

# City of Strongsville

16099 Foltz Parkway  
Strongsville, Ohio 44149-5598  
Phone: 440-580-3110  
[www.strongsville.org](http://www.strongsville.org)

July 13, 2023

## City Council

James A. Kaminski  
Ward 1

Annmarie P. Roff  
Ward 2

Thomas M. Clark  
Ward 3

Gordon C. Short  
Ward 4

Joseph C. DeMio  
At-Large

James E. Carbone  
At-Large

Kelly A. Kosek  
At-Large

Aimee Pientka, MMC  
Clerk of Council

## MEETING NOTICE

City Council has scheduled the following meetings for **Monday, July 17, 2023**, to be held in the Caucus Room and the Council Chamber at the **Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road**:

**Caucus will begin at 7:30 p.m. All committees listed will meet immediately following the previous committee:**

**7:30 P.M.**

**Planning, Zoning & Engineering Committee** will meet to discuss Ordinance Nos. 2023-071, 2023-099, 2023-106 and Resolution No. 2023-107.

**Public Service & Conservation Committee** will meet to discuss Ordinance Nos. 2023-108, 2023-109 and 2023-110.

**Finance Committee** will meet to discuss Ordinance No. 2023-111.

**Recreation & Community Services Committee** will meet to discuss Ordinance Nos. 2023-112, 2023-113 and Resolution No. 2023-114.

**Committee of the Whole** will meet to discuss Ordinance Nos. 2023-094, 2023-095, 2023-096, 2023-097, 2023-098, and 2023-104.

**8:00 P.M.**

**Regular Council Meeting**

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

**BY ORDER OF THE COUNCIL:**

Aimee Pientka, MMC  
Clerk of Council

**STRONGSVILLE CITY COUNCIL REGULAR MEETING**

**MONDAY, JULY 17, 2023 AT 8:00 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 – July 3, 2023*
6. PUBLIC HEARING:
  - Ordinance No. 2023-071 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 PROPERTY LOCATED ON MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PORTION OF PPN 394-07-001), AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 05-15-23. Favorable recommendation by the Planning Commission 05-25-23. Second reading 6-05-23. Public Hearing 7-17-23.*
7. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:
8. REPORTS OF COUNCIL COMMITTEE:
  - SCHOOL BOARD – Clark
  - BUILDING & UTILITIES – Clark
  - SOUTHWEST GENERAL HEALTH SYSTEM – Short
  - ECONOMIC DEVELOPMENT – Short
  - PUBLIC SERVICE AND CONSERVATION – DeMio
  - FINANCE – Kosek
  - PLANNING, ZONING AND ENGINEERING – Kaminski
  - PUBLIC SAFETY AND HEALTH – Kaminski
  - RECREATION AND COMMUNITY SERVICES – Roff
  - COMMUNICATIONS AND TECHNOLOGY – Carbone
  - COMMITTEE-OF-THE-WHOLE – Carbone

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. 2023-094 by Mayor Perciak and All Members of Council. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION CERTAIN AMENDMENTS TO ARTICLE III OF THE CHARTER OF THE CITY ENTITLED "THE COUNCIL" IN SECTION 12, TO PROVIDE FOR COUNCIL POSTING ON THE WEBSITE OF THE CITY, AND IN PUBLIC PLACES DETERMINED BY COUNCIL, ALL ORDINANCES, RESOLUTIONS, STATEMENTS, ORDERS, PROCLAMATIONS, NOTICES AND REPORTS REQUIRED BY LAW, AND DECLARING AN EMERGENCY. *First reading 06-20-23. Second reading 07-03-23.*
- Ordinance No. 2023-095 by Mayor Perciak and All Members of Council. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION CERTAIN AMENDMENTS TO ARTICLE IV OF THE CHARTER OF THE CITY ENTITLED "ADMINISTRATIVE OFFICES" IN SECTION 6(c), TO PROVIDE THAT THE DECISION OF THE BOARD OF ZONING APPEALS GRANTING A VARIANCE IS FINAL WITHOUT REQUIRING A TWENTY (20) DAY DELAY FOR REVIEW BY CITY COUNCIL, AND DECLARING AN EMERGENCY. *First reading 06-20-23. Second reading 07-03-23.*
- Ordinance No. 2023-096 by Mayor Perciak and All Members of Council. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION AN AMENDMENT TO ARTICLE IV OF THE CHARTER OF THE CITY ENTITLED "ADMINISTRATIVE OFFICES" IN SECTION 7(a), TO PROVIDE FOR FIVE (5) MEMBERS OF THE CIVIL SERVICE COMMISSION OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading 06-20-23. Second reading 07-03-23.*
- Ordinance No. 2023-097 by Mayor Perciak and All Members of Council. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION CERTAIN AMENDMENTS TO ARTICLE V OF THE CHARTER OF THE CITY ENTITLED "FINANCE" IN SECTION 5(b), TO PROVIDE THAT COUNCIL MAY AUTHORIZE CERTAIN EXPENDITURES, IN EMERGENCIES OR OTHER LIMITED CIRCUMSTANCES, WITHOUT PUBLIC BIDDING, BY A VOTE OF NOT LESS THAN FIVE (5) OF ITS MEMBERS, AND DECLARING AN EMERGENCY. *First reading 06-20-23. Second reading 07-03-23.*

- Ordinance No. 2023-098 by Mayor Perciak and All Members of Council. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION AN AMENDMENT TO ARTICLE X OF THE CHARTER OF THE CITY ENTITLED "CHARTER REVIEW COMMITTEE" TO PROVIDE THAT COUNCIL SHALL SUBMIT TO THE ELECTORS ANY PROPOSED ALTERATIONS, REVISIONS AND AMENDMENTS RECOMMENDED BY THE CHARTER REVIEW COMMITTEE, AND DECLARING AN EMERGENCY. *First reading 06-20-23. Second reading 07-03-23.*
- Ordinance No. 2023-099 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 REAL ESTATE LOCATED AT 11654 PEARL ROAD (PPN 392-26-002) IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 07-03-23. Favorable recommendation by the Planning Commission 07-06-23.*
- Ordinance No. 2023-104 by Mayor Perciak and All Members of Council. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION AN AMENDMENT TO ARTICLE IV OF THE CHARTER OF THE CITY ENTITLED "ADMINISTRATIVE OFFICES" IN SECTIONS 5(a) AND 5(b), TO AMEND THE PROVISION FOR MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading 07-03-23.*
- Ordinance No. 2023-106 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE STRONGSVILLE TOWN CENTER PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Resolution No. 2023-107 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE PROSPECT ROAD STORM SEWER IMPROVEMENTS PROJECT FROM ALBION ROAD TO FAIR ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-108 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MODIFICATION TO THE PROFESSIONAL ENGINEERING DESIGN AND CONSULTING SERVICES CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND MS CONSULTANTS, INC., IN CONNECTION WITH THE CITY OF STRONGSVILLE'S WASTEWATER TREATMENT PLANTS AND WESTWOOD LIFT STATION REHABILITATION PROJECT, AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-109 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S SERVICE DEPARTMENT, AND DECLARING AN EMERGENCY.



- Ordinance No. 2023-110 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-111 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2023 AND REPEALING ORDINANCE NUMBER 2023-088.
- Ordinance No. 2023-112 by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING, APPROVING AND AUTHORIZING THE MAYOR AND DIRECTOR OF RECREATION & SENIOR SERVICES TO SUBMIT A PROPOSAL TO RECEIVE FUNDING FROM THE CUYAHOGA COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF SENIOR AND ADULT SERVICES, THROUGH ITS COMMUNITY SOCIAL SERVICES PROGRAM (CSSP), IN CONNECTION WITH VARIOUS CITY SENIOR PROGRAMS, FUNCTIONS, AND TRANSPORTATION FOR 2024 AND 2025; AUTHORIZING EXECUTION OF ANY REQUIRED AGREEMENT AND DOCUMENTS RELATED THERETO; AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-113 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING THE FILING OF AN APPLICATION ON BEHALF OF THE CITY OF STRONGSVILLE FOR FUNDING FROM NOACA THROUGH THE ENHANCED MOBILITY FOR SENIORS AND INDIVIDUALS WITH DISABILITIES PROGRAM, FOR THE PURCHASE OF A VEHICLE TO PROVIDE TRANSPORTATION SERVICES FOR THE CITY'S SENIOR WHEELS PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.
- Resolution No. 2023-114 by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING A MONETARY DONATION FROM THE STRONGSVILLE ROTARY FOUNDATION TO BE USED TOWARDS THE REBUILDING OF THE FREEDOM TRAIL WATERFALL FEATURE.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

Application for Permit: **NEW – D3**: To: Szechuan Gourmet, Inc.  
18086 Royaltown Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 07/27/2023).

13. MISCELLANEOUS BUSINESS:

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 071

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 PROPERTY LOCATED ON MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PORTION OF PPN 394-07-001), AND DECLARING AN EMERGENCY.

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

**Section 1.** That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain vacant property located on Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) classification to RT-C (Townhouse-Cluster) classification (portion of PPN 394-07-001), 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: May 15, 2023

Second reading: June 5, 2023

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

Public Hearing: July 17, 2023

Referred to Planning Commission

May 16, 2023  
Favorable Recommendation  
by Planning Commission  
May 25, 2023

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 - 071  
Page 2

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

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

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

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

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

Ord. No. 2023-071 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 05-15-23 Ref: PC/PCE  
2<sup>nd</sup> Rdg. 06-05-23 Ref: PZE  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

Public Hrg. 07-17-23 Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_



Boundary Description for  
Marks Road Property, LTD.  
**Rezoning Parcel Area**  
**15.3865 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, further known as being part 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 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 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 Walter C. and Judith G. Lappin by deed dated May 25, 2005 and recorded in A.F.N. 200505250349 of the Cuyahoga County Recorder's Records;

thence North 89°10'36" East, with the southerly line of land so conveyed to Walter C. and Judith G. Lappin, 455.90 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at the southeasterly corner thereof, having passed over a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at 20.00 feet on the easterly right of way line of Marks Road;

thence North 00°00'17" West, with the easterly line of land so conveyed to Walter C. and Judith G. Lappin, 201.49 feet to a 1/2 inch iron pin found on a Northerly line of said Lot No. 99 and on the southerly line of a parcel of land conveyed to Treeview Cleveland LLC by deed dated March 18, 2022 and recorded in A.F.N. 202203180267 of the Cuyahoga County Recorder's Records;

thence North 89°10'36" East, with said Northerly line of Lot No. 99 and the southerly line of land so conveyed to Treeview Cleveland LLC, 567.91 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 pin found 0.12 feet east therefrom;

thence along the northwesterly lines of the B&O Railroad for the next 5 courses:

1. South 22°31'05" West, 129.72 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point;



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

**Page 1 of 2**

F:\TGC Eng\PROJECTS\2701 17601 MARKS ROAD RE-ZONING  
STRONGSVILLE\SURVEY INFO\DESCRIPTIONS\2701 REZONING PARCEL DESC.docx

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

**EXHIBIT A**

2. North 67°28'55" West, 17.00 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point;
3. South 22°31'05" West, 250.00 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point;
4. South 67°28'55" East, 17.00 feet to a 5/8 inch by 30 inch iron pin with cap "Davey Resource Group" set at an angle point
5. South 22°31'05" West, 619.74 feet to a 3/4 inch iron pipe found at the northeasterly corner of a parcel of land conveyed to Douglas M. and Linda Harley by deed dated July 14, 2022 and recorded in A.F.N. 202207140367 of the Cuyahoga County Recorder's Records;

thence South 88°35'48" West, with the northerly line of land so conveyed to Douglas M. and Linda Harley, 642.21 feet to a point on the centerline of Marks Road and having passed a 3/4 inch iron pin at 612.21 feet (found south 0.15' of line) on an easterly right of way line of said Marks Road;

thence North 00°05'13" East, with the centerline of Marks Road, 722.80 feet to the Principal Place of Beginning, containing 670,238 square feet or 15.3865 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in April, 2022. 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.



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



File: I:\cpe eng\project\2701 17603 marko road re-zoning strongsville\dwg\2701 survey.dwg Saved: 4/27/2023 8:29 PM (600014) Plotter: 4/25/2023 7:12 AM (600014) PlotStyle: (none) Page Setup (www)



**PETITION FOR ZONING CHANGE**

Ordinance Number: 2023-071

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.**

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

1. Exhibit A: Partial Rezoning (15AC. Only)
2. \_\_\_\_\_
3. \_\_\_\_\_

THE PROPOSED USE OF THE PROPERTY IS: \_\_\_\_\_

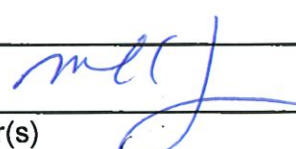
**RT-C RESIDENTIAL TOWNHOME CLUSTER**

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

Name: Ben Weinerman, Granger Property Development, LLC

Address: 2211 Medina Road, Suite 100, Medina, OH 44203

Telephone Number: 330.241.3808 (cell)

Signature of Owner(s) 

State of Ohio )  
County of Cuyahoga )

Sworn to and subscribed in my presence this 24 day of April, 2023.



KARNEL FECHKO  
Notary Public, State of Ohio  
My Commission Expires 12/1/24



Notary Public

My commission expires: 12/1/24

\* 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: 2023-071

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: Marks Road (Vacant Land) Strongsville, OH 44149

Permanent Parcel No.: A portion of PPN: 394-07-001

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):  
Property is Vacant and Used for Agriculture

Acreage: ~15 Acres (PARTIAL REZONING: Land West of Railroad Only)

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): N/A - No known deed restrictions affecting the property

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


Said property is presently under lease or otherwise encumbered as follows:  
Property is split by existing B&O Railroad; stretching from SW Corner Property to NE Corner of Property

Owner(s)	Percent of Ownership:
1. <u>Marks Road Property Ltd.</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

  
Signature of Owner(s)

State of Ohio           )  
County of Cuyahoga   )

Sworn to and subscribed to in my presence this 5th day of May, 2023.

  
Notary Public

My commission expires has no expiration date

\* 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

## *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  
Carol Brill, Planning Commission Secretary

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

**Date:** May 4, 2023

**Re:** Rezoning Application  
Marks Road Property, Ltd.  
Portion of PPN 394-07-001  
From GI-A to RT-C

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Neal,

The legal description and exhibit included in the Clerk of Council's May 3, 2023 memo regarding the above referenced application accurately describe the area to be rezoned.

Please feel free to contact me with any questions.

Thank you.

## MEMORANDUM

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

**FROM:** Carol Brill, Administrative Assistant, Boards & Commissions

**SUBJECT:** Referrals to Council

**DATE:** May 26, 2023

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Please be advised that at its meeting of May 25, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following;

**CITY OF STRONGSVILLE, Lori Daley, Agent**

Site plan approval of a new community playground, interactive fountain, pavilion and recreation amenities on ex. baseball fields located at Town Center zoned Public Facilities

**ORDINANCE NO. 2023-071:**

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 Property Located on Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) Classification to RT-C (Townhouse-Cluster) Classification (Portion of PPN 394-07-001), and Declaring an Emergency.

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

**MEMORANDUM**

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**TO:** Planning Commission

**FROM:** Marialena Beach, Council Secretary

**DATE:** May 16, 2023

**SUBJECT:** Referral from Council: Ordinance No. 2023-071.

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At its regular meeting of May 15, 2023, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2023-071 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 PROPERTY LOCATED ON MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PORTION OF PPN 394-07-001), AND DECLARING AN EMERGENCY.

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

MB  
Attachments

## MEMORANDUM

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

**FROM:** Carol Brill, Administrative Assistant, Boards & Commissions

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**ORDINANCE NO. 2023-071:**

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 Property Located on Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) Classification to RT-C (Townhouse-Cluster) Classification (Portion of PPN 394-07-001), and Declaring an Emergency.

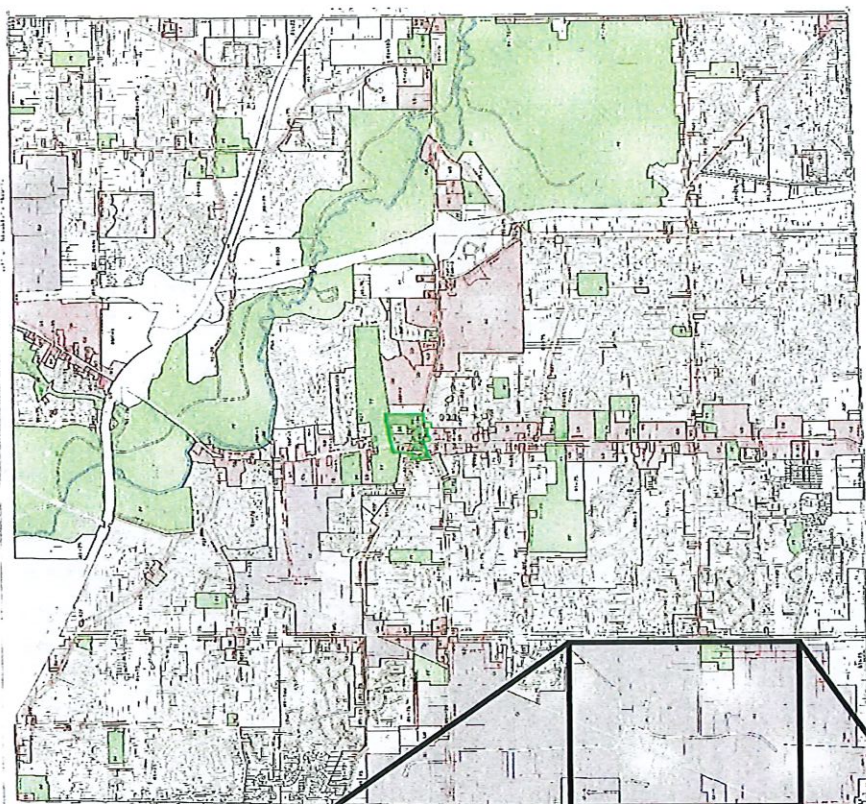




**THE CITY OF  
STRONGSVILLE**

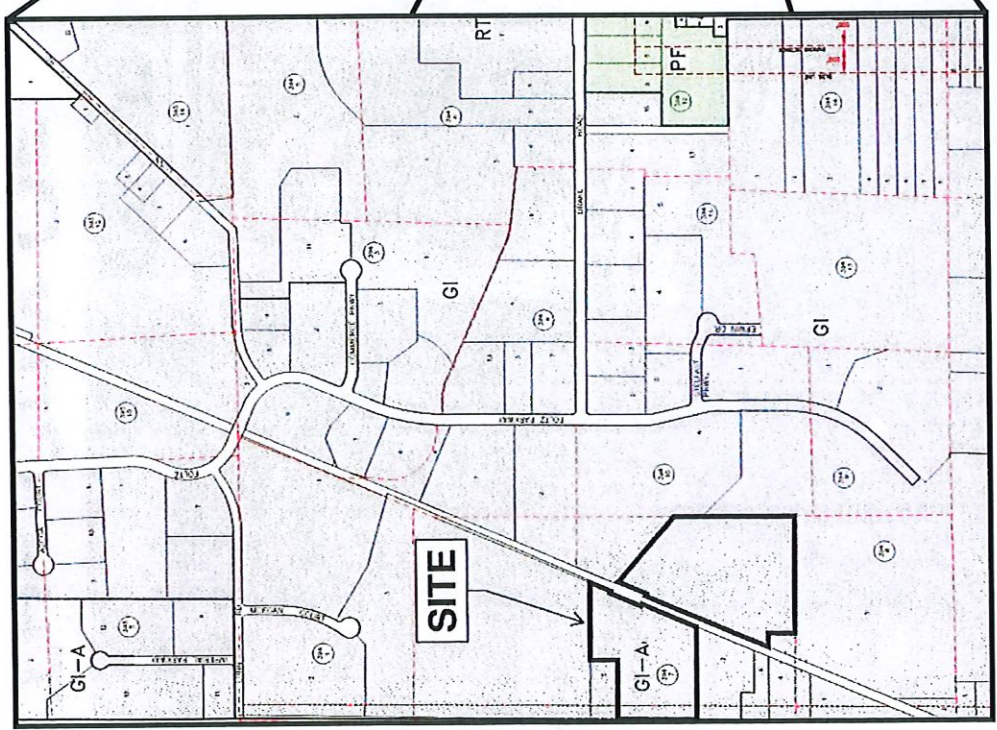
**PRIDEONE**



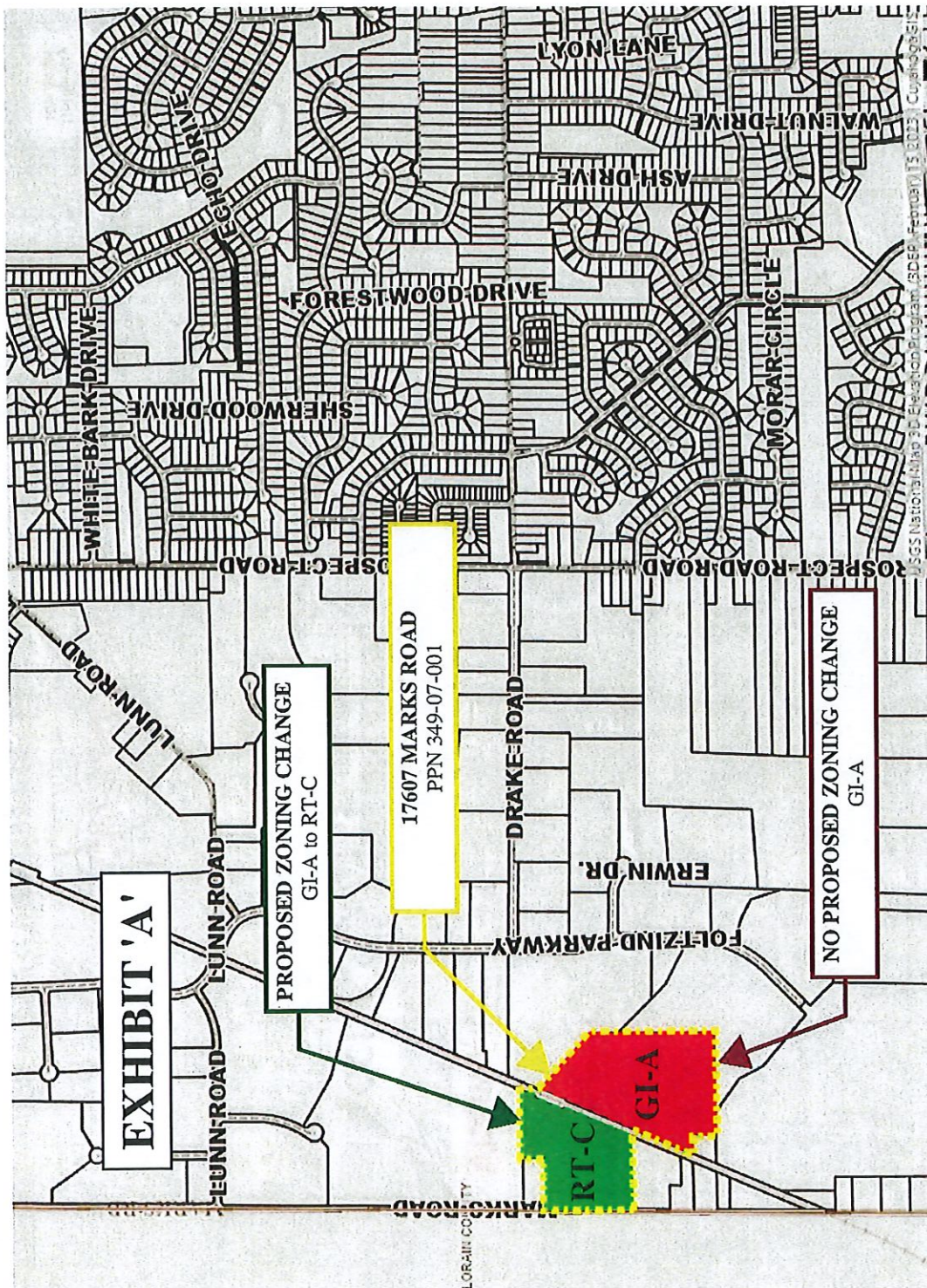


# CITY OF STRONGSVILLE ZONING MAP

CLASSIFICATION	DESCRIPTION
RESIDENTIAL SINGLE-FAMILY	Single-family detached dwellings
RESIDENTIAL TWO-FAMILY	Two-family detached dwellings
RESIDENTIAL MEDIUM-DENSITY	Medium-density residential
RESIDENTIAL HIGH-DENSITY	High-density residential
COMMERCIAL GENERAL	General commercial
COMMERCIAL OFFICE	Office commercial
COMMERCIAL RETAIL	Retail commercial
INDUSTRIAL	Industrial
UTILITY	Utility
PUBLIC	Public
OPEN SPACE	Open space
WATER	Water
WETLANDS	Wetlands
ENVIRONMENTAL SENSITIVE	Environmentally sensitive
ENVIRONMENTAL PROTECTION	Environmental protection









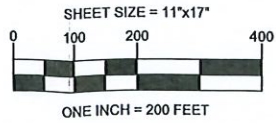
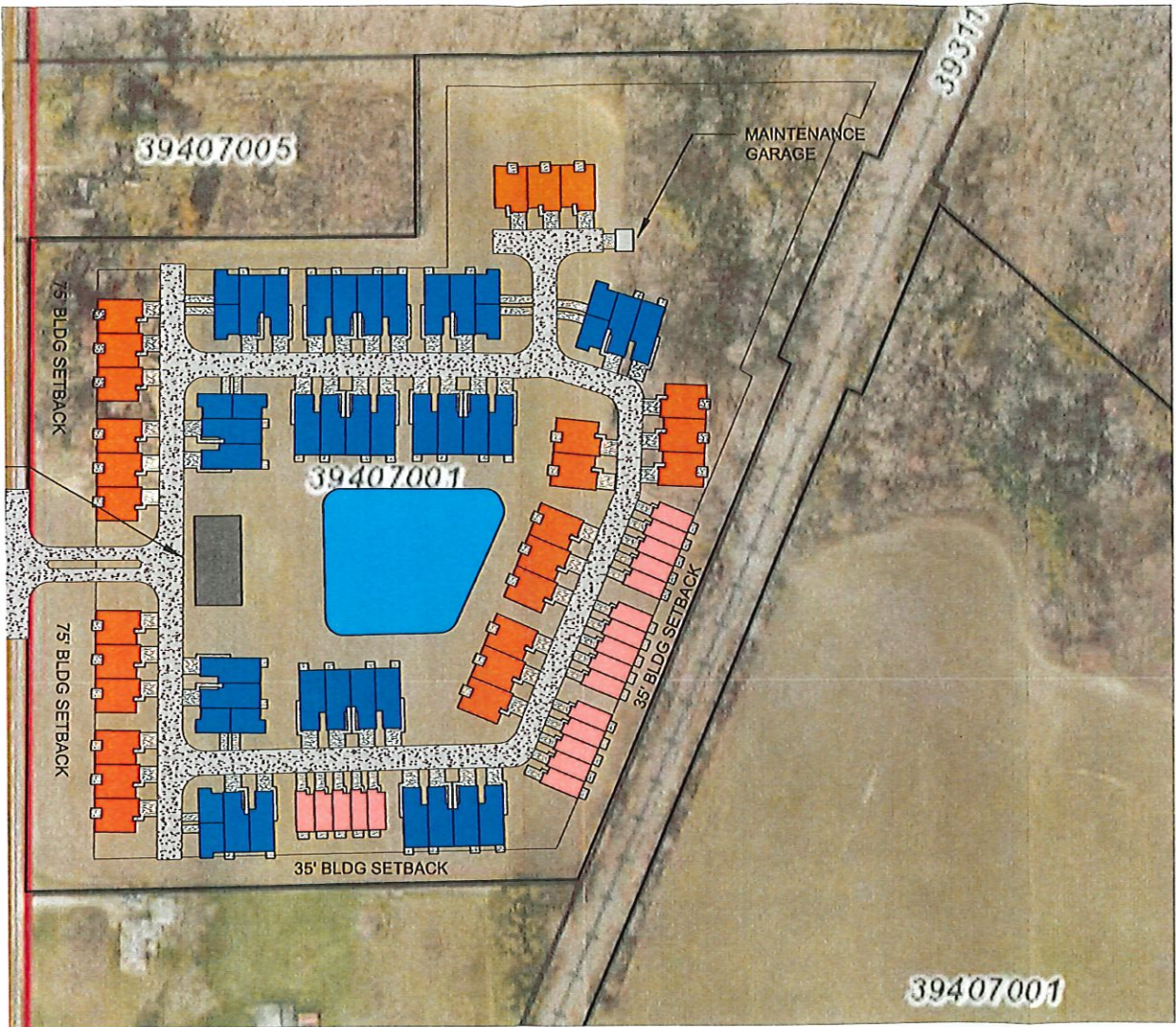


GIANT EAGLE  
MARKET  
DISTRICT



SITE





# MARKS ROAD CONCEPT SKETCH

PRIDE ONE DEVELOPMENT

DATE: 9/22  
DRAWN BY: AJM  
SHEET: 1/1

NO.	DATE	DESCRIPTION	REVISIONS



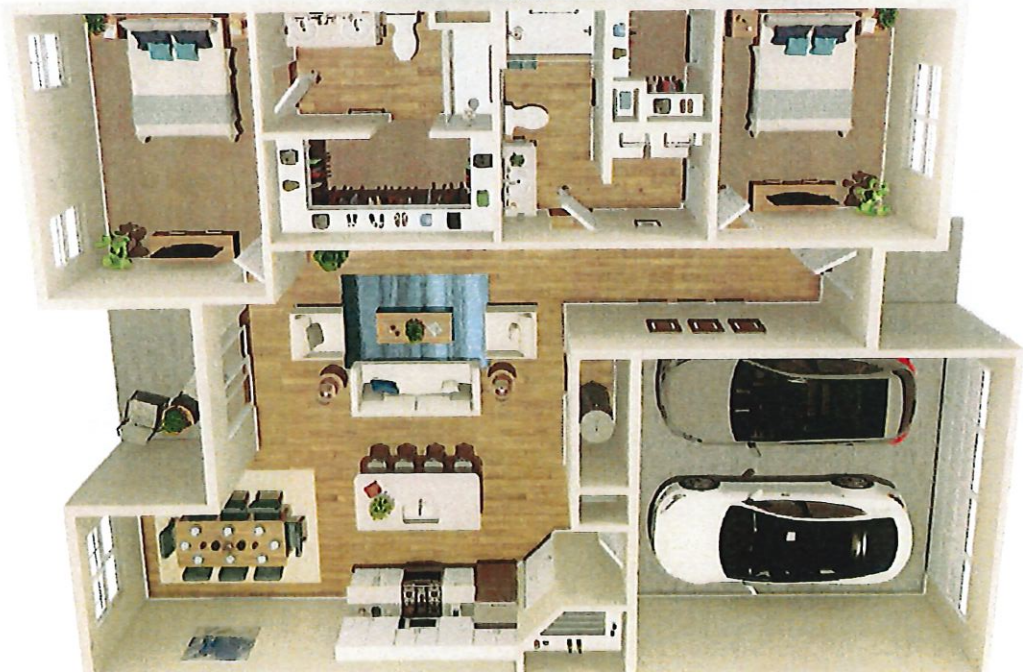
# CANTERBURY & WINDSOR



- 1293/1322 SF
- 2 Beds/ 2 Baths
- 2 Car Garage
- Walk-in Closet in Master
- 9' Ceilings
- Covered Patio and Porch
- Mudroom included in Windsor
- Walk-in Pantry



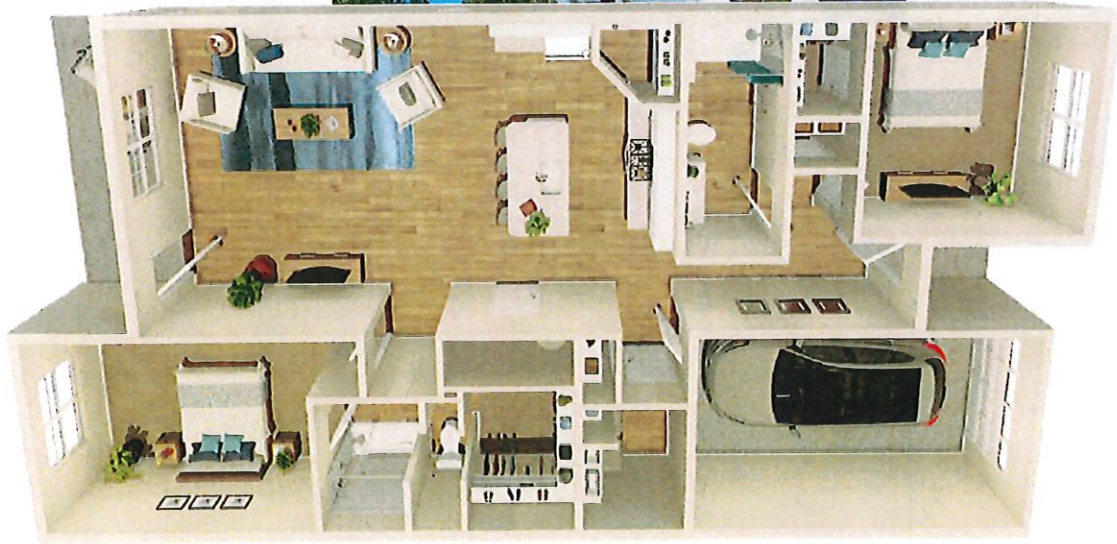
# SANIBEL



- 1374 SF
- 2 Beds/ 2 Baths
- 2 Car Garage
- Walk-in Closet in Master
- Vaulted Ceilings
- Covered Patio and Porch
- Walk-in Pantry
- Separate Dining Space



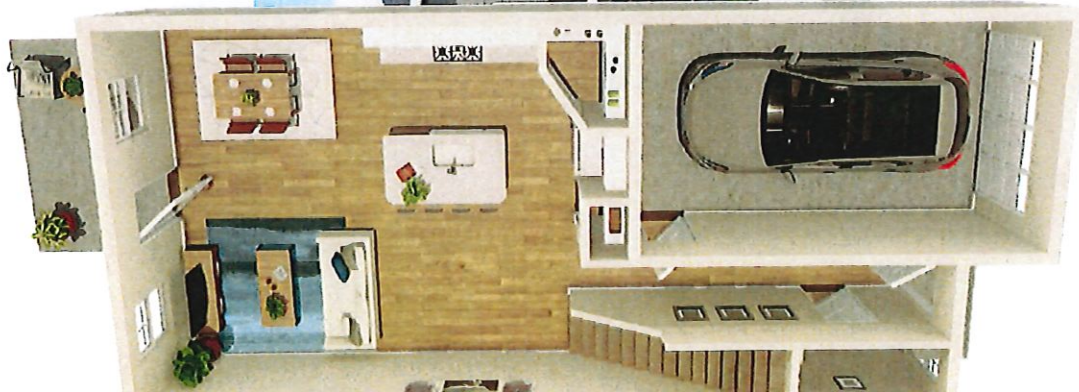
# MENDOZA



- 1366 SF
- 2 Beds/ 2 Baths
- 1 Car Garage
- Walk-in Closet in Master
- 9' Ceilings
- Covered Patio and Porch
- Walk-in Pantry



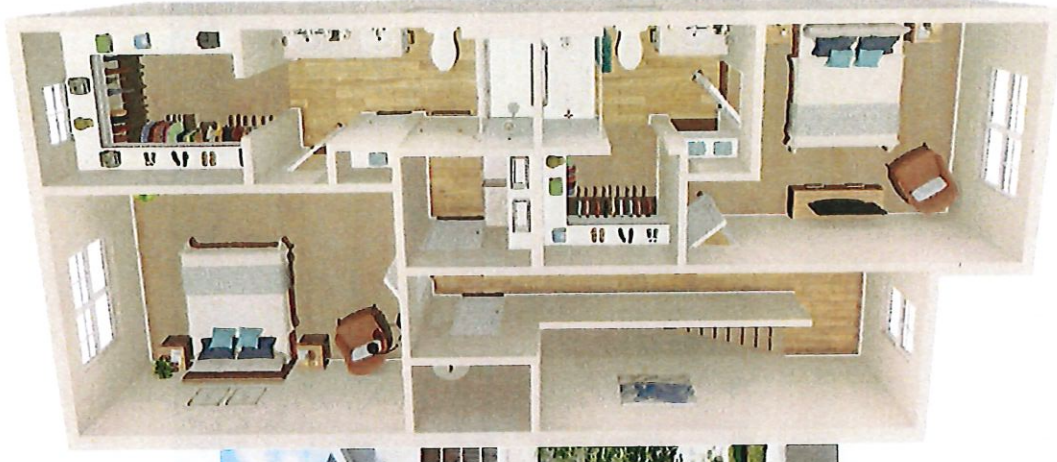
# HAVANA



- 1508 SF
- 2 Beds/ 2.5 Baths
- 1 Car Garage
- Large Walk-in Closets

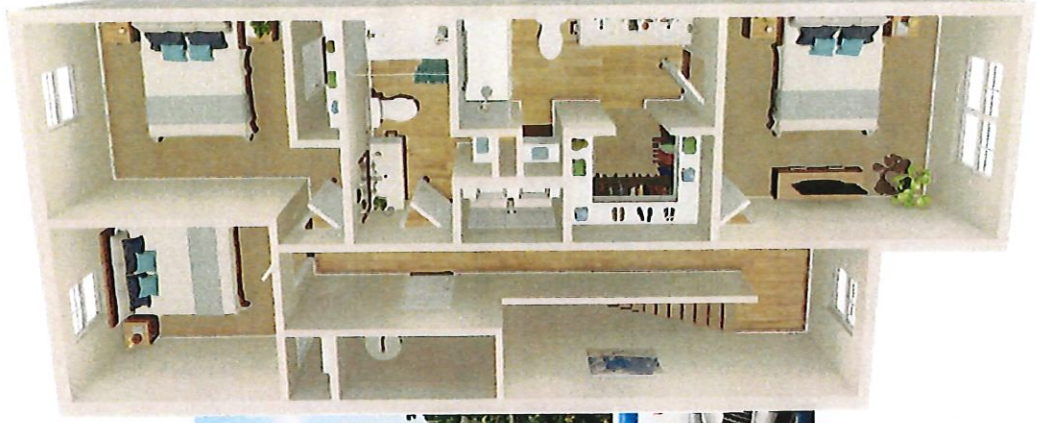
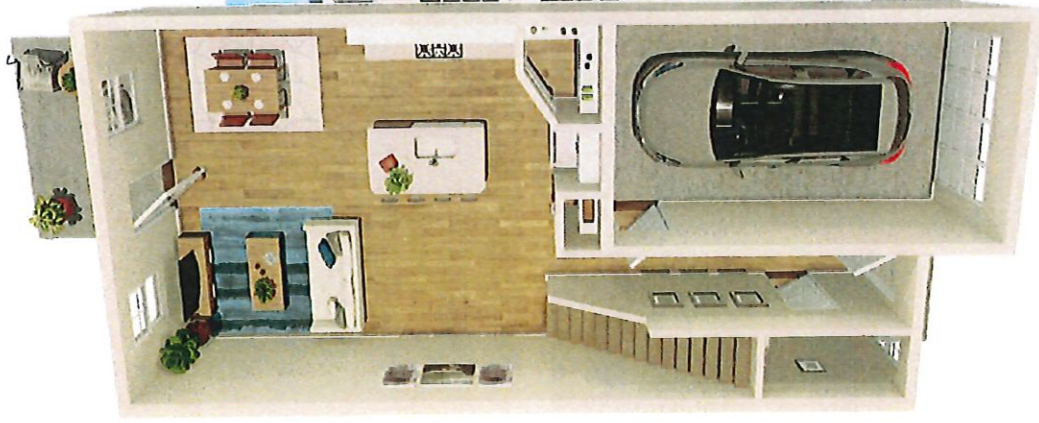


- 9' Ceilings
- Covered Patio and Porch
- Walk-in Pantry





# BELIZE



- 1532 SF
- 3 Beds/ 2.5 Baths
- 1 Car Garage
- Walk-in Closet in Master
- 9' Ceilings
- Covered Patio and Porch
- Walk-in Pantry

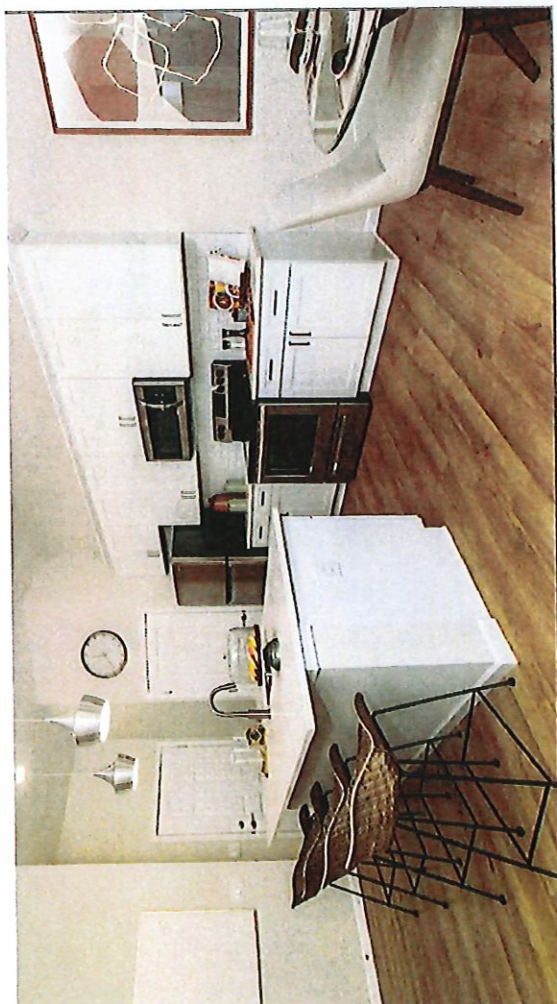


# CANTERBURY & WINDSOR



- 1293/1322 SF
- 2 Beds/ 2 Baths
- 2 Car Garage
- Walk-in Closet in Master
- 9' Ceilings
- Covered Patio and Porch
- Mudroom included in Windsor
- Walk-in Pantry





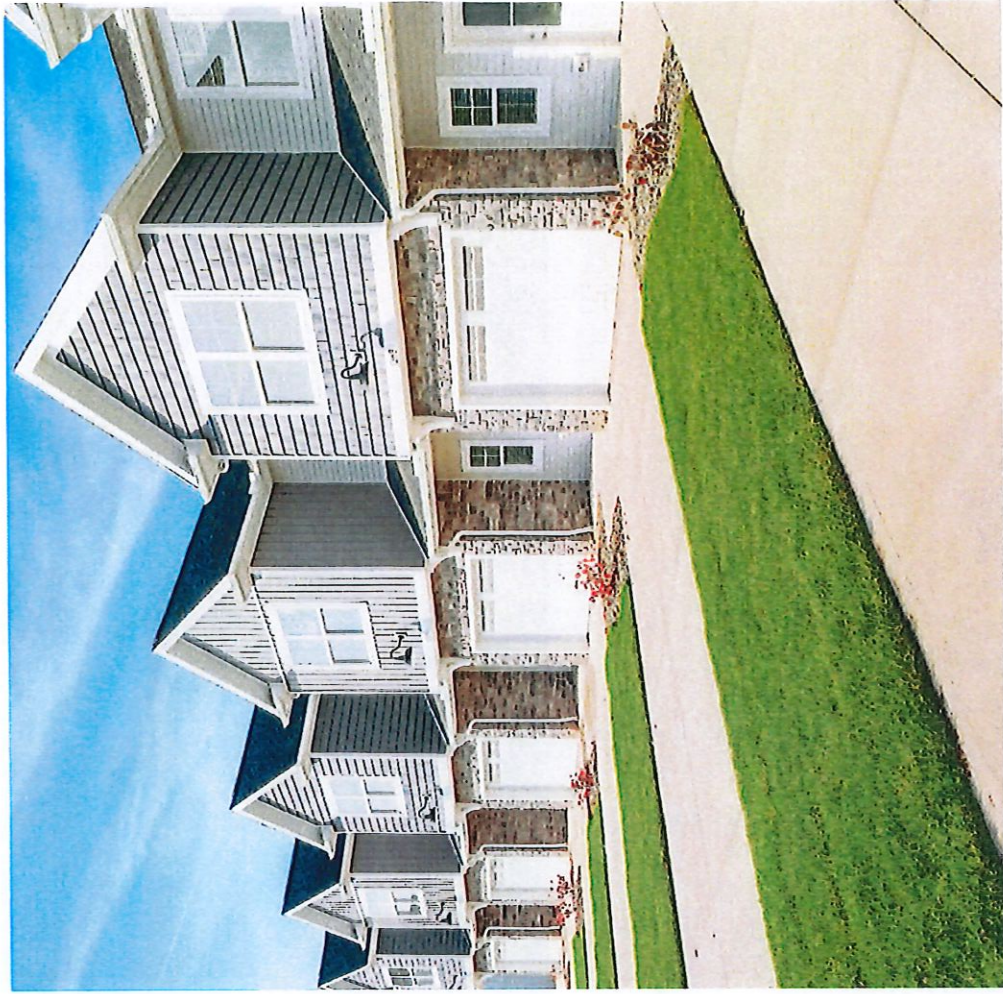
IMAGES FROM CURRENT PROJECTS





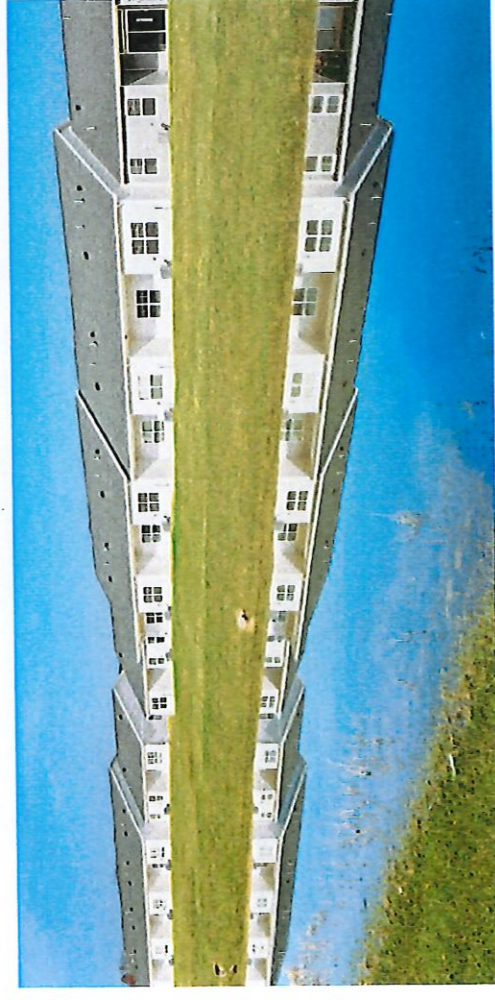
IMAGES FROM CURRENT PROJECTS





IMAGES FROM CURRENT PROJECTS





IMAGES FROM CURRENT PROJECTS



# PRIDE ONE CONSTRUCTION

Pride One started as a land developer and cluster home community builder of age targeted homes over 20 years ago with construction primarily focused on projects in Northeast Ohio. Pride One Construction quickly became a full service "turnkey" developer; land was identified for a particular end user; financing would be secured then zoning, building plans, utilities, roads, and lots were all developed by the Pride One team.

As the company grew, Pride One quickly increased their focus to commercial development and construction. They constructed over 75 office, retail, hotel, and industrial buildings in Northeast Ohio while building multi-family apartments and "for sale" cluster homes throughout the 1990's and early 2000's. With the advent of the economic downturn, residential development came to a halt, Pride One took this opportunity to exit the "for sale" and land development aspects of the business. They shifted their focus strictly commercial construction consisting of apartments, hotels, conference centers, student housing, assisted living facilities and churches. Pride One has branched outside of Ohio and completed projects in California, Wyoming, Indiana, Michigan, Iowa, South Carolina, North Carolina, and Florida.

Currently Pride One's development team, led by Doug Leohr, has a pipeline of over 2,000 horizontal apartment units planned to start construction within the next 24 months. Pride One serves as both the developer and GC while outsourcing the property management. This has been a key to Pride One's development success and why many other developers are approaching Pride One to partner on horizontal apartment deals. Pride Ones has immense experience in this specific product building over 10,000 units and has established solid trade bases and key supplier relationships.

- 31 years of Business
- Built over **\$1.5 Billion** in construction value consisting of...
  - Over 10,000 apartment homes
  - 1,500 hotel rooms
  - 1,400 assisted living rooms
  - Countless other projects consisting of retail, industrial, office, and self-storage
- Over **\$250 Million** in ranch unit development value currently under construction in multiple states
- **2,000** ranch apartment units in the current Development Pipeline totaling a value of over **\$1 Billion** to be built in 2022-2024

**PRIDEONE**  
CONSTRUCTION

## CORE VALUES

- One RELATIONSHIP** - Commitment to positive partnerships
- One TEAM** - Empower and support team members to win
- One OWNER** - Ownership of results through accountability
- One RESULT** - Focus on the goal
- One LIFE** - Do what you love with passion



**BUILDING RELATIONSHIPS AND PROJECTS THAT LAST A LIFETIME**





**To: The City of Strongsville Zoning Department**  
**From: Pride One Construction**  
**Re: Rezoning Application Supplement**  
**The City of Strongsville Zoning Regulations**  
**Date: April 11<sup>th</sup>, 2023**

This document is intended to serve as a supplement to Pride One Construction's application for a rezoning certificate on behalf of Granger Property Development (or its assignee) ("**Applicant**"). Applicant is seeking a rezoning use permit from the City of Strongsville to permit Applicant to develop, construct, market, lease and operate a 90-unit Cluster Community, on the real property located in the City of Strongsville known as parcel no. 39407001.

Applicant believes there is a strong need for high-end rental housing in the City of Strongsville. The proposed 90-Unit Community will provide the necessary housing for those wanting to downsize, while continuing their residency in the City of Strongsville. Applicant has been working in close consultation with Pride One Construction ("**Pride One**") on the type of clusters which would be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing character of the general vicinity, and that such use will not change the essential character of the area. The proposed Community will require a great deal of focused effort on building and landscaping aesthetics. For this reason, Pride One has continued a long-term partnership with MPG Architects, whose designs and material selections have proven to stand the test of time. Landscaping throughout the community will be lush, with a diverse mix of tree selections, seasonal color plantings and stormwater retention basins with aeration fountains installed for visual appeal. To provide a superior experience for residents, there will be full-time maintenance and leasing staff onsite. Residents will be able to request maintenance assistance for items as miniscule as changing a light bulb. The applicant takes great pride in the fact that their build to rent product allows tenants to live like single-family homeowners by including individual trash service, secluded rear patios and private, two-car garage entries for each dwelling. Pride One has built an excellent reputation as a general contractor with almost 30 years' experience in building high quality projects—including over 10,000 residential units.

The product Applicant intends to build is not the type of community most people have in mind when they think of rentals. Applicant intends to build both single-story and two-story clusters which look and live more similarly to a residential development than a standard rental complex. The design of these clusters, with individual, attached garages for each dwelling unit, are very attractive to empty nesters, young professionals, and seniors looking to age-in-place within the City of Strongsville.

The proposed clusters have been thoughtfully crafted to encompass Fair Housing Act of 1995 (FHA), Americans with Disabilities Act of 1990 (ADA) and American National Standards Institute (ANSI) design elements including, but not limited to:

- Private, Zero-Step (Level) Entries to Each Dwelling Unit
- Accessible routes from each unit to ALL Common Space Areas and Amenities (i.e. Accessible Parking, Sidewalks, Leasing Office, Club House, Recreation Facilities, Mail Kiosk, etc.)
- "Usable" Interior Doors; providing an accessible route into and through the dwelling unit.
- Accessible Light Switches, Electrical Outlets, Thermostats and Environmental Controls
- Reinforced Restroom Walls in Each Dwelling Unit, allowing for the installation of grab bars around toilets, sinks, tubs, and shower stalls upon tenant's request.
- "Usable" Kitchens and Restrooms in Each Dwelling Unit; providing proper maneuvering space between countertops, fixtures, and appliances with equipment controls at appropriate elevations.

This type of Build to Rent Community integrates seamlessly with neighboring residential communities and will not be hazardous or disturbing to existing or future neighboring uses. Newly constructed clusters with a fresh design could potentially add value to properties in the vicinity and to the community. To minimize impact to adjacent property owners, Applicant intends to create natural buffering and screening along shared property lines by adding densely planted trees and shrubs.

The Proposed Use will utilize and extend existing, public water and sanitary facilities through the approval of Northeast Ohio Regional Sewer District ("NEORS") and Cleveland Water. Aside from public utilities and the City of Strongsville Emergency Response Teams (Police, Fire, EMS), the remaining community will be privately serviced and maintained by the Applicant, including roadways. Applicant will be solely responsible for street plowing, road repairs, landscaping maintenance, etc.

The Proposed Use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors. The Proposed Use shall provide residential housing units for tenants. All maintenance equipment and supplies shall be properly stored within a locked maintenance garage. Street and building façade lighting will be meticulously designed by MPG Architects, to avoid any light pollution or light spill-over into adjacent parcels. While the tenant's safety is of the utmost concern, Applicant understands that too much lighting within the community can be obtrusive and bothersome to both tenants and neighbors alike.

The clusters which Applicant intends to construct, will have vehicular approaches to the property which will be designed to not interfere with traffic on surrounding streets or roads. Sufficient off-street parking banks will be provided, in addition to each dwelling unit having its own private 2-Car (or 1-Car), an attached garage and 2-Car (or 1-Car) driveway. Applicant proposes one point of ingress and egress to/from the Community which is subject to review by ODOT and Cuyahoga County. If deemed necessary by ODOT, City of Strongsville and/or Cuyahoga County, a traffic study will be performed by a Licensed Engineer.

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2023 – 094**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION CERTAIN AMENDMENTS TO ARTICLE III OF THE CHARTER OF THE CITY ENTITLED "THE COUNCIL" IN SECTION 12, TO PROVIDE FOR COUNCIL POSTING ON THE WEBSITE OF THE CITY, AND IN PUBLIC PLACES DETERMINED BY COUNCIL, ALL ORDINANCES, RESOLUTIONS, STATEMENTS, ORDERS, PROCLAMATIONS, NOTICES AND REPORTS REQUIRED BY LAW, AND DECLARING AN EMERGENCY.**

WHEREAS, in accordance with Article X of the City Charter and as required by law, the Mayor and the City Council President have appointed a Charter Review Committee; and

WHEREAS, the Committee has reviewed and recommended to City Council certain amendments to Article III, Section 12 of the City's Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, NOT LESS THAN TWO-THIRDS (2/3) OF ALL MEMBERS THEREOF CONCURRING:

**Section 1.** That pursuant to Article XVIII, Section 9 of the Ohio Constitution and Article IX, Section 2 and Article X of the Charter of the City of Strongsville, this Council hereby authorizes and directs the submission to the electors of the City of Strongsville, at a regular November election to be held at the usual places of voting in said City on Tuesday, November 7, 2023, the following proposal to amend the Charter of the City of Strongsville, Ohio:

That in order to provide that Council shall post on the website of the City, and in public places in the City determined by Council, all ordinances, resolutions, statements, orders, proclamations, notices and reports required by law.

Section 12 of Article III of the City Charter shall be amended to read as follows:

**ARTICLE III  
THE COUNCIL**

\* \* \*

**SECTION 12. PROCEDURE.**

All legislative action shall be by ordinance or resolution except when otherwise required by the Constitution or the laws of the State of Ohio. The Council shall keep a journal of its proceedings which shall be a public record. The vote shall be taken by ayes and nays, which shall be entered upon the journal; and no ordinance or resolution shall be passed without the concurrence of a majority of the members elected to Council. The Council, through passage of an Ordinance, may establish a consent agenda. Every ordinance or resolution shall be read or read by title on three different days unless two-thirds (2/3) of the members elected to Council dispense with the rule.



All ordinances, resolutions, statements, orders, proclamations, notices and reports required by law, by this Charter or by ordinance to be posted, shall be posted **on the website of the municipality and** in ~~not less than five (5) of the most~~ public places in the Municipality, as determined by Council, for a period of not less than fifteen (15) days prior to the taking effect thereof, subject to the exceptions set forth in Section 13 hereof, or in such other manner as Council may hereafter determine by ordinance, resolution or order.

~~(Amended 11-2-04.)~~

**Section 2.** That if the foregoing proposal receives the affirmative vote of a majority of the electors voting thereon, then existing Section 12 of Article III shall be and the same is hereby repealed and replaced by the new Section 12 of Article III.

**Section 3.** That it is the desire of the Council that the ballots for said question shall be in substantially the following form:

**PROPOSED CHARTER AMENDMENT**

**A majority affirmative vote is necessary for passage.**

Shall Section 12 of Article III of the City Charter be amended to provide that Council shall post on the website of the City of Strongsville, and in public places in the City determined by Council, all ordinances, resolutions, statements, orders, proclamations, notices and reports required by law?

☐ YES

☐ NO

**Section 4.** That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County no later than August 9, 2023.

**Section 5.** That the Board of Elections of Cuyahoga County shall cause an appropriate notice to be duly given of the regular election to be held on November 7, 2023 on the foregoing amendment to the Charter of this City, and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

**Section 6.** That the Clerk of this Council is hereby authorized and directed to cause the full text of such proposed Charter amendment to be published once a week for two consecutive weeks in a newspaper of general circulation in the City of Strongsville, with the first publication to be made at least fifteen days prior to the election to be held on November 7, 2023, or to mail a copy of such proposed Charter amendment to each elector whose name appears in registration books of the last general or regular municipal election held in the City at least 30 days prior to the November 7, 2023 election, all as provided in Article XVIII, Section 9 of the Constitution of the State of Ohio, in Section 731.211 of the Ohio Revised Code and Article IX, Section 2 of the City Charter.



CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 – 094  
Page 3

**Section 7.** That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs of carrying out the authorizations and directives of this Ordinance.

**Section 8.** 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 9.** 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 this Ordinance become effective immediately and be certified to the election authorities in order for the question to appear on the ballot at an election to be held on November 7, 2023. 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.

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

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

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

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

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

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

Ord. No. 2023-094 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 06-20-23 Ref: LOW  
2<sup>nd</sup> Rdg. 07-03-23 Ref: LOW  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 095

By: Mayor Perciak and All Members of Council

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION CERTAIN AMENDMENTS TO ARTICLE IV OF THE CHARTER OF THE CITY ENTITLED “ADMINISTRATIVE OFFICES” IN SECTION 6(c), TO PROVIDE THAT THE DECISION OF THE BOARD OF ZONING APPEALS GRANTING A VARIANCE IS FINAL WITHOUT REQUIRING A TWENTY (20) DAY DELAY FOR REVIEW BY CITY COUNCIL, AND DECLARING AN EMERGENCY.

WHEREAS, in accordance with Article X of the City Charter and as required by law, the Mayor and the City Council President have appointed a Charter Review Committee; and

WHEREAS, the Committee has reviewed and recommended to City Council certain amendments to Article IV, Section 6(c) of the City's Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, NOT LESS THAN TWO-THIRDS (2/3) OF ALL MEMBERS THEREOF CONCURRING:

**Section 1.** That pursuant to Article XVIII, Section 9 of the Ohio Constitution and Article IX, Section 2 and Article X of the Charter of the City of Strongsville, this Council hereby authorizes and directs the submission to the electors of the City of Strongsville, at a regular November election to be held at the usual places of voting in said City on Tuesday, November 7, 2023, the following proposal to amend the Charter of the City of Strongsville, Ohio:

That the decision of the Board of Zoning Appeals granting a variance is final without requiring a twenty (20) day delay for further review by City Council.

Section 6(c) of Article IV of the City Charter shall be deleted in its entirety.

**ARTICLE IV  
ADMINISTRATIVE OFFICES**

\* \* \*

**SECTION 6. BOARD OF ZONING APPEALS.**

\* \* \*

~~(c) Council Review. Any order of the Board granting a variance or exception shall not be final and take effect until the twentieth (20th) day after the date of approval of the order by the Board. During such time period, the applicant, the Building Commissioner or an elected official of the City may request a review by the Council of the City of the findings and determination of the Board. A request for review may be granted by the Council if it finds and determines that one or more matters at issue in such a request significantly affect or involve the implementation of any part of a master or comprehensive plan for the City, a purpose of the Planning and Zoning Code of the~~



~~City, or the intent of the Council in their adoption. If a request for review is approved by the Council, then, the Council shall hear the application or appeal de novo, and may reverse, amend or modify the findings and determination of the Board. When a request for review is approved by Council, any variance or exception granted by the Board shall be void and of no effect, unless Council shall fail to hear and decide the matter de novo within thirty (30) days after the date of approval by it of the request for review, or within such enlargement of time as may be determined by the Council for good cause shown. (Amended 11-2-04.)~~

\* \* \*

**Section 2.** That if the foregoing proposal receives the affirmative vote of a majority of the electors voting thereon, then existing Section 6(c) of Article IV shall be and the same is hereby repealed.

**Section 3.** That it is the desire of the Council that the ballots for said question shall be in substantially the following form:

#### PROPOSED CHARTER AMENDMENT

**A majority affirmative vote is necessary for passage.**

Shall Section 6(c) of Article IV of the City Charter be deleted in its entirety so that the decision of the Board of Zoning Appeals granting a variance is final without requiring a twenty (20) day delay for further review by City Council?

☐ YES

☐ NO

**Section 4.** That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County no later than August 9, 2023.

**Section 5.** That the Board of Elections of Cuyahoga County shall cause an appropriate notice to be duly given of the regular election to be held on November 7, 2023 on the foregoing amendment to the Charter of this City, and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

**Section 6.** That the Clerk of this Council is hereby authorized and directed to cause the full text of such proposed Charter amendment to be published once a week for two consecutive weeks in a newspaper of general circulation in the City of Strongsville, with the first publication to be made at least fifteen days prior to the election to be held on November 7, 2023, or to mail a copy of such proposed Charter amendment to each elector whose name appears in registration books of the last general or regular municipal election held in the City at least 30 days prior to the November 7, 2023 election, all as provided in Article XVIII, Section 9 of the Constitution of the State of Ohio, in Section 731.211 of the Ohio Revised Code and Article IX, Section 2 of the City Charter.

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 – 095  
Page 3

**Section 7.** That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs of carrying out the authorizations and directives of this Ordinance.

**Section 8.** 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 9.** 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 this Ordinance become effective immediately and be certified to the election authorities in order for the question to appear on the ballot at an election to be held on November 7, 2023. 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.

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

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

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

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

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

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

Ord. No. 2023-095 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 06-20-23 Ref: COW  
2<sup>nd</sup> Rdg. 07-03-23 Ref: COW  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 095

By: Mayor Perciak and All Members of Council

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION CERTAIN AMENDMENTS TO ARTICLE IV OF THE CHARTER OF THE CITY ENTITLED “ADMINISTRATIVE OFFICES” IN SECTION 6(c), TO PROVIDE THAT THE DECISION OF THE BOARD OF ZONING APPEALS GRANTING A VARIANCE FOR ANY RESIDENTIAL USE AND/OR PROPERTY IS FINAL WITHOUT REQUIRING A ~~TWENTY (20) DAY~~ DELAY FOR REVIEW BY CITY COUNCIL, AND DECLARING AN EMERGENCY, **AS AMENDED**.

WHEREAS, in accordance with Article X of the City Charter and as required by law, the Mayor and the City Council President have appointed a Charter Review Committee; and

WHEREAS, the Committee has reviewed and recommended to City Council certain amendments to Article IV, Section 6(c) of the City’s Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, NOT LESS THAN TWO-THIRDS (2/3) OF ALL MEMBERS THEREOF CONCURRING:

**Section 1.** That pursuant to Article XVIII, Section 9 of the Ohio Constitution and Article IX, Section 2 and Article X of the Charter of the City of Strongsville, this Council hereby authorizes and directs the submission to the electors of the City of Strongsville, at a regular November election to be held at the usual places of voting in said City on Tuesday, November 7, 2023, the following proposal to amend the Charter of the City of Strongsville, Ohio:

That the decision of the Board of Zoning Appeals granting a variance for any residential use and/or property is final without requiring a ~~twenty (20) day~~ delay for further review by City Council.

Section 6(c) of Article IV of the City Charter shall be amended as follows:

**ARTICLE IV  
ADMINISTRATIVE OFFICES**

\* \* \*

**SECTION 6. BOARD OF ZONING APPEALS.**

\* \* \*

(c) Council Review. Any order of the Board granting a variance or exception shall not be final and take effect until the ~~twentieth (20<sup>th</sup>) day~~ next regularly scheduled Council meeting or the fourteenth (14<sup>th</sup>) day after the date of approval of the order of the Board, whichever date is earlier. The aforesaid provision shall not apply to any order of the Board granting a variance or exception for any residential use and/or property. During such time period, the applicant, the Building Commissioner or an elected official

of the City may request a review by the Council of the City of the findings and determination of the Board. A request for review may be granted by the Council if it finds and determines that one or more matters at issue in such a request significantly alter or involve the implementation of any part of a master or comprehensive plan for the City, a purpose of the Planning or Zoning Code of the City, or the intent of the Council in their adoption. If a request for review is approved by the Council, then, the Council shall hear the application or appeal de novo, and may reverse, amend or modify the findings and determination of the Board. When a request for review is approved by Council, any variance or exception granted by the Board shall be void and no effect, unless Council shall fail to hear and decide the matter de novo within thirty (30) days after the date of approval by it of the request for review, or within such enlargement of time as may be determined by the Council for good cause show.  
(Amended 11-2-04)

\* \* \*

**Section 2.** That if the foregoing proposal receives the affirmative vote of a majority of the electors voting thereon, then existing Section 6(c) of Article IV shall be and the same is hereby repealed.

**Section 3.** That it is the desire of the Council that the ballots for said question shall be in substantially the following form:

#### PROPOSED CHARTER AMENDMENT

**A majority affirmative vote is necessary for passage.**

Shall Section 6(c) of Article IV of the City Charter be ~~amended~~ ~~deleted in its entirety~~ so that the decision of the Board of Zoning Appeals granting a variance ~~for any residential use and/or property~~ is final without requiring a ~~twenty (20) day~~ delay for further review by City Council?

☐ YES

☐ NO

**Section 4.** That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County no later than August 9, 2023.

**Section 5.** That the Board of Elections of Cuyahoga County shall cause an appropriate notice to be duly given of the regular election to be held on November 7, 2023 on the foregoing amendment to the Charter of this City, and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

**Section 6.** That the Clerk of this Council is hereby authorized and directed to cause the full text of such proposed Charter amendment to be published once a week for two consecutive weeks in a newspaper of general circulation in the City of Strongsville, with the first publication to be made at least fifteen days prior to the election to be held on November 7, 2023, or to mail



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 095

Page 3

a copy of such proposed Charter amendment to each elector whose name appears in registration books of the last general or regular municipal election held in the City at least 30 days prior to the November 7, 2023 election, all as provided in Article XVIII, Section 9 of the Constitution of the State of Ohio, in Section 731.211 of the Ohio Revised Code and Article IX, Section 2 of the City Charter.

**Section 7.** That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs of carrying out the authorizations and directives of this Ordinance.

**Section 8.** 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 9.** 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 this Ordinance become effective immediately and be certified to the election authorities in order for the question to appear on the ballot at an election to be held on November 7, 2023. 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.

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

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

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

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

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

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

Ord. No. 2023-095 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. 2023 – 096

By: Mayor Perciak and All Members of Council

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION AN AMENDMENT TO ARTICLE IV OF THE CHARTER OF THE CITY ENTITLED “ADMINISTRATIVE OFFICES” IN SECTION 7(a), TO PROVIDE FOR FIVE (5) MEMBERS OF THE CIVIL SERVICE COMMISSION OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, in accordance with Article X of the City Charter, and as required by law, the Mayor and the City Council President have appointed a Charter Review Committee; and

WHEREAS, the Committee has reviewed and recommended to City Council an amendment to Article IV, Section 7(a) of the City’s Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, NOT LESS THAN TWO-THIRDS (2/3) OF ALL MEMBERS THEREOF CONCURRING:

**Section 1.** That pursuant to Article XVIII, Section 9 of the Ohio Constitution and Article IX, Section 2 and Article X of the Charter of the City of Strongsville, this Council hereby authorizes and directs the submission to the electors of the City of Strongsville, at a regular November election to be held at the usual places of voting in said City on Tuesday, November 7, 2023, the following proposal to amend the Charter of the City of Strongsville, Ohio:

That the Civil Service Commission of the City of Strongsville shall be increased to consist of five (5) members.

Section 7(a) of Article IV of the City Charter shall be amended to read as follows:

**ARTICLE IV  
ADMINISTRATIVE OFFICES**

\* \* \*

**SECTION 7. CIVIL SERVICE COMMISSION.**

\* \* \*

(a) Membership. The Civil Service Commission shall consist of ~~three~~ **five (5)** electors of the Municipality not holding other municipal office or appointment, to be appointed by the Mayor, with the approval of a majority of the members of Council. The term of members shall be four (4) years. Members may succeed themselves. A vacancy occurring during the term of any member of the Commission shall be filled for the unexpired term by the Mayor with the approval of a majority of the members of Council. Present members of the Civil Service Commission at the time this Charter amendment is adopted shall continue to serve until their terms are completed.

\* \* \*



**Section 2.** That if the foregoing proposal receives the affirmative vote of a majority of the electors voting thereon, then existing Section 7(a) of Article IV shall be and the same is hereby repealed and replaced by the new Section 7(a) of Article IV.

**Section 3.** That it is the desire of the Council that the ballots for said question shall be in substantially the following form:

**PROPOSED CHARTER AMENDMENT**

**A majority affirmative vote is necessary for passage.**

Shall Section 7(a) of Article IV of the City Charter be amended to provide that the Civil Service Commission of the City of Strongsville be increased to consist of five (5) members?

☐ YES

☐ NO

**Section 4.** That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County no later than August 9, 2023.

**Section 5.** That the Board of Elections of Cuyahoga County shall cause an appropriate notice to be duly given of the regular election to be held on November 7, 2023 on the foregoing amendment to the Charter of this City, and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

**Section 6.** That the Clerk of this Council is hereby authorized and directed to cause the full text of such proposed Charter amendment to be published once a week for two consecutive weeks in a newspaper of general circulation in the City of Strongsville, with the first publication to be made at least fifteen days prior to the election to be held on November 7, 2023, or to mail a copy of such proposed Charter amendment to each elector whose name appears in registration books of the last general or regular municipal election held in the City at least 30 days prior to the November 7, 2023 election, all as provided in Article XVIII, Section 9 of the Constitution of the State of Ohio, in Section 731.211 of the Ohio Revised Code and Article IX, Section 2 of the City Charter.

**Section 7.** That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs of carrying out the authorizations and directives of this Ordinance.

**Section 8.** 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. 2023 – 096  
Page 3

**Section 9.** 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 this Ordinance become effective immediately and be certified to the election authorities in order for the question to appear on the ballot at an election to be held on November 7, 2023. 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.

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

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

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

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

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

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

Ord. No. 2023-096 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 06-20-23 Ref: CDW  
2<sup>nd</sup> Rdg. 07-03-23 Ref: CDW  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 097

By: Mayor Perciak and All Members of Council

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION CERTAIN AMENDMENTS TO ARTICLE V OF THE CHARTER OF THE CITY ENTITLED "FINANCE" IN SECTION 5(b), TO PROVIDE THAT COUNCIL MAY AUTHORIZE CERTAIN EXPENDITURES, IN EMERGENCIES OR OTHER LIMITED CIRCUMSTANCES, WITHOUT PUBLIC BIDDING, BY A VOTE OF NOT LESS THAN FIVE (5) OF ITS MEMBERS, AND DECLARING AN EMERGENCY.

WHEREAS, in accordance with Article X of the City Charter and as required by law, the Mayor and the City Council President have appointed a Charter Review Committee; and

WHEREAS, the Committee has reviewed and recommended to City Council certain amendments to Article V, Section 5(b) of the City's Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, NOT LESS THAN TWO-THIRDS (2/3) OF ALL MEMBERS THEREOF CONCURRING:

**Section 1.** That pursuant to Article XVIII, Section 9 of the Ohio Constitution and Article IX, Section 2 and Article X of the Charter of the City of Strongsville, this Council hereby authorizes and directs the submission to the electors of the City of Strongsville, at a regular November election to be held at the usual places of voting in said City on Tuesday, November 7, 2023, the following proposal to amend the Charter of the City of Strongsville, Ohio:

That in order to provide that Council may authorize certain expenditures, in emergencies or other limited circumstances, without public bidding, by a vote of not less than five (5) of its members.

Section 5(b) of Article V of the City Charter shall be amended to read as follows:

**ARTICLE V  
FINANCE**

\* \* \*

**SECTION 5. PUBLIC BIDDING**

\* \* \*

(b) The Council, by a ~~unanimous~~ vote of not less than five (5) of its members, for the efficient operation of the City, may authorize expenditures of funds of the City exceeding the limitations established ~~by the in Article V, Section 5 of this~~ Charter without public bidding and advertising for the acquisition of real estate; for the discharge of non-contractual claims against the City; for personal services; for the joint use of facilities or exercise of powers with other political subdivisions; for the product or services of public utilities (including

those municipally and publicly operated); in the case of a real and present emergency arising in connection with the operation and maintenance of a department, division, commission, bureau or board of the municipality, for work to be done or for the purchase of supplies or materials; or for expenditures without public bidding authorized by the General Laws of Ohio.

\* \* \*

~~(Amended 11-4-80.)~~

**Section 2.** That if the foregoing proposal receives the affirmative vote of a majority of the electors voting thereon, then existing Section 5(b) of Article V shall be and the same is hereby repealed and replaced by the new Section 5(b) of Article V.

**Section 3.** That it is the desire of the Council that the ballots for said question shall be in substantially the following form:

**PROPOSED CHARTER AMENDMENT**

**A majority affirmative vote is necessary for passage.**

Shall Section 5(b) of Article V of the City Charter be amended to provide that Council, for the efficient operation of the City, by a vote of not less than five (5) of its members may authorize certain expenditures, in emergencies or other limited circumstances, without public bidding?

☐ YES

☐ NO

**Section 4.** That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County no later than August 9, 2023.

**Section 5.** That the Board of Elections of Cuyahoga County shall cause an appropriate notice to be duly given of the regular election to be held on November 7, 2023 on the foregoing amendment to the Charter of this City, and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

**Section 6.** That the Clerk of this Council is hereby authorized and directed to cause the full text of such proposed Charter amendment to be published once a week for two consecutive weeks in a newspaper of general circulation in the City of Strongsville, with the first publication to be made at least fifteen days prior to the election to be held on November 7, 2023, or to mail a copy of such proposed Charter amendment to each elector whose name appears in registration books of the last general or regular municipal election held in the City at least 30 days prior to the November 7, 2023 election, all as provided in Article XVIII, Section 9 of the Constitution of the State of Ohio, in Section 731.211 of the Ohio Revised Code and Article IX, Section 2 of the City Charter.



**Section 7.** That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs of carrying out the authorizations and directives of this Ordinance.

**Section 8.** 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 9.** 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 this Ordinance become effective immediately and be certified to the election authorities in order for the question to appear on the ballot at an election to be held on November 7, 2023. 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.

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

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

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

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

Ord. No. 2023-097 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 06-20-23 Ref: COW  
2<sup>nd</sup> Rdg. 07-03-23 Ref: COW  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 098

By: Mayor Perciak and All Members of Council

**AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION AN AMENDMENT TO ARTICLE X OF THE CHARTER OF THE CITY ENTITLED "CHARTER REVIEW COMMITTEE" TO PROVIDE THAT COUNCIL SHALL SUBMIT TO THE ELECTORS ANY PROPOSED ALTERATIONS, REVISIONS AND AMENDMENTS RECOMMENDED BY THE CHARTER REVIEW COMMITTEE, AND DECLARING AN EMERGENCY.**

WHEREAS, in accordance with Article X of the City Charter, and as required by law, the Mayor and the City Council President have appointed a Charter Review Committee; and

WHEREAS, the Committee has reviewed and recommended to City Council an amendment to Article X of the City's Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, NOT LESS THAN TWO-THIRDS (2/3) OF ALL MEMBERS THEREOF CONCURRING:

**Section 1.** That pursuant to Article XVIII, Section 9 of the Ohio Constitution and Article IX, Section 2 and Article X of the Charter of the City of Strongsville, this Council hereby authorizes and directs the submission to the electors of the City of Strongsville, at a regular November election to be held at the usual places of voting in said City on Tuesday, November 7, 2023, the following proposal to amend the Charter of the City of Strongsville, Ohio:

That Council shall submit to the electors any proposed alternatives, revisions and amendments recommended by the Charter Review Committee.

Article X of the City Charter shall be amended to read as follows:

**ARTICLE X  
CHARTER REVIEW COMMITTEE**

**SECTION 1. REVIEW.**

After January 1, 2019, the Mayor shall call for the creation of a Charter Review Committee at least once every five (5) years, consisting of nine (9) qualified electors of the Municipality. The Mayor shall appoint to the Committee five (5) qualified electors of the Municipality. The Council President shall appoint to the Committee four (4) qualified electors of the Municipality. No employee, elected official or appointed official of the City, including any member of any Board or Commission of the City, shall be eligible to serve on the Charter Review Committee. Such Committee shall review and recommend to Council not less than ninety (90) days prior to the next November election, any alterations, revisions and amendments to this Charter as in its judgment it deems advisable. The Council ~~may~~ **shall** submit to the electors any such proposed alterations, revisions, or amendments to the Charter at the next regular November election. Each said Charter Review Committee shall cease to function on the day of the next November



election following its appointment. The members shall serve without compensation unless otherwise provided by ordinance.

~~(Amended 11-6-18)~~

**Section 2.** That if the foregoing proposal receives the affirmative vote of a majority of the electors voting thereon, then existing Article X shall be and the same is hereby repealed and replaced by the new Article X.

**Section 3.** That it is the desire of the Council that the ballots for said question shall be in substantially the following form:

**PROPOSED CHARTER AMENDMENT**

**A majority affirmative vote is necessary for passage.**

Shall Article X of the City Charter be amended to provide that Council shall submit to the electors any proposed alternatives, revisions and amendments recommended by the Charter Review Committee?

☐ YES

☐ NO

**Section 4.** That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County no later than August 9, 2023.

**Section 5.** That the Board of Elections of Cuyahoga County shall cause an appropriate notice to be duly given of the regular election to be held on November 7, 2023 on the foregoing amendment to the Charter of this City, and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

**Section 6.** That the Clerk of this Council is hereby authorized and directed to cause the full text of such proposed Charter amendment to be published once a week for two consecutive weeks in a newspaper of general circulation in the City of Strongsville, with the first publication to be made at least fifteen days prior to the election to be held on November 7, 2023, or to mail a copy of such proposed Charter amendment to each elector whose name appears in registration books of the last general or regular municipal election held in the City at least 30 days prior to the November 7, 2023 election, all as provided in Article XVIII, Section 9 of the Constitution of the State of Ohio, in Section 731.211 of the Ohio Revised Code and Article IX, Section 2 of the City Charter.

**Section 7.** That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs of carrying out the authorizations and directives of this Ordinance.

**Section 8.** 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 9.** 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 this Ordinance become effective immediately and be certified to the election authorities in order for the question to appear on the ballot at an election to be held on November 7, 2023. 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.

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

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

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

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

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

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

Ord. No. 2023-098 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 06-20-23 Ref: CDW  
2<sup>nd</sup> Rdg. 07-03-23 Ref: CDW  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 099

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 REAL ESTATE LOCATED AT 11654 PEARL ROAD (PPN 392-26-002) IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

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

**Section 1.** That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain property located at 11654 Pearl Road (PPN 392-26-002), in the City of Strongsville, from GB (General Business) classification to R-RS (Restaurant-Recreational Services) classification, which property is more fully described in Exhibit "A" and depicted in Exhibit "B," all attached hereto and incorporated herein by reference.

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

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

**Section 4.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, to enhance economic development within the City, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: July 3, 2023

Referred to Planning Commission

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

July 5, 2023

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

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

Public Hearing: \_\_\_\_\_

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 – 099  
Page 2

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

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

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

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

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

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

Ord. No. 2023-099 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 07-03-23 Ref: \_\_\_\_\_ PL/P2E  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

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

And known as being part of Original Strongsville Township Lot No. 54, bounded and described as follows:

Beginning on the center line of Pearl Road, as originally established, at its intersection with the center line of Progress Drive, 60 feet wide;

Thence Northerly along the center line of Pearl Road, 155.87 feet to the Southeasterly corner of the first parcel of land conveyed to Gravely-Ohio Company by Deed dated September 24, 1970 and recorded in Volume 12745, page 79 of Cuyahoga County Records;

Thence Westerly along the first parcel of land so conveyed, and along the Southerly line of the second parcel of land conveyed to Gravely-Ohio Company by the aforesaid deed, and along the Southerly line of land conveyed to Bearco Inc., by Deed dated June 6, 1978 and recorded in Volume 14809, page 451 of Cuyahoga County Records, 312.27 feet to the Easterly line of land conveyed to Terrell Realty, Inc. by Deed dated July 24, 1979 and recorded in Volume 15063, page 173 of Cuyahoga County Records;

Thence Southerly along the said Easterly line of land so conveyed, 159.09 feet to the center line of Progress Drive;

Thence Easterly along said center line, 297 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Excepting and excluding therefrom, that part within the bounds of Progress Drive as shown by the Dedication Plat recorded in Volume 193 of Maps, page 8 of Cuyahoga County Records.

PPN: 392-26-002

Commonly known as: 11654 Pearl Road, Strongsville, Ohio 44136

**EXHIBIT A**





**PETITION FOR ZONING CHANGE**

Ordinance Number: 2023-099

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

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

Such change is necessary for the preservation and enjoyment of a substantial property right because: We plan to turn the Building into a BiggBy Coffee Shop.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: is Not surrounded by any Residential Homes.

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

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

THE PROPOSED USE OF THE PROPERTY IS: BiggBy franchise

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

Name: Hany Potroos

Address: 8446 Hunting Drive, North Royalton OH. 44133

Telephone Number: 216-406-2283

Hany Potroos  
Signature of Owner(s)

State of Ohio )  
County of Cuyahoga )



subscribed in my presence this 23 day of June 2023, 20\_\_\_\_.  
**MELINDA KUHN**  
Notary Public, State of Ohio  
My Commission Expires  
October 31, 2027  
COMMISSION: 2017-RE-682770

Melinda Kuhn  
Notary Public  
My commission expires: October 31, 2027

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: 2023-099

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: 11654 Pearl Rd. Strongsville, Ohio 44136

Permanent Parcel No.: 39226002

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) on the corner of Progress Rd. and Pearl Rd.  
Across from the Alfa Romeo dealership.

Number and type of buildings which now occupy property (if any): one single Building

Acreage: 0.747

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): Restriction from operating a BANK for 3 years from original purchase date.  
But, NO Restrictions Now.

Said deed restrictions (will) (have) expire(d) on: oct. 11th 2020

Said property is presently under lease or otherwise encumbered as follows: — NA —

Owner(s)

Percent of Ownership:

1. Hany Potroos, member of St. Paul & St. Ethan, LLC 100%

2. \_\_\_\_\_ %

3. \_\_\_\_\_ %

Hany Potroos  
Signature of Owner(s)

State of Ohio )  
County of ~~Cuyahoga~~ Lake )

Sworn to and subscribed to in my presence this 23 day of June, 2023.



**MELINDA KUHN**  
Notary Public, State of Ohio  
My Commission Expires  
October 31, 2027  
COMMISSION: 2017-RE-682770

Melinda Kuhn  
Notary Public

My commission expires October 31, 2027

\* 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:** June 26, 2023

**SUBJECT:** Rezoning Application  
Owner: Hany Potroos, St. Paul & St. Ethan, LLC  
PPN: 392-26-002  
Address: 11654 Pearl Road, Strongsville, Ohio 44149  
From: General Business (GB) to Restaurant-Recreation Services (R-RS)

---

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

Thank you.

AKP  
Attachments

Cc: Thomas P. Perciak, Mayor  
Neal Jamison, Law Director  
Daniel J. Kolick, Assistant Law Director  
George Smerigan, City Planner  
Brent Painter, Economic Development Director  
All Members of Council  
Carol Brill, Planning Commission Secretary

# 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  
Carol Brill, Planning Commission Secretary  
Mitzi Anderson, Administrator to Boards and Commissions

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

**Date:** June 27, 2023

**Re:** Rezoning Application  
Hany Potroos, St. Paul & St. Ethan, LLC  
PPN 392-26-002  
11654 Pearl Road  
From GB to R-RS

---

Neal,

The legal description and exhibit included in the Clerk of Council's June 26, 2023 memo regarding the above referenced application 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:** Planning Commission

**FROM:** Marialena Beach, Council Secretary

**DATE:** July 5, 2023

**SUBJECT:** Referral from Council: Ordinance No. 2023-099

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At its regular meeting of July 3, 2023, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2023-099 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 REAL ESTATE LOCATED AT 11654 PEARL ROAD (PPN 392-26-002) IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading 07-03-23.*

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

MB  
Attachments

## **MEMORANDUM**

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

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

**SUBJECT:** Referrals to Council

**DATE:** July 7, 2023

---

Please be advised that at its meeting of July 6, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following;

**ORDINANCE NO. 2023-099:**

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Real Estate Located at 11654 Pearl Road (PPN 392-26-002) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant – Recreational Services) Classification, and Declaring an Emergency.



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 104

By: All Members of Council

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF STRONGSVILLE AT THE NEXT REGULAR NOVEMBER ELECTION AN AMENDMENT TO ARTICLE IV OF THE CHARTER OF THE CITY ENTITLED "ADMINISTRATIVE OFFICES" IN SECTIONS 5(a) AND 5(b), TO AMEND THE PROVISION FOR MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, in accordance with Article IX, Section 2 of the City Charter, the City Council may submit any proposed amendment to the Charter to the electors; and

WHEREAS, therefore, this Council has recommended certain amendments to Article IV, Sections 5(a) and 5(b) of the City's Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, NOT LESS THAN TWO-THIRDS (2/3) OF ALL MEMBERS THEREOF CONCURRING:

**Section 1.** That pursuant to Article XVIII, Section 9 of the Ohio Constitution and Article IX, Section 2 of the Charter of the City of Strongsville, this Council hereby authorizes and directs the submission to the electors of the City of Strongsville, at a regular November election to be held at the usual places of voting in said City on Tuesday, November 7, 2023, the following proposal to amend the Charter of the City of Strongsville, Ohio:

That the City Council may appoint a person to act in its stead as its designee to the Planning Commission for a term of two years.

Sections 5(a) and 5(b) of Article IV of the City Charter shall be amended to read as follows:

**ARTICLE IV  
ADMINISTRATIVE OFFICES**

\* \* \*

**SECTION 5. PLANNING COMMISSION.**

(a) Membership. The Planning Commission shall consist of seven (7) members: the Mayor; one member of Council **or a person appointed by Council to act in its stead as its designee**; and five (5) members appointed by the Mayor subject to the approval of a majority of the members elected to Council. Appointed members shall hold no other municipal office or appointment. The Mayor shall have the right to remove any appointed member **he or she has appointed** for cause. **The Council shall have the right to remove the member it has appointed for cause.**

(b) Terms of Office. Present members of the Planning Commission shall continue to serve until their terms are completed. Members may succeed themselves. The term of members appointed by the Mayor shall be for four (4) years. **The term of the member appointed by Council shall be two (2) years.**

\* \* \*

**Section 2.** That if the foregoing proposal receives the affirmative vote of a majority of the electors voting thereon, then existing Sections 5(a) and 5(b) of Article IV shall be and the same are hereby repealed and replaced by the new Sections 5(a) and 5(b) of Article IV.

**Section 3.** That it is the desire of the Council that the ballots for said question shall be in substantially the following form:

**PROPOSED CHARTER AMENDMENT**

**A majority affirmative vote is necessary for passage.**

Shall Sections 5(a) and 5(b) of Article IV of the City Charter be amended to provide that City Council may appoint a person to act in its stead as its designee to the Planning Commission for a term of two years?

☐ YES

☐ NO

**Section 4.** That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County no later than August 9, 2023.

**Section 5.** That the Board of Elections of Cuyahoga County shall cause an appropriate notice to be duly given of the regular election to be held on November 7, 2023 on the foregoing amendment to the Charter of this City, and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

**Section 6.** That the Clerk of this Council is hereby authorized and directed to cause the full text of such proposed Charter amendment to be published once a week for two consecutive weeks in a newspaper of general circulation in the City of Strongsville, with the first publication to be made at least fifteen days prior to the election to be held on November 7, 2023, or to mail a copy of such proposed Charter amendment to each elector whose name appears in registration books of the last general or regular municipal election held in the City at least 30 days prior to the November 7, 2023 election, all as provided in Article XVIII, Section 9 of the Constitution of the State of Ohio, in Section 731.211 of the Ohio Revised Code and Article IX, Section 2 of the City Charter.

**Section 7.** That there is hereby appropriated from the General Fund a sufficient sum of money to pay the costs of carrying out the authorizations and directives of this Ordinance.



CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 – 104  
Page 3

**Section 8.** 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 9.** 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 this Ordinance become effective immediately and be certified to the election authorities in order for the question to appear on the ballot at an election to be held on November 7, 2023. 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.

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

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

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

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

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

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

Ord. No. 2023-104 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 07-03-23 Ref: COW  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2023 – 106**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE STRONGSVILLE TOWN CENTER PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.**

WHEREAS, by and through adoption of Resolution No. 2023-072, this Council authorized the Mayor to advertise for bids for the Strongsville Town Center Project; and

WHEREAS, the City has received such bids for the Project, and Council is now desirous of proceeding to award and enter into a contract for the 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 finds and determines that the bid submitted by **GILBANE BUILDING COMPANY** for the Strongsville Town Center Project meets the specifications on file in the office of the City Engineer, is in compliance with the applicable requirements for bids and contracts established by the laws of the City and the State, and is the lowest and best bid for the contract. All other bids for this contract are hereby rejected.

**Section 2.** That the Mayor be and hereby is authorized and directed to enter into a contract with the aforesaid lowest and best bidder for the Strongsville Town Center Project, in accordance with the plans and specifications on file in the office of the City Engineer, specifically including and accepting Bid Alternates 1 and 2, all in the total amount not to exceed \$8,901,779.00, and in a form to be approved by the Law Director.

**Section 3.** That the funds for the purposes of this Project have been appropriated and shall be paid from the Town Center Fund.

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

**Section 5.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to commence such Project in order to enhance the Strongsville Town Center area for the benefit of the City's residents and guests, 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. 2023 – 106  
Page 2

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

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

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

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

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

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

Ord. No. 2023-106 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

RESOLUTION NO. 2023 – 107

By: Mayor Perciak and All Members of Council

**A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE PROSPECT ROAD STORM SEWER IMPROVEMENTS PROJECT FROM ALBION ROAD TO FAIR ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.**

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

**Section 1.** That the Mayor be and is hereby authorized to advertise for bids for the Prospect Road Storm Sewer Improvements Project from Albion Road to Fair Road, which consists of installation of storm sewers, manholes, catch basins, and pavement and landscape restoration, in accordance with plans and specifications on file in the office of the City Engineer, which are, in all respects, hereby approved.

**Section 2.** That the funds for the purposes of this Resolution have been appropriated and shall be paid from the General Capital Improvement Fund.

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

**Section 4.** That this Resolution 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 advertising for public bidding on this project in order to render the City's storm sewer system more efficient, improve properties 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

ORDINANCE NO. 2023 – 107

Page 2

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

Attest: \_\_\_\_\_

Clerk of Council

RES

Ord. No. 2023-107 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. 2023 – 108**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MODIFICATION TO THE PROFESSIONAL ENGINEERING DESIGN AND CONSULTING SERVICES CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND MS CONSULTANTS, INC., IN CONNECTION WITH THE CITY OF STRONGSVILLE'S WASTEWATER TREATMENT PLANTS AND WESTWOOD LIFT STATION REHABILITATION PROJECT, AND DECLARING AN EMERGENCY.**

WHEREAS, by and through Resolution No. 2019-171, Council authorized the Mayor to request proposals for professional engineering design and consulting services relating to the rehabilitation of the Wastewater Treatment Plants and Westwood Lift Station; and

WHEREAS, various proposals were received, the proposers were ranked in accordance with law, and Council proceeded to award and enter into an agreement for such services with the firm ranked as the best qualified and best proposer; and

WHEREAS, by and through Ordinance No. 2020-087, Council authorized the Mayor to enter into a contract with MS Consultants, Inc. for professional engineering design and consulting services in connection with the rehabilitation of the Wastewater Treatment Plants and Westwood Lift Station; and

WHEREAS, after performing a condition assessment of the facilities and the preliminary design, MS Consultants, Inc. identified several areas of health and safety concerns which were not anticipated in the original scope of services agreed to by the City, and which are more fully outlined in the Contract Modification Request No. 1 attached hereto as Exhibit "1" and made a part hereof; and

WHEREAS, as a result of such condition assessment, MS Consultants, Inc. has recommended that the original scope of services should be expanded; and

WHEREAS, therefore, the City Engineer and Director of Public Service have now concurred that in order to complete the construction plans for the work included in the scope for the project, the plans for the rehabilitation of the Wastewater Treatment Plants and Westwood Lift Station will need to include modifications to the scope and cost of the professional engineering design and consulting services contract by MS Consultants, Inc., all as more fully set forth in Exhibit "1" attached hereto and incorporated herein as if fully rewritten, and to provide additional payment for such modifications to the contract, in the total amount of \$772,428.00, for a new total proposal of \$1,987,144.00.

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 enter into a modification to the contract for engineering design and consulting services for the rehabilitation



CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 – 108  
Page 2

of the Wastewater Treatment Plants and Westwood Lift Station, in the total amount of \$772,428.00, as recommended by the City Engineer and Director of Public Service for the City, and reflected in Exhibit "1", and to direct the Director of Finance to make payment to **MS CONSULTANTS, INC.**, in the additional amount of \$772,428.00, thereby increasing the total contract cost to \$1,987,144.00.

**Section 2.** That the funds necessary for this Ordinance have been appropriated and shall be paid from the Sanitary Sewer Fund.

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

**Section 4.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to provide for modifications to the scope of work and cost proposal, to facilitate payment to the contractor for additional work requested by the City, to avoid potential legal problems, 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	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

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

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

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

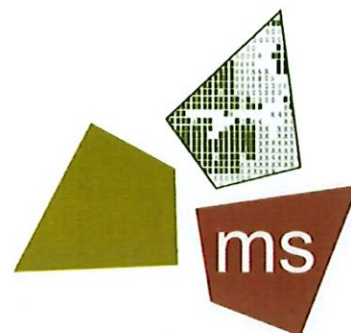
Ord. No. 2023-108 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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

# ms consultants, inc.

engineers, architects, planners

333 East Federal Street  
Youngstown, Ohio 44503-1821  
Phone: (330) 744-5321  
Fax: (330) 744-5256  
www.msconsultants.com



May 17, 2023

Mr. Neal Jamison  
Law Director  
City of Strongsville  
16099 Foltz Parkway  
Strongsville, Ohio 44149

**RE: Wastewater Treatment Plants and Westwood Lift Station Rehabilitation –  
Modification Request No. 1 for Engineering Design Services**

Dear Mr. Jamison:

Enclosed is the ms consultants/HDR modification request for additional design services for the improvements to 'B' Plant, 'C' Plant and the Westwood Lift Station. As you are aware, the project scope has increased considerably due to the condition of the facilities, code requirements and safety improvements needed at all three locations. The construction value of the proposed improvements is approximately six times greater than originally anticipated when the Request for Qualifications was issued and the proposal was prepared in June 2020, and the design and estimated construction durations have increased as well. The design schedule has more than doubled based on the additional scope of services.

The additional scope items were incorporated into the project for the following reasons:

1. Condition Assessment
  - a. Items identified to be deficient and in need of replacement; less than 5% remaining useful life;
  - b. Essential equipment to the treatment process and could increase potential for permit violations if not addressed;
  - c. Likely to require above and beyond routine Operations and Maintenance (O&M).
2. Code Compliance
  - a. Items identified that do not comply with current code regulations;
  - b. National Fire Protection Association (NFPA 820) – Wastewater Treatment Regulations.
3. Owner Request
  - a. Items that require above and beyond normal routine O&M;
  - b. Address Life Safety concerns for operational staff;
  - c. Increase operational reliability;
  - d. Address flooding issues at 'C' Plant.

EX.1



The following is a list of scope items that were incorporated into the project:

**1. Condition Assessment:**

- a. Emergency Generator at Westwood Lift Station (LS)
- b. Main Service Disconnect at Westwood LS
- c. Main Switchboard at Westwood LS
- d. Site fencing at both Wastewater Treatment Plants (WWTPs)
- e. New transformer, emergency generator, main switchgear and fuses, main distribution panel, motor control centers 1 and 2 and associated starters at 'C' Plant (due to water damage associated with flooding)
- f. New automatic transfer switch and motor control center buckets at 'B' Plant
- g. Pre-Treatment
  - i. Overhead coiling doors at both WWTPs
  - ii. HVAC ductwork at both WWTPs
  - iii. Sump pump system at 'C' Plant
  - iv. Process air piping at both WWTPs
  - v. New MCC for RBCs at both WWTPs
- h. Primary Treatment
  - i. Replace primary clarifier sludge collector disconnects
- i. Secondary Treatment
  - i. HVAC and ductwork at both WWTPs
  - ii. Replace secondary clarifier sludge collector disconnects
- j. Tertiary Treatment
  - i. Evaluate and replace treated effluent storage and pumps to supply plant water at both WWTPs
  - ii. Replace reject water pumps
  - iii. Replace process valves and gates
  - iv. Filter MCCs at both WWTPs

**2. Code Compliance:**

- a. Westwood LS
  - i. Construct separate exterior entrance stairwell to wet well
  - ii. HVAC units to get necessary air changes
  - iii. HVAC ductwork separation and condition replacement
  - iv. Gas detection system and alarms
  - v. Replace electrical disconnects and LCPs with correct rated equipment
  - vi. Relocate/replace generator outside to meet code clearances
- b. Wastewater Treatment Plants
  - i. Relocate electric room in pre-treatment building at 'C' Plant
  - ii. Coordinate with Ohio EPA on grit system removal
  - iii. New electric room exterior access doorway, platform and walkway planning and design at 'C' Plant

- iv. Develop alternatives for separating and ventilating classified environments at both WWTPs
- v. Electric room air conditioning at both WWTPs

**3. Owner Request and Safety Improvements:**

- a. Preparation of Formal bid package and bidding of Blower and Screening Improvements
- b. Separate bidding of Westwood and bid stand-alone bid package
- c. Wastewater Treatment Plants:
  - i. Develop cost-loaded schedule
  - ii. Develop phasing approaches for the project
  - iii. Develop and research funding alternatives/options
  - iv. Prepare Ohio EPA Water Pollution Control Fund Nomination
- d. Redesign/relocate blowers, controls and process air piping at 'C' Plant
- e. Design of exterior structural platform and stairs for blowers at 'C' Plant
- f. Westwood Lift Station
  - i. Site Fencing
  - ii. Site Asphalt Paving
  - iii. Exterior staircase planning and design with weather enclosure, lighting, drainage and ventilation
  - iv. Evaluation and design of pump replacement
  - v. Replacement of process piping to accommodate new pump systems
  - vi. Evaluation and design of comminutor replacement to match pumping capacity
  - vii. Custom design pump control panels to reduce project cost (cost savings over vendor supplied panels)
  - viii. Alarms and cellular notification system for station status
  - ix. Coordination of pre-purchase of automatic transfer switch due to condition of existing
- g. Wastewater Treatment Plants
  - i. Site fencing design
  - ii. Evaluation and design of flood protection measures at 'C' Plant – doorway protection, bulkheads, floor drains, raise floor and access in existing generator building – new control building
  - iii. Demolition and patch-in of existing comminutors at 'C' Plant
  - iv. Evaluate alternatives and redesign air piping to and within RBC Building at both WWTPs
  - v. Evaluate and design structural catwalks for cleaning and maintaining chlorine contact tanks at both WWTPs
  - vi. Evaluate scaling issue within solids handling process piping



The following scope items will not be performed at this time based on recent discussions with the City, and further design efforts have been removed from the modification as requested. These items were identified as areas of need based on condition of the systems and discussions with plant operations personnel, and will likely need to be addressed in the near future. These include the following items:

**1. Removed Scope Items:**

- a. Solids Handling (All of solids handling to be non-performed)
  - i. Gravity thickener
  - ii. Thickened sludge grinder
  - iii. Digested sludge well mixer
  - iv. Digester mixer
  - v. Digester covers
  - vi. Biogas meter
  - vii. Thickener platforms
  - viii. Solids handling HVAC modifications at various building spaces at both WWTPs
  - ix. Thickener room separation, ventilation and new exterior access (door, stairs and platform) at both WWTPs
  - x. Solids handling process piping modifications at both WWTPs – Field investigations and redesign of piping and lighting to meet NFPA 820 requirements
  - xi. Replace additional solids handling process piping due to internal condition
  - xii. Increase capacity and relocate biogas flares at both WWTPs
- b. Site property research and survey at 'C' Plant
- c. New retaining wall system and sampling access platform planning and design for operator safety at 'B' Plant
- d. Evaluation and design of ferrous bulk storage tank cover
- e. Evaluate and design wet well mixing system at 'C' Plant
- f. Evaluate generator fuel reserve at 'B' Plant

The additional scope items are attached for your review in Exhibit A-1. Please note that with this modification request of \$772,428, the ms consultants/HDR team is still well below common industry-accepted values for design services compared to percentage of construction cost. Additionally, the scope of the project delivery increased from two design packages and one bid package to three design packages and three bid packages, and sheet counts for the total project have more than doubled. Based on the revised scope, the updated estimated construction cost between the three bid packages is approximately \$33.5 million. A typical range for a project of this type is 6-10% of the construction value for design services. With this modification, we will be at approximately 4.6% for design. The following is a summary of the modification request, further described in Exhibit B1:

Project Deliverable	Original Contract		Modification Request No. 1		Revised Contract	
Design	\$	777,329	\$	772,428	\$	1,549,757
Bidding	\$	16,260			\$	16,260
Construction Admin	\$	229,826			\$	229,826
Resident Project Rep	\$	162,706			\$	162,706
Post Construction	\$	28,594			\$	28,594
	\$	1,214,716	\$	772,428	\$	1,987,144

Construction of the first phase of improvements at 'C' Plant, replacement and relocation of process air blowers and replacement of the screenings washer-compactor, was recently completed. Bids were successfully received on November 9, 2022 for the second phase of the project, which includes major upgrades to the Westwood Lift Station. That Contract was awarded early this year.

We appreciate your consideration of this request. Our team is committed to providing the City of Strongsville with a successful project and reliable performance at these facilities well into the future. Please feel free to reach out to me at (330) 744-5321 or by e-mail at [cmulichak@msconsultants.com](mailto:cmulichak@msconsultants.com) should you have any questions or if you'd like to meet to discuss any of these items in more detail.

Sincerely,



Craig J. Mulichak, P.E.  
Senior Project Manager

cc: A. Urankar (ms)  
J. Leson (ms)  
M. Gallagher (Strongsville)  
K. Mikula (Strongsville)  
J. Walker (Strongsville)  
file



**EXHIBIT "A-1"**  
**TO THE ENGINEERING AGREEMENT**

**CITY OF STRONGSVILLE – WASTEWATER TREATMENT PLANTS AND WESTWOOD  
LIFT STATION REHABILITATION**

**MODIFICATION #1 ADDITIONAL SCOPE OF WORK REVISED 6/26/2023**

**Understanding**

The City of Strongsville solicited engineering design and consulting services for the rehabilitation of two (2) wastewater treatment plants (WWTP), and the Westwood Lift Station. The services are to include preliminary design, detail design, bidding, construction administration and construction inspection. The two WWTPs, known as WWTPs B and C, were expanded in 1984-85 and have nearly identical treatment processes. WWTP B has an average design flow (ADF) of 2.1 MGD and is gravity fed. WWTP C has an ADF of 1.8 MGD and has an influent lift station. The Westwood Lift Station has a peak flow capacity of 9.4 MGD and was built around 1970. All three of these facilities are contract operated by Veolia (Operator).

Both of the plants are similar with each having four (4) rectangular primary clarifiers with pre-aeration basins, Rotating Biological Contactors (RBCs) for secondary treatment, four (4) rectangular secondary clarifiers, and four (4) Parkson DynaSand Filters.

The original scope and fee anticipated the completion of an early blower package (excluding bidding and construction services), and a final design package for both plants and the Westwood Lift Station, with a total anticipated construction cost of approximately \$7 million with a total construction duration of approximately 14 months. During preliminary design and the condition assessments at all facilities, the scope of the project was increased due, primarily, to age and condition of the infrastructure, flooding concerns, necessity to meet current building and National Fire Protection codes, and the need for additional safety improvements at all three facilities. The construction cost estimate for the improvements increased to approximately \$40 million spread between three separate projects:

1. 'C' Plant Blower and Washer Compactor Replacement
2. Westwood Lift Station Improvements
3. Wastewater Treatment Plants 'B' and 'C' Improvements

The anticipated construction schedule also more than doubled from the original estimated 14 months. These changes also necessitated a 7-month increase in design duration and creation of multiple bid packages for solicitation of contractors. The following is a list of additional tasks that were added in addition to the original scope of services:

**Additional Tasks during D1: Design**

**General**

1. Conduct six additional project meetings

2. Additional PM and accounting
3. Prepare potential project phasing alternatives, estimates and burn charts
4. Evaluate funding alternatives
5. Prepare and coordinate WPCLF nomination/application

#### **Early Blower Package**

1. Relocation/redesign of process air blowers to exterior
2. Survey/field measurements for blower and piping relocation
3. Design of raised structural concrete pad, stairs, railing
4. Design of piping and pipe supports
5. Piping connection point evaluation
6. Bidding and Construction Administration of Early Blower Package (excluded from original scope of work)
7. Additional coordination for temporary blower

#### **Westwood Lift Station (Separate Bid Package)**

1. Design of pumps and mechanical (HVAC) improvements (excluded from original scope of work)
2. Design of new comminutor (excluded from original scope of work)
3. Coordinate pump station design with NEORSD (sizing for potential future flow)
4. Evaluation and design of new grinder in wet well
5. Structural and architectural design of new outside access to wet well (required enclosure, ventilation and drainage)
6. Site improvements (fencing, etc.) for relocation of generator outdoors
7. Separate Bidding and Construction Administration of Westwood Lift Station

#### **'B' Plant**

1. Chlorine contact tank walkway (safety access)
2. Solids Handling piping buildup evaluation ("struvite")
3. Design of plant effluent water system modifications
4. Additional Instrumentation & Control - HDR

#### **'C' Plant**

1. Generator replacement and relocation
2. Floor and drain modifications at influent lift station
3. Structural modifications to wet well for improved access
4. Demolition of comminutor equipment
5. Electrical code improvements in screen building
6. Repurpose/retrofit existing generator building (structural and architectural modifications)
7. Flooding protection improvements – raise doorway in generator building (arch.), relocate generator and plant transformer out of flood hazard
8. Relocation of electric (MCC) room to upper floor for flooding and code compliance
9. New walkway and entrance to electrical room



10. Chlorine contact tank walkway (safety access)
11. Design of plant effluent water system modifications
12. Additional Instrumentation & Control – HDR

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2023 – 109**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S SERVICE 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 Service Department of the City of Strongsville is in possession of a certain vehicle, which is obsolete, surplus, has little monetary value, and is 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 Public Service 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 the net proceeds of the operation of this Ordinance shall be deposited into the Street Construction, Maintenance & Repair Fund; and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the Street, Construction, Maintenance & Repair Fund.

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



**Section 7.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the immediate sale of such obsolete and unneeded municipal property is necessary in order to provide necessary storage space for the Service Department, to enable the Department to replace obsolete equipment, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

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

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

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

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

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

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

Ord. No. 2023-109 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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

## JULY 2023 GOV DEALS

Allis- chalmers lift truck

Model FLP 40-24 2PS

SER# 32839000

**EXHIBIT A**



**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2023 – 110**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.**

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 and Service Departments of the City of Strongsville have various obsolete and surplus vehicles, as described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which are unfit for public use by reason of obsolescence or as surplus items, and are no longer needed for any municipal purpose; and further finds that it will be in the best interests of the City that such vehicles be sold at a public auction.

**Section 2.** That, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized and directed to sell such vehicles at public auction.

**Section 3.** That the Director of Finance and the Mayor are authorized to retain the services of the **MANHEIM MARKETING, INC. AUTO AUCTION** to effectuate the sale of all such vehicles for auction; and the Director of Finance and Mayor are further authorized and directed to execute all documents and perform all acts required to complete the auction and the sale of the auctioned vehicles.

**Section 4.** That any proceeds of sale shall be deposited into the Multi-Purpose Complex Fund and Sanitary Sewer Fund; and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the Multi-Purpose Complex Fund and Sanitary Sewer Fund.

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

**Section 6.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the immediate sale of such obsolete and surplus vehicles is necessary in order to provide needed storage space for the Recreation and Service Departments, 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. 2023 – 110  
Page 2

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

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

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

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

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

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

Ord. No. 2023-110 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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



July 2023 Auto action

706 2006 F-450 one dump

VIN# 1FDWF37P66EA69098

0602 2002 F-450 24 passenger bus

VIN# 1FDXE45F72HA17060

**EXHIBIT A**

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 - 111  
BY: MAYOR THOMAS P. PERCIAK

AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2023 AND REPEALING ORDINANCE NUMBER 2023 - 088

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

Section 1: THAT THERE BE APPROPRIATED FROM THE FOLLOWING FUNDS AND AS FURTHER DETAILED IN THE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN:

<b>General Fund - 101</b>					
<b>Fund #</b>	<b>Fund Activity</b>	<b>Personal Service</b>	<b>Other</b>	<b>Transfers &amp; Advances</b>	<b>Total</b>
<b>101</b>	<b>Total General Fund</b>	<b>\$ 21,309,156.00</b>	<b>\$ 9,317,077.00</b>	<b>\$ 17,971,700.00</b>	<b>\$ 48,597,933.00</b>
<b>Special Revenue Funds - 200</b>					
<b>Fund #</b>	<b>Fund Activity</b>	<b>Personal Service</b>	<b>Other</b>	<b>Transfers &amp; Advances</b>	<b>Total</b>
203	Police Pension	\$ 1,512,761.00	\$ -	\$ -	\$ 1,512,761.00
204	Street Construction & Maintenance	5,451,540.00	6,847,710.00	-	12,299,250.00
205	State Highway Maintenance	-	72,200.00	-	72,200.00
206	Motor Vehicle License Tax	-	390,000.00	-	390,000.00
207	Emergency Vehicle Fund	-	2,168,977.00	-	2,168,977.00
208	Fire Levy	9,627,000.00	1,101,800.00	-	10,728,800.00
209	Fire Pension	1,813,000.00	-	-	1,813,000.00
211	Clerk of Court	-	40,000.00	-	40,000.00
212	Drainage Levy	-	1,558,000.00	-	1,558,000.00
213	Local Fiscal Recovery	803,750.00	16,000.00	500,000.00	1,319,750.00
214	Multi-Purpose Complex	3,192,750.00	2,326,235.00	-	5,518,985.00
215	Southwest General Hospital	-	360,000.00	-	360,000.00
216	Law Enforcement Federal Seizures	-	60,000.00	-	60,000.00
217	Law Enforcement State Seizures	-	20,000.00	-	20,000.00
218	Law Enforcement Drug Fine	-	10,000.00	-	10,000.00
219	Law Enforcement DWI/DUI	-	20,000.00	-	20,000.00
220	Tree Fund	-	126,300.00	-	126,300.00
222	Community Diversion	4,000.00	4,000.00	-	8,000.00
223	Bond Escrow	-	855,000.00	-	855,000.00
224	Earned Benefits	510,500.00	-	-	510,500.00
225	One Ohio Settlement Fund	-	5,000.00	2,820.00	7,820.00
<b>200</b>	<b>Total Special Revenue Funds</b>	<b>\$ 22,915,301.00</b>	<b>\$ 15,981,222.00</b>	<b>\$ 502,820.00</b>	<b>\$ 39,399,343.00</b>
<b>Debt Service Funds - 300</b>					
<b>Fund #</b>	<b>Fund Activity</b>	<b>Personal Service</b>	<b>Other</b>	<b>Transfers &amp; Advances</b>	<b>Total</b>
331	General Bond Retirement	\$ -	\$ 6,441,450.00	\$ -	\$ 6,441,450.00
333	Pearl Road TIF # 1	-	585,000.00	-	585,000.00
334	Royalton Road TIF	-	177,888.00	-	177,888.00
335	Pearl Road TIF # 2	-	179,003.00	-	179,003.00
336	Pearl Road TIF # 3	-	41,150.00	-	41,150.00
337	Westwood Commons TIF	-	40,500.00	-	40,500.00
338	Giant Eagle TIF	-	118,306.00	-	118,306.00
339	GETGO TIF	-	24,690.00	-	24,690.00
340	Clover Senior TIF	-	140,939.00	-	140,939.00
341	Pearl Road TIF # 4	-	298,338.00	-	298,338.00
342	Cane's/Chase TIF	-	17,489.00	-	17,489.00
343	Brighton Best TIF	-	3,086.00	-	3,086.00
344	Pearl North TIF	-	30,863.00	-	30,863.00
<b>300</b>	<b>Total Debt Service Funds</b>	<b>\$ -</b>	<b>\$ 8,098,702.00</b>	<b>\$ -</b>	<b>\$ 8,098,702.00</b>

**Capital Improvement Capital Project Funds - 400**

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	\$ -	\$ 361,503.00	\$ -	\$ 361,503.00
442	General Capital Improvement	-	22,686,573.00	-	22,686,573.00
447	TIF Capital Improvements	-	336,200.00	-	336,200.00
448	Town Center Improvement Fund	-	8,920,000.00	-	8,920,000.00
<b>400</b>	<b>Total Capital Project Funds</b>	<b>\$ -</b>	<b>\$ 32,304,276.00</b>	<b>\$ -</b>	<b>\$ 32,304,276.00</b>

**Enterprise Funds - 500**

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
<b>551</b>	<b>Sanitary Sewer</b>	<b>\$ 2,077,750.00</b>	<b>\$ 15,398,700.00</b>	<b>\$ -</b>	<b>\$ 17,476,450.00</b>

**Internal Service Fund - 600**

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
661	Health Insurance Reserve	\$ -	\$ 7,102,400.00	\$ -	\$ 7,102,400.00
664	Worker's Compensation Reserve	-	508,000.00	-	508,000.00
<b>600</b>	<b>Total Internal Service Funds</b>	<b>\$ -</b>	<b>\$ 7,610,400.00</b>	<b>\$ -</b>	<b>\$ 7,610,400.00</b>

<b>Grand Total All Funds</b>	<b>\$ 46,302,207.00</b>	<b>\$ 88,710,377.00</b>	<b>\$ 18,474,520.00</b>	<b>\$ 153,487,104.00</b>
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**Itemized list of Transfers and Advances by Fund**

Description	Amount
General Fund to Street Construction Fund	\$ 4,000,000.00
General Fund to Fire Levy Fund	5,000,000.00
General Fund to Multi-Complex Fund	2,600,000.00
General Fund to Police Pension Fund	950,000.00
General Fund to Fire Pension Fund	1,000,000.00
<b>Total Transfers</b>	<b>\$ 13,550,000.00</b>
General Fund to Town Center Improvement Fund	\$ 4,421,700.00
Local Fiscal Recovery Fund Advance to General Fund	500,000.00
Ohio Opioid Settlement Fund Advance to the General Fund	2,820.00
<b>Total Advance and Advance Repayments</b>	<b>\$ 4,924,520.00</b>
<b>Total Transfers, Advances and Advance Repayments</b>	<b>\$ 18,474,520.00</b>

Section 2: That all expenditures within the fiscal year ending December 31, 2023 shall be made in accordance with the code accounts set forth above, and shall be made within the appropriations herein provided.

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

Section 4: AS AN ORDINANCE providing for the appropriation of monies and consistent with the City's Charter Article III, Section 13, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, or otherwise at the earliest time allowed by law.

Approved:

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

\_\_\_\_\_  
Mayor

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

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

Attest:

\_\_\_\_\_  
Clerk of Council

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

ORD. No. 2023-111 Amended: \_\_\_\_\_  
 1st Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 2nd Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 3rd Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Pub Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: \_\_\_\_\_ Defeated: \_\_\_\_\_



**EXHIBIT "A"**  
**SCHEDULE OF BUDGETS BY DEPARTMENT - page 1 of 2**

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	\$ 395,000.00	\$ 49,900.00	\$ -	\$ 444,900.00
011411	Mayors Office	280,200.00	19,800.00	-	300,000.00
015412	Police Department	10,981,700.00	1,819,212.00	-	12,800,912.00
011413	Human Resources	283,100.00	80,840.00	-	363,940.00
011414	Finance Department	552,500.00	18,230.00	-	570,730.00
011415	Legal Department	527,600.00	70,350.00	-	597,950.00
011416	Communication & Technology	832,900.00	647,200.00	-	1,480,100.00
011417	Building Department	1,067,990.00	212,900.00	-	1,280,890.00
011418	Mayors Court	168,700.00	252,200.00	-	420,900.00
011420	Rubbish Department	-	2,956,024.00	-	2,956,024.00
011421	Cemetery Department	144,000.00	331,341.00	-	475,341.00
011422	Architectural Board of Review	-	4,000.00	-	4,000.00
011423	Planning Commission	173,800.00	67,000.00	-	240,800.00
011424	Civil Service	-	77,030.00	-	77,030.00
011425	Board of Appeals	-	20,900.00	-	20,900.00
011428	Parks Department	128,600.00	263,000.00	-	391,600.00
011429	Public Safety	193,916.00	-	-	193,916.00
011430	General Miscellaneous	-	1,966,000.00	-	1,966,000.00
011435	Economic Development	209,000.00	92,000.00	-	301,000.00
015415	OPID Grant	28,550.00	11,250.00	-	39,800.00
015414	Corrections Officers	1,086,500.00	95,200.00	-	1,181,700.00
015413	Regional Dispatch Center	4,255,100.00	262,700.00	-	4,517,800.00
011468	Non Government Transfers	-	-	17,971,700.00	17,971,700.00
	<b>Total General Fund</b>	<b>\$ 21,309,156.00</b>	<b>\$ 9,317,077.00</b>	<b>\$ 17,971,700.00</b>	<b>\$ 48,597,933.00</b>
031000	Police Pension	1,512,761.00	-	-	1,512,761.00
046419	Street Repairs	4,602,400.00	5,121,350.00	-	9,723,750.00
046426	Traffic Signal Maintenance	125,700.00	280,860.00	-	406,560.00
046427	Snow Removal	-	640,000.00	-	640,000.00
046433	Municipal Garage	723,440.00	805,500.00	-	1,528,940.00
056000	State Highway Maintenance	-	72,200.00	-	72,200.00
066000	Motor Vehicle License Tax	-	390,000.00	-	390,000.00
075000	Emergency Vehicle Fund	-	2,168,977.00	-	2,168,977.00
085000	Fire Levy	9,627,000.00	821,100.00	-	10,448,100.00
085001	Fire Station Ward 1	-	79,700.00	-	79,700.00
085002	Fire Station Ward 2	-	50,500.00	-	50,500.00
085003	Fire Station Ward 3	-	40,500.00	-	40,500.00
085004	Fire Station Ward 4	-	110,000.00	-	110,000.00
095000	Fire Pension	1,813,000.00	-	-	1,813,000.00
111000	Clerk of Court	-	40,000.00	-	40,000.00
121000	Drainage Levy	-	1,558,000.00	-	1,558,000.00
131000	Local Fiscal Recovery	803,750.00	16,000.00	500,000.00	1,319,750.00
143304	Sports Programs	299,400.00	227,700.00	-	527,100.00
143305	Recreation Administration	520,000.00	701,500.00	-	1,221,500.00
143306	Fitness	441,850.00	150,700.00	-	592,550.00
143310	Aquatics	677,600.00	153,073.00	-	830,673.00
143311	Recreation Programs	154,800.00	98,500.00	-	253,300.00
143430	Special Events	-	31,500.00	-	31,500.00
143431	Old Town Hall	8,900.00	39,200.00	-	48,100.00
143439	Senior Services	585,700.00	610,270.00	-	1,195,970.00
143451	Recreation Maintenance	504,500.00	284,792.00	-	789,292.00
143500	Program Refunds	-	29,000.00	-	29,000.00
152000	Southwest General Hospital	-	360,000.00	-	360,000.00
165000	Law Enforcement Federal Seizures	-	60,000.00	-	60,000.00
175000	Law Enforcement State Seizures	-	20,000.00	-	20,000.00
185000	Law Enforcement Drug Fine	-	10,000.00	-	10,000.00
195000	Law Enforcement DWI/DUI	-	20,000.00	-	20,000.00
204000	Tree Maintenance	-	126,300.00	-	126,300.00
225000	Community Diversion	4,000.00	4,000.00	-	8,000.00
223100	Bond Escrow	-	855,000.00	-	855,000.00
224000	Earned Benefits	510,500.00	-	-	510,500.00
250000	One Ohio Settlement Fund	-	20,000.00	2,820.00	22,820.00
	<b>Total Special Revenue Funds</b>	<b>\$ 22,915,301.00</b>	<b>\$ 15,996,222.00</b>	<b>\$ 502,820.00</b>	<b>\$ 39,414,343.00</b>

**EXHIBIT "A"**  
**SCHEDULE OF BUDGETS BY DEPARTMENT - page 2 of 2**

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	6,441,450.00	-	6,441,450.00
333000	Pearl Road TIF # 1	-	585,000.00	-	585,000.00
334000	Royalton Road TIF	-	177,888.00	-	177,888.00
335000	Pearl Road TIF # 2	-	179,003.00	-	179,003.00
336000	Pearl Road TIF # 3	-	41,150.00	-	41,150.00
337000	Westwood Commons TIF	-	40,500.00	-	40,500.00
338000	Giant Eagle TIF	-	118,306.00	-	118,306.00
339000	GETGO TIF	-	24,690.00	-	24,690.00
340000	Clover Senior TIF	-	140,939.00	-	140,939.00
341000	Pearl Road TIF # 4	-	298,338.00	-	298,338.00
342000	Cane's/Chase TIF	-	17,489.00	-	17,489.00
343000	Brighton Best TIF	-	3,086.00	-	3,086.00
344000	Pearl North TIF	-	30,863.00	-	30,863.00
	<b>Total Debt Service</b>	<b>\$ -</b>	<b>\$ 8,098,702.00</b>	<b>\$ -</b>	<b>\$ 8,098,702.00</b>
413000	Recreation Capital Improvement	-	361,503.00	-	361,503.00
421000	General Capital Improvement	-	22,686,573.00	-	22,686,573.00
447100	Pearl & Whitney TIF	-	42,000.00	-	42,000.00
447102	Prospect & Albion TIF	-	20,000.00	-	20,000.00
447103	Goodyear & 5/3 TIF	-	70,000.00	-	70,000.00
447104	42/82 TIF	-	155,200.00	-	155,200.00
447105	Dunkin Donuts TIF	-	20,000.00	-	20,000.00
447106	Pearl & Lunn TIF	-	29,000.00	-	29,000.00
448108	Town Center Improvement Fund	-	8,920,000.00	-	8,920,000.00
	<b>Total Capital Projects</b>	<b>\$ -</b>	<b>\$ 32,304,276.00</b>	<b>\$ -</b>	<b>\$ 32,304,276.00</b>
512501	Engineering and Administration	767,600.00	944,400.00	-	1,712,000.00
512502	Plant Expenditures	-	7,608,000.00	-	7,608,000.00
512503	Line Expenditures	1,310,150.00	309,000.00	-	1,619,150.00
512504	Sewer Capital Improvements	-	6,300,000.00	-	6,300,000.00
512505	Sewer Debt Payments	-	237,300.00	-	237,300.00
	<b>Total Sanitary Sewer</b>	<b>\$ 2,077,750.00</b>	<b>\$ 15,398,700.00</b>	<b>\$ -</b>	<b>\$ 17,476,450.00</b>
661000	Health Insurance Reserve	-	7,102,400.00	-	7,102,400.00
664000	Workers Compensation Reserve	-	508,000.00	-	508,000.00
	<b>Total Internal Service</b>	<b>\$ -</b>	<b>\$ 7,610,400.00</b>	<b>\$ -</b>	<b>\$ 7,610,400.00</b>
	<b>GRAND TOTAL</b>	<b>\$ 46,302,207.00</b>	<b>\$ 88,725,377.00</b>	<b>\$ 18,474,520.00</b>	<b>\$ 153,502,104.00</b>

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2023 – 112**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE RATIFYING, APPROVING AND AUTHORIZING THE MAYOR AND DIRECTOR OF RECREATION & SENIOR SERVICES TO SUBMIT A PROPOSAL TO RECEIVE FUNDING FROM THE CUYAHOGA COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF SENIOR AND ADULT SERVICES, THROUGH ITS COMMUNITY SOCIAL SERVICES PROGRAM (CSSP), IN CONNECTION WITH VARIOUS CITY SENIOR PROGRAMS, FUNCTIONS, AND TRANSPORTATION FOR 2024 AND 2025; AUTHORIZING EXECUTION OF ANY REQUIRED AGREEMENT AND DOCUMENTS RELATED THERETO; AND DECLARING AN EMERGENCY.**

WHEREAS, this Council, through Ordinance Nos. 2015-247, 2016-172, 2018-069 and 2021-098 authorized the Mayor and Director of Recreation & Senior Services to submit proposals and receive funding from the Cuyahoga County Department of Health and Human Services, Division of Senior and Adult Services, in order to provide senior developmental activities for its senior members; and

WHEREAS, Cuyahoga County has once again issued a Request for Proposal (RFP #12756) on behalf of its Division of Senior and Adult Services, soliciting proposals from agencies and organizations interested in providing 2024 Community Social Services Programs (adult development and transportation services) to Cuyahoga County; and

WHEREAS, the City of Strongsville's Department of Senior Services regularly offers and provides such services to its senior members; and

WHEREAS, the County's Community Social Services Program would provide reimbursements to the City for certain adult development activities now offered free to Strongsville Senior Center members relating to adult development and transportation trips for total funds in the approximate amount of \$282,800.00 for the years 2024 and 2025; and

WHEREAS, the City's Department of Senior Services has a need to provide and fund such senior developmental activities for its senior members; and

WHEREAS, the Council and City Administration, therefore, are desirous of again submitting a proposal to Cuyahoga County in order to participate in funding for the above senior adult developmental activities for the City's Senior Center.

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 that the Mayor and Director of Recreation & Senior Services submit a proposal for and accept funds in the approximate amount of \$282,800.00 for the years 2024 and 2025 from the Cuyahoga County Department of Health and Human Services, Division of Senior and Adult Services, through its Community Social Services Program, to assist the City of Strongsville's senior adult developmental programs, including adult development and transportation, as more fully set forth in the



CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 112

Page 2

Request for Proposal on file with the City's Director of Recreation & Senior Services; and further authorizing the Mayor to execute any required Agreement, and to further provide, execute and deliver such other information as may be required in connection therewith.

**Section 2.** That the Mayor, the Director of Finance, Director of Recreation & Senior Services and/or their designees be and are hereby authorized to do any and all other things necessary to perform the terms and conditions required by Cuyahoga County in this regard and in accordance with their respective responsibilities thereunder.

**Section 3.** That any funds required to meet the City's obligation, if any, under this Ordinance and the Request for Proposal will be appropriated and paid from the Multi-Purpose Complex 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 was immediately necessary to timely submit a proposal and be awarded such funding in order to continue and enhance the senior adult-related programs of the City's Department of Senior Services, 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	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

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

Ord. No. 2023-112 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. 2023 – 113**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE APPROVING THE FILING OF AN APPLICATION ON BEHALF OF THE CITY OF STRONGSVILLE FOR FUNDING FROM NOACA THROUGH THE ENHANCED MOBILITY FOR SENIORS AND INDIVIDUALS WITH DISABILITIES PROGRAM, FOR THE PURCHASE OF A VEHICLE TO PROVIDE TRANSPORTATION SERVICES FOR THE CITY'S SENIOR WHEELS PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Strongsville Department of Recreation & Senior Services coordinates with the City of Berea, and other agencies, to operate the Senior Wheels program, which provides transportation services for the elderly and persons with disabilities who reside within those communities; and

WHEREAS, the Senior Wheels program has documented a need to replace a vehicle for use in its transportation services; and

WHEREAS, therefore, the City of Strongsville is desirous of applying for funding to replace such vehicle, from the Northeast Ohio Areawide Coordinating Agency (NOACA) for Cleveland Urbanized Area Federal Transit Administration (FTA) funding from the Enhanced Mobility for Seniors and Individuals with Disabilities Program (Section 5310); and

WHEREAS, NOACA is designated recipient of the Enhanced Mobility for Seniors and Individuals with Disabilities (Section 5310) program for the Cleveland Urbanized Area, authorized to make grants to public bodies, private nonprofit organizations, and other eligible entities; and

WHEREAS, the Enhanced Mobility for Seniors and Individuals with Disabilities program provides eighty percent (80%) federal funds for capital projects to support alternatives to public transportation projects that assist seniors and individuals with Disabilities, new or expanded transportation services and alternatives that go beyond the requirements of the Americans with Disabilities Act (ADA) of 1990 for individuals with disabilities; and

WHEREAS, the Enhanced Mobility for Seniors and Individuals with Disabilities program is paid on a reimbursement basis requiring the applicant to first expend funds then request reimbursement from NOACA, which will, in turn, request the funds from FTA; and

WHEREAS, the City of Strongsville certifies it will provide local matching funds for capital or planning projects from sources other than federal Department of Transportation funds; and

WHEREAS, the City of Strongsville agrees to abide by federal requirements as a sub-recipient of FTA funds, including federal fiscal year 2015 Certifications and Assurances inclusive of provisions of Title VI of the Civil Rights Act of 1964, and all subsequent annual Certifications and Assurances during the length of the agreement, including federal procurement, maintenance, useful life, disposition standards, and ongoing reporting; and

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2023 – 113  
Page 2

WHEREAS, the City of Strongsville is authorized to execute a contract with NOACA if selected for the Enhanced Mobility for Seniors and Individuals with Disabilities program.

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

**Section 1.** That this Council hereby approves the filing of an application with NOACA for Cleveland Urbanized Area Federal Transit Administration funding from the Enhanced Mobility for Seniors and Individuals with Disabilities Program (Section 5310), on behalf of the City of Strongsville for funding for a new vehicle, as more fully set forth in the application on file in the office of the Director of Recreation & Senior Services; and further authorizes the Mayor, Director of Finance, Director of Recreation & Senior Services and/or their authorized representatives to provide, execute and deliver certifications, assurances and such other information as may be required in connection therewith.

**Section 2.** That the funds necessary to carry out the purposes of this Ordinance, and to pay the City's share, have been appropriated and shall be paid from the Multi-Purpose Complex Fund.

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

**Section 4.** That this Ordinance is hereby declared to be an emergency measure 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 approve the filing of the application in order to continue the Senior Wheels program and to provide an adequate vehicle for transportation service for the elderly and individuals with disabilities, 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	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

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

Ord. No. 2023-113 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**

**RESOLUTION NO. 2023 – 114**

**By: Mayor Perciak and All Members of Council**

**A RESOLUTION ACCEPTING A MONETARY DONATION  
FROM THE STRONGSVILLE ROTARY FOUNDATION TO BE  
USED TOWARDS THE REBUILDING OF THE FREEDOM  
TRAIL WATERFALL FEATURE.**

WHEREAS, the City of Strongsville Freedom Trail is one of the largest veteran memorials in Ohio featuring gardens representing the wars in which Americans have fought; and

WHEREAS, the Freedom Trail is a mile-long trail with gardens and a gazebo along a paved path that connects the City Commons with the Walter F. Ehrnfelt Recreation & Senior Center and acts as a timeline through history; and

WHEREAS, due to natural weather conditions, it was determined that the waterfall feature near the gazebo needed to be rebuilt; and

WHEREAS, the Strongsville Rotary Foundation has provided a monetary donation of \$6,000.00 to go towards the purchase of the rebuilding of such waterfall feature; and

WHEREAS, the City is desirous of accepting such generous donation.

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 the above monetary donation from the Strongsville Rotary Foundation, and expresses its sincere appreciation for such donation in order to rebuild the waterfall feature near the Freedom Trail gazebo.

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

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

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

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

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

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

CITY OF STRONGSVILLE, OHIO  
RESOLUTION NO. 2023 – 114  
Page 2

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

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

RES 2023-114  
Ord. No. \_\_\_\_\_ Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_ Ref: \_\_\_\_\_

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