

City of Strongsville

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

October 30, 2025

City Council

James A. Kaminski
Ward 1

Annmarie P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Brian M. Spring
At-Large

Aimee Pientka, MMC
Clerk of Council

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, November 3, 2025**, 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 6:30 p.m. All committees listed will meet immediately following the previous committee:

6:30 P.M.

Ms. Stacey Boycik, new Branch Manager for the Strongsville Library, will be present to introduce herself and share some updates and information about our local library.

Public Safety & Health Committee will meet to discuss Ordinance Nos. 2025-116, 2025-126 and 2025-127.

Ms. Suzanne Hrusch, External Affairs Director for the Cuyahoga County Board of Health, will be present to discuss information regarding Ordinance No. 2025-116.

Planning, Zoning & Engineering Committee will meet to discuss Ordinance No. 2025-128 and Resolution No. 2025-129.

Finance Committee will meet to discuss Ordinance Nos. 2025-120, 2025-121, 2025-122 and 2025-130.

7:00 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, NOVEMBER 3, 2025 AT 7:00 P.M.

Mike Kalinich Sr. City Council Chamber
18688 Royalton Road, Strongsville, Ohio

AGENDA

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
 - *Regular Council Meeting – October 20, 2025*
6. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:
7. REPORTS OF COUNCIL COMMITTEE:
 - ECONOMIC DEVELOPMENT – Clark
 - BUILDING & UTILITIES – Roff
 - PUBLIC SERVICE AND CONSERVATION – Roff
 - PUBLIC SAFETY AND HEALTH – Kosek
 - COMMUNICATIONS AND TECHNOLOGY – Kosek
 - RECREATION AND COMMUNITY SERVICES – Kaminski
 - PLANNING, ZONING AND ENGINEERING – Spring
 - SCHOOL BOARD – Carbone
 - SOUTHWEST GENERAL HEALTH SYSTEM – Short
 - FINANCE – Short
 - COMMITTEE-OF-THE-WHOLE – Short
8. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:
 - MAYOR PERCIAK:
 - FINANCE DEPARTMENT:
 - LAW DEPARTMENT:
9. AUDIENCE PARTICIPATION:

10. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2025-116 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE CUYAHOGA COUNTY BOARD OF HEALTH FOR HEALTH SERVICES FOR THE CITY OF STRONGSVILLE, FOR THE CALENDAR YEARS 2026 AND 2027, AND DECLARING AN EMERGENCY. *First reading 10-20-25.*
- Ordinance No. 2025-120 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A BRUSTERS MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 10-20-25.*
- Ordinance No. 2025-121 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A DOLLAR GENERAL MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 10-20-25.*
- Ordinance No. 2025-122 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A SHEETZ WEST MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 10-20-25.*
- Ordinance No. 2025-126 by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF ONE (1) 2026 FORD MAVERICK XL AWD PICK-UP TRUCK FOR USE BY THE FIRE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY.

- Ordinance No. 2025-127 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND AUTHORIZING THE PURCHASE OF AN ADDITIONAL SIX (6) LICENSE PLATE RECOGNITION CAMERAS WITH HARDWARE AND SOFTWARE PRODUCTS FROM FLOCK GROUP, INC., FOR USE BY THE CITY OF STRONGSVILLE POLICE DEPARTMENT, WITHOUT PUBLIC BIDDING, AND DECLARING AN EMERGENCY.
- Ordinance No. 2025-128 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 19156 PEARL ROAD (PPN 394-31-007) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND IN ADDITION, VACANT LAND LOCATED ON PEARL ROAD NEAR ROCKGLEN DRIVE (PPN 394-32-001) FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.
- Resolution No. 2025-129 by Mayor Perciak and All Members of Council. A RESOLUTION DECLARING AND IMPOSING A MORATORIUM ON THE CONSTRUCTION, RECONSTRUCTION OR USE OF ANY DEVICE, LINE, WIRE, CABINET AND/OR ANY STRUCTURE IN THE CITY'S PUBLIC RIGHT-OF-WAY FOR ANY NEW PROVIDERS, FOR A PERIOD NOT TO EXCEED SIX MONTHS FROM THE EFFECTIVE DATE OF THIS RESOLUTION, IN ORDER TO ALLOW FOR THE ESTABLISHMENT OF NEW AND/OR REVISED REGULATORY MEASURES FOR THE USE OF THE CITY'S PUBLIC RIGHT-OF-WAY, AND DECLARING AN EMERGENCY.
- Ordinance No. 2025-130 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2026.

11. COMMUNICATIONS, PETITIONS AND CLAIMS:
12. MISCELLANEOUS BUSINESS:
13. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 116

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE CUYAHOGA COUNTY BOARD OF HEALTH FOR HEALTH SERVICES FOR THE CITY OF STRONGSVILLE, FOR THE CALENDAR YEARS 2026 AND 2027, AND DECLARING AN EMERGENCY.

WHEREAS, the law requires each city in Ohio to provide health services either through its own city health district or by contract with a county health district or an adjacent city health district; and

WHEREAS, the Cuyahoga County Board of Health has again agreed to provide such services to the City of Strongsville by means of an Agreement for the two-year period of January 1, 2026 through December 31, 2027; and

WHEREAS, the City, therefore, is willing to enter into an Agreement with the Cuyahoga County Board of Health to provide services in accordance with the terms and conditions of Ohio law and a Public Health Services Agreement, which is attached hereto as Exhibit "1" and made a part hereof.

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 two-year Public Health Services Agreement with the Cuyahoga County Board of Health, in the form attached hereto as Exhibit "1" to provide health services for residents of the City of Strongsville to be furnished during the calendar year 2026, commencing January 1, 2026 and continuing through December 31, 2026, at the total annual cost of Four Hundred Sixteen Thousand Five Hundred Fifty-Nine and 00/100 Dollars (\$416,559.00), payable in equal semi-annual installments of Two Hundred Eight Thousand Two Hundred Seventy-Nine and 50/100 Dollars (\$208,279.50); and further for the calendar year 2027, commencing January 1, 2027 and continuing through December 31, 2027, at the total annual cost of Four Hundred Sixty-Six Thousand Seven Hundred Seventy and 00/100 Dollars (\$466,770.00), payable in equal semi-annual installments of Two Hundred Thirty-Three Thousand Three Hundred Eighty-Five and 00/100 Dollars (\$233,385.00).

Section 2. That the Clerk of this Council be and is hereby directed to cause a certified copy of this Ordinance, along with the executed Agreement, to be transmitted to Erik C. Hamilton, Operations Administrator, Cuyahoga County Board of Health, 5550 Venture Dr., Parma, Ohio 44130.

Section 3. That the funds for the purposes of this Ordinance shall be deducted directly by the Cuyahoga County Fiscal Officer from the regular property tax settlements for the calendar years 2026 and 2027, and paid to the credit of the Board, as set out in the attached Exhibit "1".

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 116
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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 such Contract is necessary in order to continue to furnish the legally required health services to the residents of the City of Strongsville beginning on January 1, 2026 and continuing through December 31, 2027. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
Clerk of Council

Ord. No. 2025-116 Amended: _____
1st Rdg. 10-20-25 Ref: PS+H
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

PUBLIC HEALTH SERVICES AGREEMENT
(City with a General Health District - Authority--Sec. 3709.08 O.R.C.)

This Agreement is entered into on the **1st day of January, 2026** ("Effective Date") by and between the **Cuyahoga County Board of Health** (the "Board"), a separate political subdivision of the State of Ohio organized under the Constitution and Laws of the State of Ohio, and the **City of Strongsville**, a political subdivision, with its principal office located at 16099 Foltz Industrial Parkway Strongsville, Ohio 44149 (the "City"), for and in consideration of the promises, covenants, and conditions hereinafter set forth.

WHEREAS, Cuyahoga County Board of Health is a general health district as defined under Ohio Revised Code (ORC) Section 3709.01 and is endowed with all of the statutory and other authority granted to it by reason of the Ohio Statutes as amended from time to time by the State Legislature; and

WHEREAS, the City has continued to have a city public health district as required by Ohio law; and

WHEREAS, pursuant to ORC Section 3709.01, each city in the State constitutes a health district and each county is a "general health district," and as provided for in ORC Sections 3709.051, 3709.07, and 3709.10, there may be a union of a general health district and a city health district; and

WHEREAS, ORC Section 3709.08 authorizes cities and villages in Cuyahoga County to enter into an Agreement with the Cuyahoga County General Health District on certain terms and conditions; and

WHEREAS, the District Advisory Council of the Cuyahoga County General Health District, created by ORC 3709.03, after giving due notice by publication as required by law, held a public meeting on March 20, 2025 at which by a majority vote of members representing the townships and villages of said county, did vote affirmatively on the question of providing public health services to the cities in Cuyahoga County, and did authorize the Chairman of the District Advisory Council to enter into an Agreement with the Mayor of the City for providing public health services therein; and

WHEREAS, the Board is engaged in the governance of providing public health services as described in this Agreement, has the knowledge, skill, and resources to provide such services, and desires to perform such services for or on behalf of the Board for the City; and

WHEREAS, the City is willing to enter into an Agreement with the Board to provide such services in accordance with the terms and conditions of Ohio law and this Agreement.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. EFFECTIVE DATE, TERM AND TERMINATION.

- (a) **Effective Date, Term.** This Agreement shall commence on the Effective Date first stated above and shall continue through **December 31, 2027**, unless earlier terminated pursuant to Section 1(b).
- (b) **Termination.** This Agreement may be terminated upon the occurrence of one of the following events:
 - (i) Failure for any reason of the either party to fulfill its obligations under this Agreement, after written notice is provided by the non-breaching party of such failure providing at least ninety (90) days for the breaching party to correct any such failure, and if such failure is not corrected within said period, the non-breaching party may give written notice of immediate termination;

- (ii) Upon nine (9) months written notice, or on or before April 1 of the year prior to termination by either party for any reason.

1. THE SERVICES.

- (a) **Scope of Services.** Subject to the terms and conditions contained in this Agreement and its exhibits, the Board will provide to the City and, as applicable, to all persons receiving the direct services provided for herein, the Services that are set forth and described in the Scope of Work (SOW) attached as **Exhibit A**, which Exhibit is incorporated herein.
- (b) Unless otherwise agreed by the Parties in writing, all transactions for Services through Board will be provided in accordance with the provisions of Ohio law and/or this Agreement, including any revisions of the same, as both Parties may from time to time execute to document the addition, revision, or enhancement of Services.
- (c) **Standard of Performance of Services.** The Board will devote such time and will use its best efforts as necessary to perform the Services in a professional manner that: (i) is consistent with the standards of its industry and in a good and workmanlike manner, and (ii) utilizes the care, skill, and diligence normally applied by other similar boards of health in the performance of services similar to the Services.
- (d) The City shall provide suitable space for the Board employees who make regular visits to the City on a daily or weekly basis.

2. PAYMENT.

- (a) **Compensation.** Compensation is based on the ten (10) year census population estimate for the City and a per capita rate established by the Board. The per capita rate is the same rate applied to all Villages, Townships in the general health district as well as for all cities that enter into a Public Health Services Agreement with the Board. The most recent ten (10) year census for population in the City dated September 2021, is 46,491 residents. The current per capita rate established by the Board is \$8.96 per capita for calendar year 2026 and \$10.04 per capita for calendar year 2027. The total amount due based on the per capita rate will be Four hundred and sixteen thousand five hundred and fifty-nine dollars (\$416,559.00) for calendar year 2026 and be Four hundred and sixty-six thousand, seven hundred and seventy dollars (\$466,770.00) for calendar year 2027. The Board reserves the right to change its per capita rate, as considered on an annual basis, based on current economic conditions and public health needs. In the event that the Board votes to make a change in the per capita rate, said change shall be limited to annual rates effective on January 1 for the following calendar year. The Board shall provide notice of the change in the per capita rate for the coming calendar year on or before October 31st of the current calendar year.
- (b) In consideration for the health services described in Exhibit A, which will be provided by the Board to and within the City, the City shall pay to the Board the total annual sum Four hundred and sixteen thousand five hundred and fifty-nine dollars (\$416,559.00) for calendar year 2026 and the total annual sum of Four hundred and sixty-six thousand, seven hundred and seventy dollars (\$466,770.00) for calendar year 2027. The City hereby directs the Fiscal Officer of Cuyahoga County to place to the credit of the Board and the Fiscal Office of Cuyahoga County is hereby authorized and directed to deduct the sum stated above in equal, semi-annual installments of Two hundred and eight thousand, two hundred and seventy-nine dollars and fifty cents (\$208,279.50) from the regular property tax settlement to be made for said City for calendar year 2026 and Two hundred and thirty-three thousand, three hundred and eighty-five dollars (\$233,385.00) from the regular property tax settlement to be made for said City for calendar year 2027.

4. RECORDS.

- (a) The Board shall maintain copies of all records created or received by the Board in the performance of the work under this Agreement as required by Ohio's public records law. Any records created or received as a part of this Agreement shall be made available to the City upon request subject to exceptions listed below.
- (b) Any non-private health information in confidential records or information in the records created by the Board or that come into the possession of the Board under this Agreement shall, if provided to the City, be kept confidential by the City.
- (c) The Board is prohibited by State and Federal law from sharing protected health information and said records will not be shared with the City unless there is compliance with the proper method for release of said information.

5. NO ASSIGNMENT, TRANSFER, OR SUBAGREEMENT.

In performing the services specified under the terms of this Agreement, the Board shall not assign, transfer, or delegate any of the work or services, nor subcontract the work out to any other entity, nor shall any subcontractor commence performance of any part of the work or services included in this Agreement, unless such subcontracting is specified in this Agreement or its Exhibits, or unless prior written consent is provided by the City.

6. INDEPENDENT AGREEMENT.

- (a) The Board hereby acknowledges that it is an independent contractor and neither it nor its employees or agents are employees of the City. The Board shall be responsible for the payment or withholding of any federal, state or local taxes, including, but not limited to, income, unemployment, and workers' compensation for its employees, and the City will not provide, or contribute to any plan which provides for benefits, including but not limited to unemployment insurance, workers' compensation, retirement benefits, liability insurance or health insurance. All individuals employed by the Board provide personal services to the City are not public employees of the City under Ohio state law.
- (b) No agency, employment, joint venture or partnership has been or will be created between the parties pursuant to the terms and conditions of this Agreement. Inasmuch as the City is interested in the Board's end product, the City does not control the manner in which the Board performs this Agreement.

7. NOTICES.

All notices, invoices and correspondence which may be necessary or proper for either party shall be addressed as follows:

TO THE BOARD:

Cuyahoga County Board of Health
Attention: Roderick Harris, Health Commissioner
5550 Venture Drive
Parma, Ohio 44130

TO THE CITY:

City of Strongsville
Attention: Mayor Thomas Perciak
16099 Foltz Industrial Parkway
Strongsville, Ohio 44149

And

City of Strongsville
Attention: Director of Law
16099 Foltz Industrial Parkway
Strongsville, Ohio 44149

5. EFFECT OF ELECTRONIC SIGNATURE

By entering into this Agreement, the parties agree that this transaction may be conducted by electronic means, including, without limitation, that all documents requiring signatures by the parties may be executed by electronic means, and that the electronic signatures affixed by the authorized representatives of the parties shall have the same legal effect as if the signatures were manually affixed to a paper version of the documents. The parties also agree to be bound by the provisions of Chapter 1306 of the Ohio Revised Code as it pertains to electronic transactions.

6. APPLICABLE LAW AND VENUE

Any and all matters of dispute between the Parties to this Agreement whether arising from the Agreement itself or arising from alleged extra contractual facts prior to, during, or subsequent to the Agreement, including without limitation, fraud, misrepresentation, negligence, or any other alleged tort or violation of the Agreement, will be governed by, construed, and enforced in accordance with the Laws of the State of Ohio, without regard to the conflict of laws or the legal theory upon which such matter is asserted.

7. SEVERABILITY.

If any provision hereof shall be determined to be invalid or unenforceable, such determination shall not affect the validity of the other provisions of this Agreement. Moreover, any provisions that should survive the expiration or termination will survive the expiration or termination of this Agreement.

8. AMENDMENT

This Agreement shall not be modified except by the express written consent by both parties hereto.

9. WAIVER.

Waiver by either party or the failure by either party to claim a breach of any provision of this Agreement shall not be deemed to constitute a waiver or estoppel with respect to any subsequent breach of any provision hereof.

10. FORCE MAJEURE.

Neither party shall be liable for any delay or failure to perform any duty or obligation it may have pursuant to this Agreement where such delay or failure has been occasioned by any act of God, fire, strike, inevitable accident, war or any cause outside the party's reasonable control.

11. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy, and all of which together shall constitute one Agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

5. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement of the parties with respect to its subject matter, and supersedes all prior and contemporaneous agreements, representations or understandings, whether written or oral, as to the same.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representative to be effective as of the Effective Date as specified in Section 1 of this Agreement.

FOR THE BOARD:

Approved as to form.
Cuyahoga County Board of Health
Office of General Counsel

Mayor David Smith
President District Advisory Council

By: _____

Date: _____

Date: _____

FOR THE CITY:

Approved as to form.

Mayor Thomas Perciak

By: _____
Director of Law

Date: _____

Date: _____

EXHIBIT A

SCOPE OF WORK

The General Health District of Cuyahoga County, Ohio, hereby agrees to provide health services for the **City of Strongsville** for the calendar years 2026 and 2027 as set forth below ("Services").

- The Board shall have full authority to be and act as the public health authority for the City.
- The Services described in the schedule listed below in this Exhibit will be provided by the District Board of Health of Cuyahoga County ("Board") to the City.
- The Services will include all necessary medical, nursing, sanitary, laboratory and such other health services as are required by the Statutes of the State of Ohio.
- Air pollution enforcement services, as described in Chapter 3704 of the Ohio Revised Code ("ORC"), will be conducted through the designated agent, the Cleveland Division of Air Pollution Control, not by the Board. This authorization is contingent upon renewal of the Agreement between the Ohio EPA and the City of Cleveland and satisfactory performance of the Agreement terms and conditions regarding air pollution control in Cuyahoga County. The Board of Health reserves the right to alter, modify or amend this Agreement provision with notice to the City.
- The following specific services shall be a part of the Services provided under this Agreement:

List of Functions, Programs and Services

Animal Control and Shelter:
Rabies Surveillance – Animal bite follow up
Environmental Health - State Programs:
Food Service Operation Licensing/ Inspection/Education
Retail Food Establishment Licensing & Inspection.
School Facilities Inspection
Smoke Free Workplace Enforcement
Public Swimming Pool & Spa Licensing & Inspection
Tattoo & Body Piercing Enforcement
Temporary Park Camp Licensing/Inspection/Enforcement
Clean Indoor Air Regulation - complaint based response
Home Day Care Inspections - USDA Inspections Only/Fee for Service
Nuisance & Vector Control
Residential Housing/Commercial Building Inspection - complaint based response
Solid Waste Enforcement
West Nile Virus Prevention/Mosquito Control
Animal Venue Licensing/Inspection/Enforcement
Emergency Preparedness:
Public Health Emergency Preparedness (PHEP)
Planning and Cities' Readiness Initiative activities
Emergency Management Committee - participation

Development of Local Emergency Response Plan - participation
Community Outreach and Education
Northeast Ohio Regional Public Health Partnership - participation
Epidemiology, Surveillance, Investigation Services:
Reportable Infectious Disease investigation and follow-up (excluding HIV/AIDS; STD; TB)
Disease Outbreak Management
Regional Infection Control Committee – participation
NEO Regional. Epidemiology Response Team – participation
Health Promotion: (As Appropriate)
Immunization Program:
Childhood and Adult Vaccine Administration Services - Fee for Service. Most insurance accepted, by appointment. Charges may be waived for inability to pay.
Seasonal Influenza vaccine clinics - Fee for Service, most insurance accepted.
Immunize Ohio- participation
Jail Inmate Health Services:
Jail Inspection - provided once annually
Lead Poisoning Prevention:
Pediatric blood lead testing - Fee for Service. Charges may be waived for inability to pay
Case management
Environmental Assessment - Limited fee for service
Community Education and Outreach
Greater Cleveland Healthy Homes Advisory Council
Occupational Health:
Immunizations and Tuberculosis screenings - Fee for Service
Bureau for Children with Medical Handicaps (BCMh) Public Health Nursing Services
Administrative Services:
Administration
Grant Writing & Management
Budget
Records Management
Accounts Payable, Accounts Receivable
Data Entry & Program Management
Reports - Financial & Statistical
Payroll

The Board maintains a range of grant funded programs for citizens throughout the County who are income qualified.

THE BOARD RESERVES THE RIGHT TO AMEND THIS EXHIBIT AT ANYTIME.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 - 120

By: Mayor Perciak and All Members of Council

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

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

WHEREAS, to improve the flow of traffic in and around the parcel described in **Exhibit A** hereto, as such parcel may be consolidated, split or otherwise renumbered (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

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

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

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

Section 2. Pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year

following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **BRUSTERS** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

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

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);
- (ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and
- (iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

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

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

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

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Date Passed: _____

Yea

Nay

Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2025-120 Amended: _____
1st Rdg. 10-20-25 Ref: Finance
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- (i) the widening of and other improvements to Pearl Road from terminus to terminus and, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (ii) the widening of and other improvements to Drake Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iii) the widening of and other improvements to Boston Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iv) the widening of and other improvements to Howe Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (v) the widening of and other improvements to Marks, Shurmer, Lunn and Royalton Roads from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities, public facilities and public infrastructure improvements in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 121

By: Mayor Perciak and All Members of Council

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

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

WHEREAS, to improve the flow of traffic in and around the parcel described in **Exhibit A** hereto, as such parcel may be consolidated, split or otherwise renumbered (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

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

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

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

Section 2. Pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year

following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **DOLLAR GENERAL** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

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

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);
- (ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and
- (iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

DOLLAR GENERAL

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

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

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

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

Yea

Nay

Attest: _____
Clerk of Council

Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Ord. No. 2025-121 Amended: _____
1st Rdg. 10-25-25 Ref: Finance
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
DOLLAR GENERAL TIF Parcel Number

398-29-009



EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- (i) the widening of and other improvements to W. 130th Road from terminus to terminus and, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (ii) the widening of and other improvements to Royalton Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iii) the widening of and other improvements to Webster Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iv) the widening of and other improvements to Albion Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (v) the widening of and other improvements to Pearl, Whitney, Sprague, Drake and Prospect Roads from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities, public facilities and public infrastructure improvements in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 - 122

By: Mayor Perciak and All Members of Council

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

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

WHEREAS, to improve the flow of traffic in and around the parcel described in **Exhibit A** hereto, as such parcel may be consolidated, split or otherwise renumbered (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

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

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

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

Section 2. Pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year

following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **SHEETZ WEST** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

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

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);
- (ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and
- (iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

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

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

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

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

Attest: _____
Clerk of Council

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

Ord. No. 2025-122 Amended: _____
1st Rdg. 10-20-25 Ref: Finance
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
SHEETZ WEST TIF Parcel Number

392-16-002

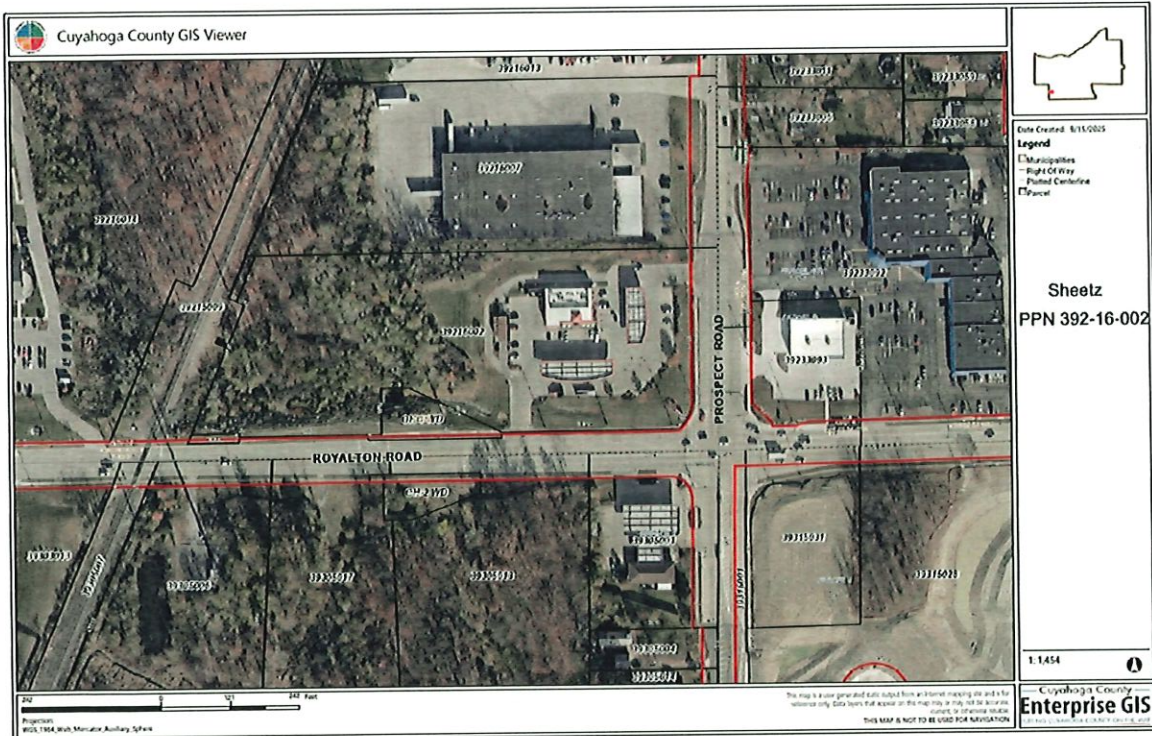


EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- (i) the widening of and other improvements to Royalton Road from terminus to terminus and, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (ii) the widening of and other improvements to Prospect Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iii) the widening of and other improvements to Marks Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iv) the widening of and other improvements to Pearl Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (v) the widening of and other improvements to Drake, Shurmer and Lunn Roads from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities, public facilities and public infrastructure improvements in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 126

By: Mayor Perciak and All Members of Council

AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF ONE (1) 2026 FORD MAVERICK XL AWD PICK-UP TRUCK FOR USE BY THE FIRE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY.

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

WHEREAS, this Council wishes to take advantage of that opportunity in connection with the purchase of one (1) 2026 Ford Maverick XL AWD pick-up truck from Montrose Ford, Inc., all with certain basic options and added appurtenances (Contract No. RSI025486, Index No. GDC093), for use by the Fire Department.

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

Section 1. That the Mayor be and is hereby authorized and directed to request authority in the name of the City of Strongsville to participate in the Ohio Department of Administrative Services contracts for the purchase through **MONTROSE FORD, INC.** of one (1) 2026 Ford Maverick XL AWD pick-up truck, with certain basic options and added appurtenances, for a total amount not to exceed \$31,475.00, for use by the Fire Department of the City, as indicated on Exhibit A attached hereto and incorporated herein, which the Department has entered into pursuant to Revised Code Section 5513.01(B).

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

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

Section 4. That the funds for the purposes of said contract have been appropriated and shall be paid from the Emergency Vehicle Fund.

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

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 126
Page 2

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

President of Council

Date Passed: _____

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

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2025-126 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

Item # 13AT

Order No:

FIN#

W8B **MAVERICK XL AWD**
 .121.0" WB
SEE AVAILABLE COLORS BELOW
 9 CLOTH
 W EBONY
 85B BED MAT-REMOVEABLE

102A EQUIP PKG
 .XL TRIM
99A .2.0L ECOBOOST
 448 .8-SPD AUTO TRAN
 16C FLOOR LINERS

The items to the left are how the STATE
 CONTACT car was quoted and that is
 this price below. Any additional options
 added will increase this price.

\$ 29,000.00

AVAILABLE COLORS		COST	NOTES	QTY NEEDED
E7	VELOCITY BLUE	\$ -	NO UP-CHARGE	
Y2	OXFORD WHITE	\$ -	NO UP-CHARGE	1
NL	ORANGE FURY TC	\$ 495.00	EXTRA CHARGE	
A3	SPACE WHITE	\$ -	NO UP-CHARGE	
G1	SHADOW BLACK	\$ -	NO UP-CHARGE	
T9	MARSH GRAY	\$ -	NO UP-CHARGE	
M7	CARBONIZED GRAY	\$ -	NO UP-CHARGE	

Total units requested 1



STANDARD WHEEL

XLT LUXURY PACKAGE INCLUDES 8-WAY PWR
 DRIVER SEAT, 800W PWR POWER WINDOW,
 HEATED MIRRORS, SEATS AND STEERING
 WHEEL, LED BED LIGHTING AND REMOTE
 START

THE ITEMS BELOW ARE NOT INCLUDED IN THE ABOVE PRICE (CHOSING THEM WILL + OR - TO ABOVE AMOUNT)				
Line #	DESCRIPTION	UNIT	PRICE	
13AT-4	ADDL KEY (COMES WITH 2 ALREADY)	DLR	\$ 400.00	
13AT-5	SEAT BELT EXTENDER	DLR	\$ 20.00	
13AT-6	CLOTH SEATS (INCLUDED)	9/W	\$ -	INC
13AT-7	TOW HITCH/7-PIN RECP./BRAKE CTRL (req. GAS AWD-W8B/102A)	53Q/66C	\$ 500.00	
13AT-8	7-PIN WIRING (DOT use only) (req. AWD-W8B/102A)	REQ. line 13AT-8	\$ 1,650.00	
13AT-9	7-PIN WIRING FOR DOT USE	DLR	\$ 150.00	
13AT-10	BACKUP ALARM	DLR	\$ 150.00	
13AT-14	HARD TRI-FOLD TONNEAU	21K	\$ 1,500.00	\$ 1,500.00
13AT-15	AWD COLD WEATHER XLT LUXURY PACKAGE	XLT/W8B/302A/54L	\$ 3,500.00	
13AT-12	MINIMUM DELIVERY CHARGE	DLR	\$ 150.00	

0
 Attn: AJ ALJABI
 STRONGSVILLE FIRE DEPT.

Ken Ware
 Fleet Account Manager
 Montrose Ford, LLC
 QUOTED 10/22/2025
 ORDERED
kware@gomontrose.com
 440-666-8418 (cell)

TOTAL OF UNIT W/ ADDED ADDL. BID ITEMS FROM ABOVE	\$ 30,500.00
TOTAL FOR ITEMS LISTED BELOW: (96G) SPRAY-IN BEDLINER	\$ 525.00
TOTAL FOR EXT WARRANTY (IF REQUESTED)	\$ -
ADDED OPTIONS - NOT QUOTED TO THE STATE (REMOTE START- NON FACTORY)	\$ 450.00
TOTAL FOR SINGLE UNIT QUOTED / ORDERED	\$ 31,475.00

ACCEPTED BY: _____

Date: _____

These items below can be added to the build - Select what you need, or ask Salesman if you have questions

CODE	DESCRIPTION	PRICE	ADD - YES OR NO ?
153	FRONT LICENSE PLATE BRACKET	\$ -	
942	DAYTIME RUNNING LAMPS	\$ 45.00	
16B	FLOOR LINERS WITH MATS	\$ 175.00	
21D	SOFT FOLDING TONNEAU COVER (n/a with 50B)	\$ 600.00	
21L	HARD ROLLUP TONNEAU COVER (n/a with 50B or 96J)	\$ 1,280.00	
41H	ENGINE BLOCK HEATER	\$ 190.00	
50B	BED EXTENDER (n/a with 21D or 21L)	\$ 370.00	
51D	FULL SIZE SPARE (inc. with 53Q)	\$ 115.00	
55B	SIRIUS XM RADIO (3YR Plan)	\$ 300.00	
60B	TRAILER HITCH RCVR W/ 4-PIN (n/a w/53Q)	\$ 150.00	
61D	BED TIE DOWN LOCKING RAILS	\$ 225.00	
66C	FORD CO-PILOT 360	\$ 795.00	
90K	PWR 8-WAY DRIVER SEAT	\$ 285.00	
96B	BED TRAY LINER	\$ 180.00	
96J	BED LINER - DROP IN (n/a with 50B, 85B, 21L or 61D)	\$ 385.00	
DIO	SPLASH GUARDS	\$ 180.00	

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 127

By: Mayor Perciak and All Members of Council

AN ORDINANCE APPROVING AND AUTHORIZING THE PURCHASE OF AN ADDITIONAL SIX (6) LICENSE PLATE RECOGNITION CAMERAS WITH HARDWARE AND SOFTWARE PRODUCTS FROM FLOCK GROUP, INC., FOR USE BY THE CITY OF STRONGSVILLE POLICE DEPARTMENT, WITHOUT PUBLIC BIDDING, AND DECLARING AN EMERGENCY.

WHEREAS, by and through Ordinance No. 2024-008, the Mayor was authorized to enter into a Master Services Agreement with Flock Group, Inc. ("Flock") for the purchase of license plate recognition camera hardware and software products; and

WHEREAS, in order to increase coverage in more areas of the City to effectively gather evidence and data, the City's Chief of Police has recommended the purchase of an additional six (6) license plate recognition cameras; and

WHEREAS, therefore, in order to maintain the public health, safety and welfare, it is immediately necessary for the City to enter into a further three-year agreement with Flock for the purchase of the additional six (6) license plate recognition cameras with hardware and software products utilizing Flock's specialized, unique and proprietary license plate recognition hardware and software products; and

WHEREAS, the City is desirous of entering into a further agreement for the purchase of the additional cameras.

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

Section 1. That this Council finds and determines, as set out in Article V, §5 of the Charter, that there is an immediate and present emergency in the operation of the Police Department of the City of Strongsville, in that it is necessary to enter into a further three-year Agreement, without public bidding, with **FLOCK GROUP, INC.**, in order for the City to increase camera coverage to additional areas of the City in order to maintain efficient and critical public safety services.

Section 2. That for the reasons aforesaid, Council hereby approves and authorizes the Mayor to enter into a further three-year Agreement, without public bidding, with **FLOCK GROUP, INC.** for the purchase of unique and proprietary license plate recognition camera hardware and software products for use by the City of Strongsville Police Department, in the amount of \$18,900.00 for the first year purchase, with an annual recurring amount of \$18,000.00, for a total amount of \$54,900.00 for the three-year period, all as more fully set forth in the Order Form attached hereto and incorporated herein as Exhibit "A".

Section 3. That the funds for the purpose of such Agreement have been appropriated and shall be paid from the General Fund.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 127
Page 2

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

Section 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, and for the further reason that it is immediately necessary to enter into the aforesaid Agreement in order to provide and ensure efficient and critical safety operations within the Police Department, and to conserve public funds. Therefore, provided this Ordinance receives the unanimous affirmative vote 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	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Ord. No. 2025-127 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

flock safety

ORDER FORM

This order form ("Order Form") hereby incorporates and includes the terms of the previously executed agreement (the "Terms") which describe and set forth the general legal terms governing the relationship (collectively, the "Agreement"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "Effective Date")

Customer: OH - Strongsville PD
 Legal Entity Name: OH - Strongsville PD
 Accounts Payable Email: thomas.o'deens@strongsville.org
 Address: 18688 Royalton Road Strongsville, Ohio 44136

Initial Term: 36 Months
 Renewal Term: 36 Months
 Payment Terms: Net 30
 Billing Frequency: Annual Plan - First Year Invoiced at Signing.
 Retention Period: 30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$18,000.00
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Existing Infrastructure Implementation Fee	\$150.00	6	\$900.00
		Subtotal Year 1:	\$18,900.00
		Annual Recurring Subtotal:	\$18,000.00
		Estimated Tax:	\$0.00
		Contract Total:	\$54,900.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

EX.A

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$18,900.00
Annual Recurring after Year 1	\$18,000.00
Contract Total	\$54,900.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$0.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, aka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
------------------	-------------

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: OH - Strongsville PD

By: _____

By: _____

Name: _____

Name: Thomas P. Perciak

Title: _____

Title: Mayor

Date: _____

Date: _____

PO Number: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 128

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 19156 PEARL ROAD (PPN 394-31-007) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND IN ADDITION, VACANT LAND LOCATED ON PEARL ROAD NEAR ROCKGLEN DRIVE (PPN 394-32-001) FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

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

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain properties located at 19156 Pearl Road (PPN 394-31-007), in the City of Strongsville, from PF (Public Facilities) classification to GB (General Business) classification, and vacant land located on Pearl Road near Rockglen Drive (PPN 394-32-001) from PF (Public Facilities) classification to GB (General Business) classification, which properties are more fully described and depicted in Exhibit A, 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: _____

Referred to Planning Commission

Second Reading: _____

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 128
Page 2

Third Reading: _____

Public Hearing: _____

President of Council

Date Passed: _____

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

Approved: _____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2025-128 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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



C:\GS Projects\10023143 - Meier SRV Strongsville OH\Drawings\10023143 - Rezoning.dwg, Plotted: Sep 25, 2025 - 2:58pm

PROPERTY DESCRIPTION:

PARCEL 1:
SITUATED IN THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA,
AND STATE OF OHIO;
AND KNOWN AS PARCEL CC IN THE MAP OF SURVEY & LOT
CONSOLIDATION FOR CATANZARITE SOUTH PEARL LLC, OF PART OF
ORIGINAL STRONGSVILLE TOWNSHIP LOT 60, AS SHOWN BY THE
RECORDED PLAT IN VOLUME 378 OF MAPS, PAGE 36, OF THE
CUYAHOGA COUNTY RECORDS, AND CONTAINING 7.2053 ACRES OF
LAND, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS,
BUT SUBJECT TO ALL LEGAL HIGHWAYS.


PARCEL 2:
SITUATED IN THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA,
AND STATE OF OHIO;
AND KNOWN AS BEING PARCEL B IN SOUTH PEARL LTD. SUBDIVISION,
OF PART OF ORIGINAL STRONGSVILLE TOWNSHIP LOT NOS. 60 AND
61, AS SHOWN BY THE RECORDED PLAT IN VOLUME 324 OF MAPS,
PAGE 39, OF THE CUYAHOGA COUNTY RECORDS, AND CONTAINING
4.5453 ACRES OF LAND, AS APPEARS BY SAID PLAT, BE THE SAME
MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

NOTES:

1. "M" DESIGNATES MEASURED DIMENSION/BEARING, "R" DESIGNATES RECORD DIMENSION/BEARING PER PLAT IN VOLUME 378 OF MAPS, PAGE 36, "R1" DESIGNATES RECORD DIMENSION/BEARING PER PLAT IN VOLUME 324 OF MAPS, PAGE 39.
2. THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
3. DISTANCES SHOWN HEREON ARE GRID DISTANCES IN FEET AND DECIMAL PARTS THEREOF. IN ORDER TO CALCULATE A GROUND DISTANCE, GRID DISTANCE SHALL BE MULTIPLIED BY 1.000096.
4. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
5. OWNERSHIP INFORMATION, ADDRESSES AND PARCEL NUMBERS ARE SHOWN PER THE CUYAHOGA COUNTY GIS WEBSITE.
6. PER THE CITY OF STRONGSVILLE ZONING MAP REVISED AUGUST 28, 2023, THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN ZONE "Pf" - PUBLIC FACILITIES.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION, BASED ON THE FIELD SURVEY COMPLETED ON 08/28/25.


GARY S. SWIERZ, PS
OHIO REGISTERED SURVEYOR NO. PS.7776
LICENSE EXPIRES 12/31/25

DATE: 20 OCT 25

WOOLPERT, INC.



PREPARED BY:



WOOLPERT, INC.
4454 Idea Center Blvd
Dayton, OH 45430
937.461.6660
FAX: 937.461.0743

PREPARED FOR:

ENCOMPASS HEALTH
OHIO REAL
ESTATE, LLC

**ZONING REQUEST
EXISTING PF TO GB**

PROJECT NO:

10023143

DATE 09/25/25

DES. SRK

DR. PTK

CKD. WLD

PAGE:

2/2

PETITION FOR ZONING CHANGE

Ordinance Number: 2025-128

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

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

Such change is necessary for the preservation and enjoyment of a substantial property right because: The proposed zoning classification, GB, is consistent with the property's original and surrounding zoning classifications, and is necessary to allow the proposed use of a grocery store with integrated amenities such as pharmacy drive-through and digital pickup area.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: the proposed development will be designed to minimize impacts to surrounding property owners through the use of landscaping, screening, and setbacks. Site engineering design will be completed to mitigate the impacts of traffic, stormwater management, and lighting design will be per local and state requirements.

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

1. Proposed Site Plan
2. Proposed Building Elevations

THE PROPOSED USE OF THE PROPERTY IS: grocery store with pharmacy drive-through, outdoor sales, digital grocery pickup, alcohol sales

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

Name: Abby Jacobs (Woolpert)

Address: 1203 Walnut Street, Second Floor, Cincinnati, OH 45202

Telephone Number: 513-527-2520

**ENCOMPASS HEALTH OHIO
REAL ESTATE, LLC**

By: [Signature]
Name: Edmund Ball
Its: Vice President

State of Alabama)
County of Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Edmund Ball, whose name as Vice President of Encompass Health Ohio Real Estate, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 5 day of September, 2025.

[Signature: Karen E. Carlee]
Notary Public
My commission expires _____



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

PROPERTY DESCRIPTION FORM

Ordinance Number: 2025-128

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: N/A

Permanent Parcel No: 394-31-007, 394-32-001

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

Number and type of buildings which now occupy property (if any): N/A

Acreage: 7.2053 acres, 4.5453 acres (11.7506 acres total)

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

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

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

Owner(s)

Percent of Ownership:

Encompass Health Ohio Real Estate LLC

100 %

**ENCOMPASS HEALTH OHIO
REAL ESTATE, LLC**

By: [Signature]
Name: Edmund Ball
Its: Vice President

State of Alabama)
County of Jefferson)

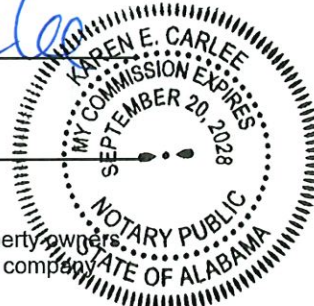
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Edmund Ball, whose name as Vice President of Encompass Health Ohio Real Estate, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 5 day of September, 2025.

[Signature]

Notary Public

My commission expires _____



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

City of Strongsville

Memorandum

To: Neal Jamison, Law Director

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

From: Lori Daley, Assistant City Engineer

Date: October 20, 2025

Re: Rezoning Application
Encompass Health Ohio Real Estate LLC
PPN 394-31-007, 19156 Pearl Road
PPN 394-32-001, vacant lot
From PF to GB

Neal,

The legal descriptions included in the Clerk of Council's October 14, 2025 memo regarding the above referenced application accurately describe the parcels to be rezoned.

Please use the attached for the exhibit. Sheet 2/2 now includes the signature by the surveyor.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 129

By: Mayor Perciak and All Members of Council

A RESOLUTION DECLARING AND IMPOSING A MORATORIUM ON THE CONSTRUCTION, RECONSTRUCTION OR USE OF ANY DEVICE, LINE, WIRE, CABINET AND/OR ANY STRUCTURE IN THE CITY'S PUBLIC RIGHT-OF-WAY FOR ANY NEW PROVIDERS, FOR A PERIOD NOT TO EXCEED SIX MONTHS FROM THE EFFECTIVE DATE OF THIS RESOLUTION, IN ORDER TO ALLOW FOR THE ESTABLISHMENT OF NEW AND/OR REVISED REGULATORY MEASURES FOR THE USE OF THE CITY'S PUBLIC RIGHT-OF-WAY, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to the Constitution of the State of Ohio and Ohio Revised Code, municipalities have the right to enact planning and zoning laws that are for the health, safety, welfare, comfort and peace of the citizens of the municipality; and

WHEREAS, the City of Strongsville has the right to establish regulations for the use, placement and construction of various structures and devices in the public right-of-way; and

WHEREAS, the City of Strongsville has established regulations for the orderly placement and construction of wireless communication facilities and wireless telecommunication towers within its municipal borders and public right-of-way; and

WHEREAS, the number of providers that have placed or requesting to place devices, lines, wires, cabinet and/or structures in the public right-of-way has increased over the recent years; and

WHEREAS, it has become apparent recently that the increased use of the public right-of-way and technological advances, particularly as they relate to the use, placement and construction of structures and devices within the City's public right-of-way could be a safety concern and changes in and to the Codified Ordinances might be needed to keep pace with the volume of devices and structures in the public right-of-way and advances in technology; and

WHEREAS, as such, a reasonable period of time to prepare and enact such changes is desirable and necessary for the City's Administration to undertake a review of all applicable codes and regulations statewide and within the City in order to make recommendations, if required, to City Council for that purpose; and

WHEREAS, Council deems it to be in the best interests of the community and for the protection and preservation of the public health, safety and welfare to adopt a moratorium on the acceptance and issuance of approvals, licenses and/or permits for the construction, reconstruction, use or change of use of any device, line, wire, cabinet and/or structure in the City's public right-of-way for new providers.

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

Section 1. That Council hereby imposes a moratorium on the construction, reconstruction, use or change of any device, line, wire, cabinet and/or structure, including the

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2025 – 129
Page 2

acceptance of any applications and the granting of building permits or certificates of occupancy, approval of any site plans for any construction, reconstruction, use or change for any new providers in the City's public right-of-way, for a period not to exceed six (6) months from the effective date of this Resolution, in order to allow the City Administration, City Council and Planning Commission to review applicable Ohio and City statutes, codes and regulations relative to such uses and develop new and/or revised regulatory measures for the City's public right-of-way, if required.

Section 2. That no construction shall be permitted and no applications shall be accepted and building permits, certificates of occupancy, approval of site plans, or approval of any other permits shall not be granted to any new providers who intend to use or devote any area of any public right-of-way for the construction, reconstruction, use or reuse of any device, line, wire, cabinet and/or structure for the duration of the moratorium.

Section 3. That the moratorium shall be in effect for a period of six (6) months from the effective date of this Resolution or until changes are enacted to amend the Codified Ordinances of the City of Strongsville, to address these issues, or until Council approves legislation explicitly revoking this moratorium, whichever occurs first.

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

Section 5. That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary in order to afford the City a sufficient period of time to properly research and address the issues associated with the use of the public right-of-way by new providers. 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

Date Passed: _____

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

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

RES
Ord. No. 2025-129 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025-130
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 2026

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

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

<u>General Fund - 101</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101	Total General Fund	\$ 18,941,488.00	\$ 11,855,867.00	\$ 19,275,000.00	\$ 50,072,355.00
<u>Special Revenue Funds - 200</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	\$ 1,700,000.00	\$ -	\$ -	\$ 1,700,000.00
204	Street Construction & Maintenance	5,858,088.00	7,954,750.00	-	13,812,838.00
205	State Highway Maintenance	-	240,000.00	-	240,000.00
206	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
207	Emergency Vehicle Fund	-	1,032,500.00	-	1,032,500.00
208	Fire Levy	9,835,437.00	1,371,650.00	-	11,207,087.00
209	Fire Pension	1,850,000.00	-	-	1,850,000.00
210	Southwest Emergency Dispatch Fund	498,725.00	-	-	498,725.00
211	Clerk of Court	-	31,000.00	-	31,000.00
212	Drainage Levy	1,285,500.00	-	-	1,285,500.00
213	Local Fiscal Recovery	-	-	-	-
214	Multi-Purpose Complex	3,921,145.00	2,422,550.00	-	6,343,695.00
215	Southwest General Hospital	-	375,000.00	-	375,000.00
216	Law Enforcement Federal Seizures	-	50,000.00	-	50,000.00
217	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
218	Law Enforcement Drug Fine	-	2,000.00	-	2,000.00
219	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
220	Tree Fund	-	232,500.00	-	232,500.00
222	Community Diversion	-	-	-	-
223	Bond Escrow	-	525,000.00	-	525,000.00
224	Earned Benefits	1,455,900.00	-	-	1,455,900.00
225	One Ohio Settlement Fund	-	60,000.00	-	60,000.00
200	Total Special Revenue Funds	\$ 26,404,795.00	\$ 14,711,950.00	\$ -	\$ 41,116,745.00
<u>Debt Service Funds - 300</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	\$ -	\$ 4,658,155.00	\$ -	\$ 4,658,155.00
333	Pearl Road TIF # 1	-	577,888.00	-	577,888.00
334	Royalton Road TIF	-	178,000.00	-	178,000.00
335	Pearl Road TIF # 2	-	68,000.00	-	68,000.00
336	Pearl Road TIF # 3	-	42,000.00	-	42,000.00
337	Westwood Commons TIF	-	70,000.00	-	70,000.00
338	Giant Eagle TIF	-	115,000.00	-	115,000.00
339	GETGO TIF	-	17,500.00	-	17,500.00
340	Clover Senior TIF	-	120,500.00	-	120,500.00
341	Pearl Road TIF # 4	-	260,000.00	-	260,000.00
342	Cane's/Chase TIF	-	21,500.00	-	21,500.00
343	Brighton Best TIF	-	3,400.00	-	3,400.00
344	Pearl North TIF	-	26,000.00	-	26,000.00
346	Camden Woods TIF	-	50,000.00	-	50,000.00
300	Total Debt Service Funds	\$ -	\$ 6,207,943.00	\$ -	\$ 6,207,943.00

Capital Improvement Capital Project Funds - 400					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	\$ -	\$ 150,000.00	\$ -	\$ 150,000.00
442	General Capital Improvement	-	12,060,000.00	-	12,060,000.00
447	TIF Capital Improvements	-	324,500.00	-	324,500.00
448	Town Center Improvement Fund	-	-	-	-
400	Total Capital Project Funds	\$ -	\$ 12,534,500.00	\$ -	\$ 12,534,500.00

Enterprise Funds - 500					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
551	Sanitary Sewer	\$ 1,961,800.00	\$ 30,661,700.00	\$ -	\$ 32,623,500.00

Internal Service Fund - 600					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
661	Health Insurance Reserve	\$ -	\$ 8,005,000.00	\$ -	\$ 8,005,000.00
664	Worker's Compensation Reserve	-	360,000.00	-	360,000.00
600	Total Internal Service Funds	\$ -	\$ 8,365,000.00	\$ -	\$ 8,365,000.00
Grand Total All Funds		\$ 47,308,083.00	\$ 84,336,960.00	\$ 19,275,000.00	\$ 150,920,043.00

Itemized list of Transfers and Advances by Fund	
Description	Amount
General Fund to Police Pension Fund	1,025,000.00
General Fund to Street Construction Fund	5,000,000.00
General Fund to Fire Levy Fund	6,300,000.00
General Fund to Fire Pension Fund	1,200,000.00
General Fund to Southwest Dispatch Fund	200,000.00
General Fund to Multi-Complex Fund	4,000,000.00
General Fund to Tree Fund	150,000.00
General Fund to Earned Benefits Fund	400,000.00
General Fund to General Capital Improvement Fund	1,000,000.00
Total Transfers	\$ 19,275,000.00
Total Transfers, Advances and Advance Repayments	\$ 19,275,000.00

Section 2: That all expenditures within the fiscal year ending December 31, 2025 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

Yea	Nay
Carbone	_____
Clark	_____
Spring	_____
Kaminski	_____
Kosek	_____
Roff	_____
Short	_____

ORD. No. 2025-130 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	\$ 417,668.00	\$ 65,600.00	\$ -	\$ 483,268.00
011411	Mayors Office	341,186.00	16,800.00	-	357,986.00
015412	Police Department	12,309,750.00	2,402,500.00	-	14,712,250.00
011413	Human Resources	305,384.00	60,200.00	-	365,584.00
011414	Finance Department	521,355.00	17,500.00	-	538,855.00
011415	Legal Department	553,800.00	70,350.00	-	624,150.00
011416	Communication & Technology	947,670.00	851,950.00	-	1,799,620.00
011417	Building Department	1,033,050.00	213,100.00	-	1,246,150.00
011418	Mayors Court	173,495.00	185,300.00	-	358,795.00
011420	Rubbish Department	-	3,365,500.00	-	3,365,500.00
011421	Cemetery Department	158,025.00	454,717.00	-	612,742.00
011422	Architectural Board of Review	-	4,000.00	-	4,000.00
011423	Planning Commission	135,750.00	67,800.00	-	203,550.00
011424	Civil Service	-	37,200.00	-	37,200.00
011425	Board of Appeals	-	22,850.00	-	22,850.00
011428	Parks Department	148,645.00	318,000.00	-	466,645.00
011429	Public Safety	212,530.00	-	-	212,530.00
011430	General Miscellaneous	-	2,212,150.00	-	2,212,150.00
015434	Traffic Grant	43,225.00	-	-	43,225.00
011435	Economic Development	229,575.00	91,650.00	-	321,225.00
015415	OPIOID Grant	50,830.00	25,000.00	-	75,830.00
015414	Corrections Officers	1,359,550.00	153,700.00	-	1,513,250.00
015413	Regional Dispatch Center	-	1,220,000.00	-	1,220,000.00
011468	Non Government Transfers	-	-	19,275,000.00	19,275,000.00
Total General Fund		\$ 18,941,488.00	\$ 11,855,867.00	\$ 19,275,000.00	\$ 50,072,355.00
031000	Police Pension	1,700,000.00	-	-	1,700,000.00
046419	Street Repairs	4,699,000.00	4,771,500.00	-	9,470,500.00
046426	Traffic Signal Maintenance	285,088.00	362,250.00	-	647,338.00
046427	Snow Removal	-	1,115,000.00	-	1,115,000.00
046433	Municipal Garage	874,000.00	1,706,000.00	-	2,580,000.00
056000	State Highway Maintenance	-	240,000.00	-	240,000.00
066000	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
075000	Emergency Vehicle Fund	-	1,032,500.00	-	1,032,500.00
085000	Fire Levy	9,835,437.00	1,052,450.00	-	10,887,887.00
085001	Fire Station Ward 1	-	71,200.00	-	71,200.00
085002	Fire Station Ward 2	-	53,500.00	-	53,500.00
085003	Fire Station Ward 3	-	55,000.00	-	55,000.00
085004	Fire Station Ward 4	-	139,500.00	-	139,500.00
095000	Fire Pension	1,850,000.00	-	-	1,850,000.00
103301	Southwest Dispatch	498,725.00	-	-	498,725.00
111000	Clerk of Court	-	31,000.00	-	31,000.00
121000	Drainage Levy	1,285,500.00	-	-	1,285,500.00
131000	Local Fiscal Recovery	-	-	-	-
143304	Sports Programs	347,400.00	333,700.00	-	681,100.00
143305	Recreation Administration	634,495.00	734,000.00	-	1,368,495.00
143306	Fitness	419,495.00	160,700.00	-	580,195.00
143309	Town center Park	389,005.00	134,500.00	-	523,505.00
143310	Aquatics	813,000.00	117,400.00	-	930,400.00
143311	Recreation Programs	143,900.00	103,500.00	-	247,400.00
143430	Special Events	-	40,000.00	-	40,000.00
143431	Old Town Hall	8,900.00	17,600.00	-	26,500.00
143439	Senior Services	598,350.00	501,850.00	-	1,100,200.00
143451	Recreation Maintenance	566,600.00	250,300.00	-	816,900.00
143500	Program Refunds	-	29,000.00	-	29,000.00
152000	Southwest General Hospital	-	375,000.00	-	375,000.00
165000	Law Enforcement Federal Seizures	-	50,000.00	-	50,000.00
175000	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
185000	Law Enforcement Drug Fine	-	2,000.00	-	2,000.00
195000	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
204000	Tree Maintenance	-	232,500.00	-	232,500.00
223100	Bond Escrow	-	525,000.00	-	525,000.00
224000	Earned Benefits	1,455,900.00	-	-	1,455,900.00
250000	One Ohio Settlement Fund	-	60,000.00	-	60,000.00
Total Special Revenue Funds		\$ 26,404,795.00	\$ 14,711,950.00	\$ -	\$ 41,116,745.00

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

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	4,658,155.00	-	4,658,155.00
333000	Pearl Road TIF # 1	-	577,888.00	-	577,888.00
334000	Royallon Road TIF	-	178,000.00	-	178,000.00
335000	Pearl Road TIF # 2	-	68,000.00	-	68,000.00
336000	Pearl Road TIF # 3	-	42,000.00	-	42,000.00
337000	Westwood Commons TIF	-	70,000.00	-	70,000.00
338000	Giant Eagle TIF	-	115,000.00	-	115,000.00
339000	GETGO TIF	-	17,500.00	-	17,500.00
340000	Clover Senior TIF	-	120,500.00	-	120,500.00
341000	Pearl Road TIF # 4	-	260,000.00	-	260,000.00
342000	Cane's/Chase TIF	-	21,500.00	-	21,500.00
343000	Brighton Best TIF	-	3,400.00	-	3,400.00
344000	Pearl North TIF	-	26,000.00	-	26,000.00
346000	Camden Woods TIF	-	50,000.00	-	50,000.00
Total Debt Service		\$ -	\$ 6,207,943.00	\$ -	\$ 6,207,943.00
413000	Recreation Capital Improvement	-	150,000.00	-	150,000.00
421000	General Capital Improvement	-	12,060,000.00	-	12,060,000.00
447100	Pearl & Whitney TIF	-	52,000.00	-	52,000.00
447102	Prospect & Albion TIF	-	21,000.00	-	21,000.00
447103	Goodyear & 5/3 TIF	-	5,100.00	-	5,100.00
447104	42/82 TIF	-	112,400.00	-	112,400.00
447105	Dunkin Donuts TIF	-	10,550.00	-	10,550.00
447106	Pearl & Lunn TIF	-	21,350.00	-	21,350.00
447107	Brighton Best TIF	-	-	-	-
447108	Brew Kettle TIF	-	33,000.00	-	33,000.00
447109	Progressive Quality TIF	-	31,150.00	-	31,150.00
447110	Infinium TIF	-	2,150.00	-	2,150.00
447111	Sprague Road TIF	-	17,900.00	-	17,900.00
447112	Freddy's TIF	-	6,400.00	-	6,400.00
447113	Arby's TIF	-	5,500.00	-	5,500.00
447114	Strickland TIF	-	3,000.00	-	3,000.00
447115	Vitilia TIF	-	3,000.00	-	3,000.00
Total Capital Projects		\$ -	\$ 12,534,500.00	\$ -	\$ 12,534,500.00
512501	Engineering and Administration	749,800.00	1,044,400.00	-	1,794,200.00
512502	Plant Expenditures	-	27,970,000.00	-	27,970,000.00
512503	Line Expenditures	1,212,000.00	528,500.00	-	1,740,500.00
512504	Sewer Capital Improvements	-	900,000.00	-	900,000.00
512505	Sewer Debt Payments	-	218,800.00	-	218,800.00
Total Sanitary Sewer		\$ 1,961,800.00	\$ 30,661,700.00	\$ -	\$ 32,623,500.00
661000	Health Insurance Reserve	-	8,005,000.00	-	8,005,000.00
664000	Workers Compensation Reserve	-	360,000.00	-	360,000.00
Total Internal Service		\$ -	\$ 8,365,000.00	\$ -	\$ 8,365,000.00
GRAND TOTAL		\$ 47,308,083.00	\$ 84,336,960.00	\$ 19,275,000.00	\$ 150,920,043.00