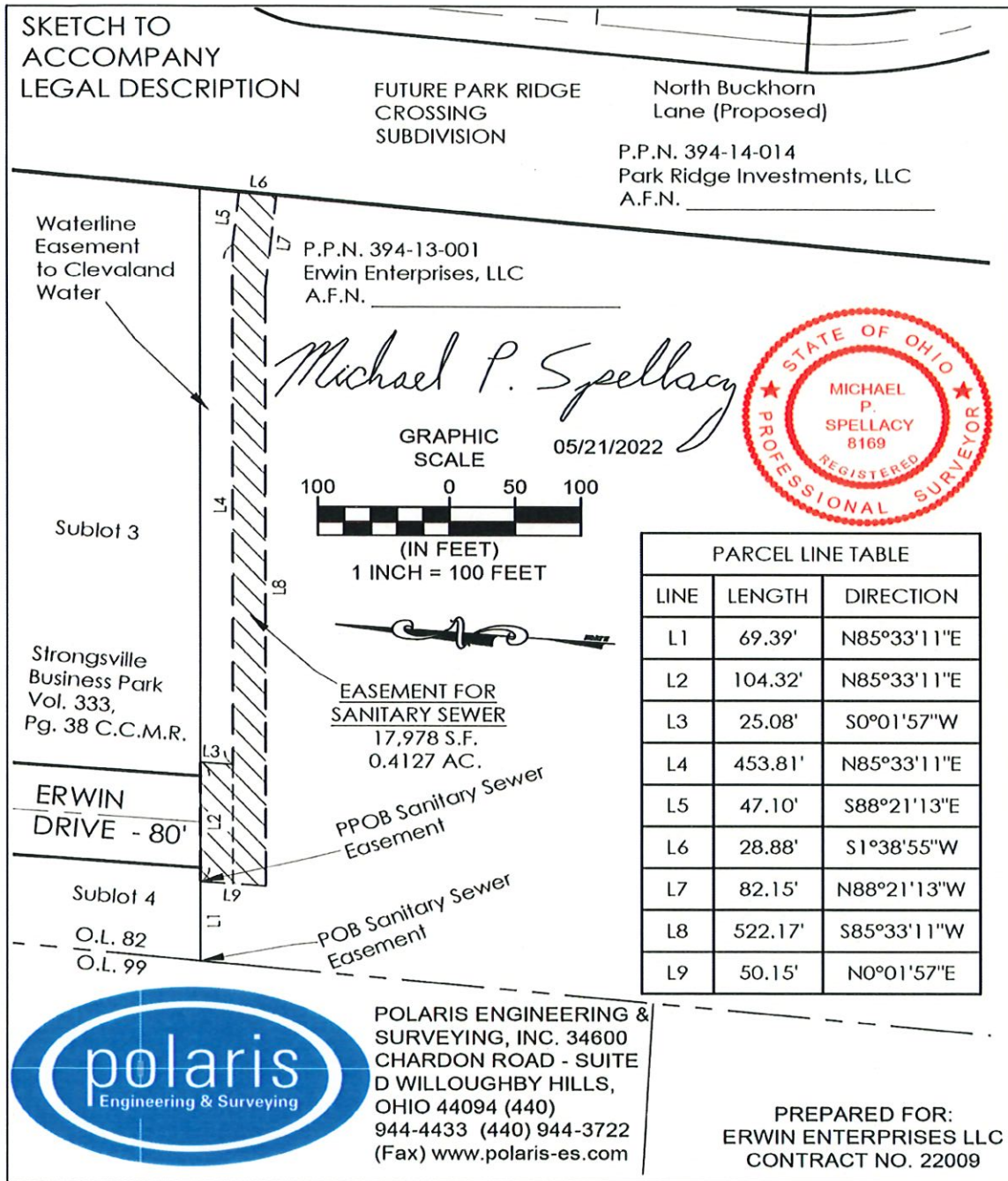


Civil Engineering & Surveying

24711-208\2577372.docx\bwbb/cat

EXHIBIT B

Easement Area





Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

May 21, 2022
LEGAL DESCRIPTION:
Easement for Sanitary Sewer
PPN 394-13-001

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, being part of Original Strongsville Township Lot 82, further known as an Easement for Sanitary Sewers over part of Parcel 2 of the Map of Survey and Lot Split Made for and at the Instance of Tiburon Investments, Inc. as shown by the recorded plat AFN 202201110607 of Cuyahoga County Records, and being land conveyed to Erwin Enterprises LLC by AFN _____ of Cuyahoga County Records (PPN 391-13-001):

Beginning at the intersection of the southerly line of Strongsville Business Park Subdivision as shown by plat recorded in volume 333, page 38 of Cuyahoga County Map Records with the easterly line of Original Strongsville Township Lot 99;

Thence North 85°33'11" East, along the southerly line of said Strongsville Business Park Subdivision, 69.39 feet to the Principal Place of Beginning of the following described parcel:

Course 1 North 85°33'11" East, along the southerly line of said Strongsville Business Park Subdivision, 104.32;

Course 2 Thence South 00°01'57" West, 25.08 feet;

Course 3 North 85°33'11" East, 453.81 feet;

PAGE 2

- Course 4** South 88°21'13" East, 47.10 feet to a westerly line of Parcel 1 of the Map of Survey and Lot Split Made for and at the Instance of Tiburon Investments, Inc., being land conveyed to Park Ridge Investments LLC by AFN _____ of Cuyahoga County Records (PPN 391-14-014);
- Course 5** Thence South 01°38'55" West, along said westerly line, 28.88 feet;
- Course 6** Thence North 88°21'13" West, 82.15 feet;
- Course 7** Thence South 85°33'11" West, 522.17 feet;
- Course 8** Thence North 00°01'57" East, 50.15 feet to the Principal Place of Beginning and containing 0.4127 acres of land (17,978 square feet) as calculated and described in May 2022 by Michael P. Spellacy, P.S. 8169 of Polaris Engineering and Surveying, and subject to all legal highways and easements of record. The bearings used herein are based on the Ohio State Plane Coordinate System of 1983, North Zone, 1986 adjustment.

The intent of this instrument is to describe an easement for sanitary sewers over part of PPN 394-13-001.

Michael P. Spellacy 5/21/2022
Michael P. Spellacy P.S. 8169 05/21/2022



S:\2022 Projects\22009- Avon Land Holdings - Park Ridge Crossing - Strongsville (CWS)\2-Project Surveying Info\4-Legal Descriptions (Word Files)\EASEMENTS\Legal Description EASEMENT FOR SANITARY SEWER.doc

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 083

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING COOPERATION BY THE CITY WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION AND CONSENTING TO THE INSTALLATION OF A LINING OF THE EXISTING CORRUGATED METAL DRAINAGE STRUCTURE LOCATED UNDER ROYALTON ROAD NEAR PROSPECT ROAD [CUY-SR-082-00.93; SFN 1806971; PID NO. 116837], IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

SECTION I. Project Description

WHEREAS, the State of Ohio has determined the need for the following project described as follows:

Lining of the existing corrugated metal drainage structure (Bridge SFN 1806971) carrying Baker Creek under Royalton Road (SR-82) and located 0.11 miles west of SR-237 in the City of Strongsville.

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

SECTION II. Consent Statement

That it being in the public interest, the City of Strongsville ("City") as the Local Public Agency ("LPA") gives consent to the Director of Transportation to complete the above-described project as detailed in the LPA-ODOT-Let Agreement entered into between the parties, if applicable.

SECTION III. Cooperation Statement

That the LPA shall cooperate with the Director of Transportation in the development and construction of the above-described project and shall enter into a LPA Federal ODOT Let Project Agreement, if applicable, as well as any other agreements necessary to develop and construct the Project as follows:

- A. The State of Ohio shall assume and bear 100% of all of the costs of the improvement.
- B. The City as LPA agrees to pay One Hundred Percent (100%) of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

SECTION IV. Authority to Sign

The City as LPA hereby authorizes the Mayor of the City of Strongsville to enter into and execute contracts with the Director of Transportation which are necessary to develop plans for

and to complete the above-described project; and to execute contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the Project.

Upon request of the Ohio Department of Transportation ("ODOT"), the Mayor is also empowered to execute any appropriate documents to affect the assignment of all rights, title and interests of the City of Strongsville to ODOT arising from any agreement with its consultant in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

SECTION V. Utilities and Right-of-Way Statement

That the City as LPA agrees that all right-of-way required for the described Project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understanding that right-of-way costs include eligible utility costs.

The LPA agrees that all utility accommodation, relocation and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION VI. Maintenance

Upon completion of the described Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the described Project in accordance with all applicable State and Federal law, including but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the described Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION VII. Funding

That any City funds which may be required for the purposes of this Project shall be paid from the Drainage Levy Fund.

SECTION VIII. Open Meeting

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

SECTION IX. Emergency Measure

That this Ordinance is hereby declared an emergency measure immediately necessary for the preservation of the public peace, health, safety, and general welfare of the inhabitants of the City and for the further reason that it is necessary in order to participate with the State and expedite the Project, provide efficient drainage, 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.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 083
Page 3

President of Council

Date Passed: _____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

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

Ord. No. 2025-083 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

**CERTIFICATE OF COPY
STATE OF OHIO**

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

I, Aimee Pientka, as Clerk of Council of the City of Strongsville, Ohio, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Legislative Authority of the said City on the ____ day of _____, 2025, that the publication of such Ordinance has been made and certified of record according to law.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this ____ day of _____, 2025.

(SEAL)

Aimee Pientka, Clerk of Council
City of Strongsville, Ohio

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 084

By: Mayor Perciak and All Members of Council

A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR THE REPLACEMENT OF ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING TELECOMMUNICATIONS TOWER ON CITY-OWNED PROPERTY LOCATED AT 15639 ROYALTON ROAD (PPN 399-02-005) IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, AT&T Mobility, through its agent, has submitted a final site plan to the Planning Commission for approval of replacement of antennas and related equipment on an existing telecommunications tower located at 15639 Royalton Road (PPN 399-02-005) on City-owned property zoned Public Facilities; and

WHEREAS, the Commission approved said final site plan at its meeting of July 10, 2025.

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

Section 1. That this Council does hereby confirm the approval of the City's Planning Commission of the final site plan submitted by AT&T Mobility, for replacement of antennas and related equipment on an existing telecommunications tower located at 15639 Royalton Road (PPN 399-02-005), on City-owned property zoned Public Facilities.

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

Section 3. That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary in order to ensure continuous and proper operation and maintenance of the telecommunications towers and appurtenances located within the City, and to conserve public funds. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 084

Page 2

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

Attest: _____
Clerk of Council

RES
Ord. No. *2025-084* Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

MEMORANDUM

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

FROM: Mitzi Anderson, Administrator Boards & Commissions

SUBJECT: Referral to Council

DATE: July 10, 2025

Please be advised that at its Meeting of July 10, 2025, the Strongsville Planning Commission gave a Favorable Recommendation to the following:

AT & T MOBILITY, Pyramid Network Services, Agent

Site Plan approval for the co-location of antennas on the existing tower and related equipment for the existing cellular facility for AT & T Mobility, located at 15639 Royalton Road, PPN 399-02-005, zoned PF – Public Facilities

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 085

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT BETWEEN THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 2882 AND THE CITY OF STRONGSVILLE THROUGH DECEMBER 31, 2027, 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 Mayor be and is hereby authorized and directed to execute and enter into a new collective bargaining agreement between the International Association of Firefighters Local 2882 and the City of Strongsville for a three (3) year period commencing retroactive to January 1, 2025 through December 31, 2027, copies of which are on file with the Clerk of Council and Human Resources Director, and which is in all respects hereby approved.

Section 2. That the funds for the purposes of the aforesaid contract's 2025 requirements have been or will be appropriated and shall be paid from the Fire Levy Fund and Fire Pension Fund; and thereafter shall be paid from the Fire Levy Fund and Fire Pension Fund in accordance with the annual appropriation ordinances adopted by Council.

Section 3. That the provisions of the aforesaid Agreement and this Ordinance shall be operative retroactively from and after January 1, 2025; and the provisions of said Agreement shall be applied retroactively to each City employee who was and/or is a member of said collective bargaining unit on and after January 1, 2025.

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

Section 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the immediate approval and implementation of the aforesaid agreement is necessary in order to maintain the orderly and efficient operation of the Fire Department of the City, provide fair compensation for such collective bargaining unit members, 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.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 085

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. 2025-085 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____