

City of Strongsville

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

June 13, 2024

City Council

James A. Kaminski
Ward 1

Annamarie 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, June 17, 2024**, 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 6:45 p.m. *All committees listed will meet immediately following the previous committee:*

6:45 P.M. **Planning, Zoning & Engineering Committee** will meet to discuss Ordinance Nos. 2024-047 and 2024-090.

Public Service & Conservation Committee will meet to discuss Ordinance No. 2024-092.

Finance Committee will meet to discuss Ordinance No. 2024-093 and Resolution No. 2024-094.

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, JUNE 17, 2024 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 – June 3, 2024*
6. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:
 - *Recognition of Strongsville's Community Emergency Response Team (CERT) members:*
 - Exceptional Volunteerism Award - Dale Hawk
 - Exceptional Leadership Award - Don Rohde
 - Volunteer Service Hours - Don Rohde (294 hours) & Mike Mahoney (159 hours)
 - Commendation to all CERT members
7. PUBLIC HEARING:
 - Ordinance No. 2024-047 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 8721 PEARL ROAD (PPN 395-10-024) IN THE CITY OF STRONGSVILLE FROM CS (COMMERCIAL SERVICE) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-15-24. Favorable recommendation by the Planning Commission 04-25-24. Second reading 05-06-24. Public hearing 06-17-24.*
8. REPORTS OF COUNCIL COMMITTEE:
 - ECONOMIC DEVELOPMENT – Clark
 - BUILDING & UTILITIES – Roff
 - PUBLIC SAFETY AND HEALTH – Roff
 - RECREATION AND COMMUNITY SERVICES – Spring
 - SCHOOL BOARD – Spring
 - FINANCE – Short

- SOUTHWEST GENERAL HEALTH SYSTEM – Short
 - COMMUNICATIONS AND TECHNOLOGY – Kaminski
 - PLANNING, ZONING AND ENGINEERING – Kosek
 - PUBLIC SERVICE AND CONSERVATION – Kosek
 - COMMITTEE-OF-THE-WHOLE – Carbone
9. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:
- MAYOR PERCIAK:
 - FINANCE DEPARTMENT:
 - LAW DEPARTMENT:
10. AUDIENCE PARTICIPATION:
11. ORDINANCES AND RESOLUTIONS:
- Ordinance No. 2024-047 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 8721 PEARL ROAD (PPN 395-10-024) IN THE CITY OF STRONGSVILLE FROM CS (COMMERCIAL SERVICE) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-15-24. Favorable recommendation by the Planning Commission 04-25-24. Second reading 05-06-24. Public hearing 06-17-24.*
 - Ordinance No. 2024-090 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT LAND AND REAL ESTATE LOCATED NEAR ROYALTON ROAD AND PROSPECT ROAD IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO LB (LOCAL BUSINESS) CLASSIFICATION (PART OF PPN 393-15-028), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 06-03-24. Favorable recommendation by the Planning Commission 06-11-24.*

- Ordinance No. 2024-092 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 1 FOR AN EXTENSION OF THE CONTRACT COMPLETION DATE, WITHOUT CHANGE IN PRICE, AND IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND THE GREAT LAKES CONSTRUCTION CO., FOR IMPROVEMENTS TO THE WESTWOOD LIFT STATION IN CONNECTION WITH THE WESTWOOD LIFT STATION REHABILITATION PROJECT, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
- Ordinance No. 2024-093 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2024 AND REPEALING ORDINANCE NUMBER 2024-055.
- Resolution No. 2024-094 by Mayor Perciak and All Members of Council. A RESOLUTION ADOPTING ALTERNATIVE TAX BUDGET INFORMATION FOR THE CITY OF STRONGSVILLE, OHIO FOR FISCAL YEAR 2025, AND DECLARING AN EMERGENCY.

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

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 047

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 8721 PEARL ROAD (PPN 395-10-024) IN THE CITY OF STRONGSVILLE FROM CS (COMMERCIAL SERVICE) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

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

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain property located at 8721 Pearl Road (PPN 395-10-024) in the City of Strongsville, from CS (Commercial Service) classification to GB (General Business) classification, which property is more fully described in Exhibit A and depicted in Exhibit B, all attached hereto and incorporated herein by reference.

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

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

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, 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: April 15, 2024

Second Reading: May 6, 2024

Third Reading: _____

Public Hearing: June 17, 2024

Referred to Planning Commission

April 16, 2024

Favorable recommendation
Approved: by Planning Commission

April 25, 2024

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 - 047

Page 2

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. 2024-047 Amended: _____
 1st Rdg. 04-15-24 Ref: PC/P&E
 2nd Rdg. 05-06-24 Ref: P&E
 3rd Rdg. _____ Ref: _____

Public Hrg 06-17-24 Ref: _____
 Adopted: _____ Defeated: _____

PETITION FOR ZONING CHANGE

Ordinance Number: 2024-047

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 CS use to a class GB use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: It will get a modern look and removal of current building.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: the physical improvements will help increase monetary value to current neighbors and surroundings.

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

1. Topography map of property
2. Aerial Map
3. _____

THE PROPOSED USE OF THE PROPERTY IS: To change its zoning from CS to GB

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

Name: TAN NGUYEN

Address: 14308 Pearl Rd, Strongsville OH 44136

Telephone Number: 440 212 5828

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 19 day of March, 2024.



BRANDON K. KREK
Notary Public, State of Ohio
My Commission Expires
Sept 11, 2024

[Signature]
Notary Public
My commission expires: September 11, 2024

*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: 2024-047

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: 8721 Pearl Rd, Strongsville OH 44136

Permanent Parcel No.: 395-10-024

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) North of Pearl Rd, Between Salvation Army & Rock Juni

Number and type of buildings which now occupy property (if any): 1, garage are an storage

Acreage: .70 Acre

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

Said deed restrictions (will) (have) expire(d) on: _____

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

Owner(s)	Percent of Ownership:
1. <u>TAN NGUYEN</u>	<u>100</u> %
2. <u>CTQ Capital, LLC</u>	_____ %
3. _____	_____ %

[Signature]
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 19 day of March, 2024.



BRANDON K. KREK
Notary Public, State of Ohio
My Commission Expires
Sept 11, 2024

[Signature]
Notary Public

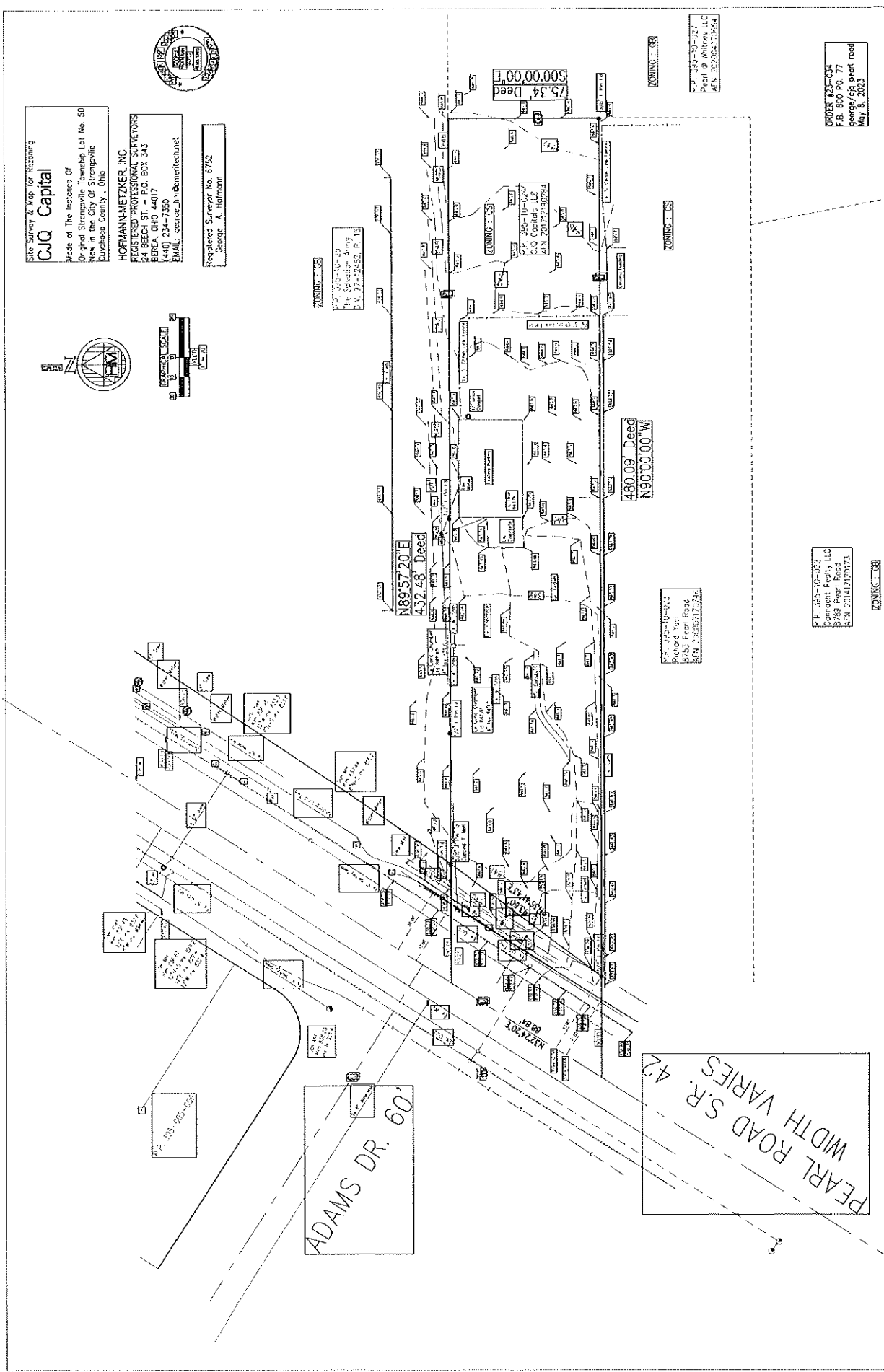
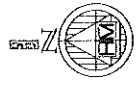
My commission expires September 11, 2024

* 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.

Site Survey & Map for recording
CJQ Capital
 Made at the instance of
 Original Strata-wide Township Lot No. 50
 Now in the City of Strongsville
 Cuyahoga County, Ohio.

HOFMANN-METZGER, INC.
 REGISTERED PROFESSIONAL SURVEYORS
 24 BEECH ST. - P.O. BOX 343
 BEREA, OHIO 44017
 (440) 224-7330
 EMAIL: george_jhm@metnet.net

Registered Surveyor No. 6792
 George A. Hoffmann



ADAMS DR. 60'

PEARL ROAD S.R. 42'
 WIDTH VARIES

489.57.20.E
 432.48 Deed

480.09 Deed
 190'00.00 W

75.34 Deed
 500.00.00 E

P.O. 195-19-022
 Robert Yost
 9753 Pearl Road
 CEN. 200003712246

P.O. 195-19-027
 Corneal Realty, LLC
 9783 Pearl Road
 CEN. 2014120173

PROBET 700-034
 Pearl @ Whites, LLC
 9783 Pearl Road
 May 8, 2022

ZONING-C-20

ZONING-C-25

ZONING-C-25

ZONING-C-25

ZONING-C-25

ZONING-C-25

ZONING-C-25

ZONING-C-25

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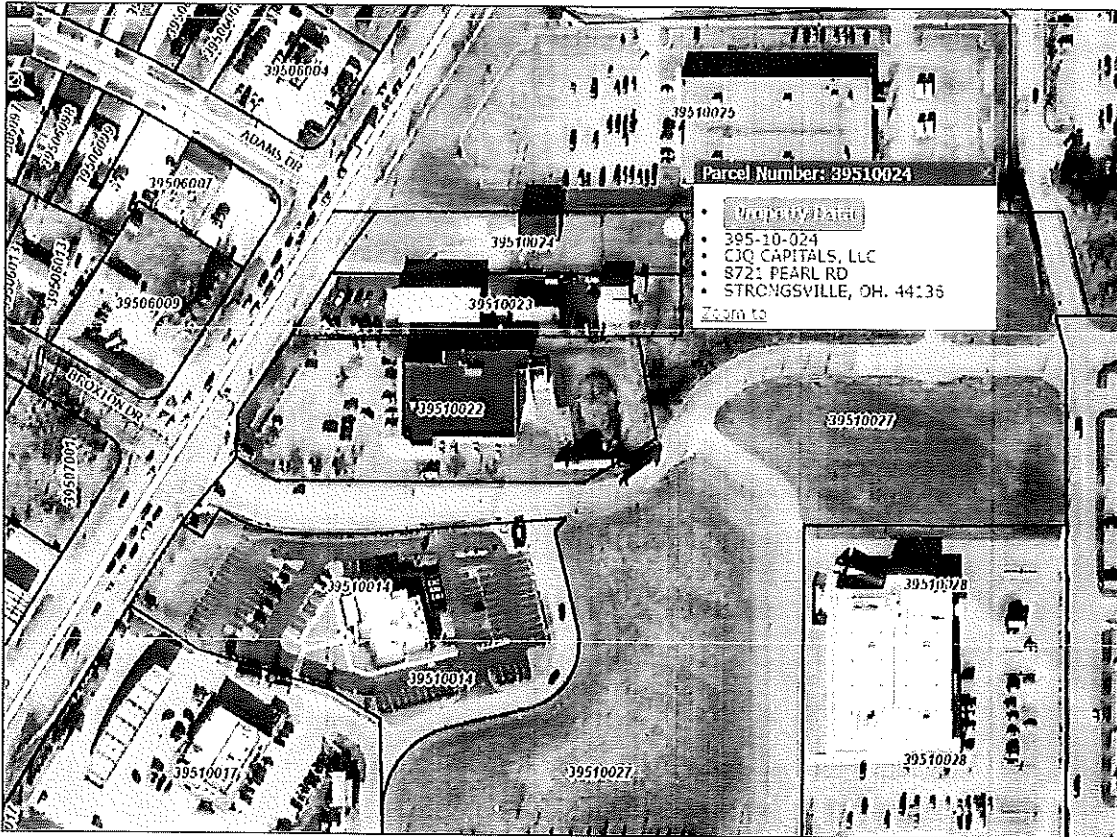
ZONING-C-25

ZONING-C-25

PPN: 395-10-024

Address: 8721 Pearl Road

Owner: CJQ Capitals, LLC



Zoning: Commercial Services (CS)

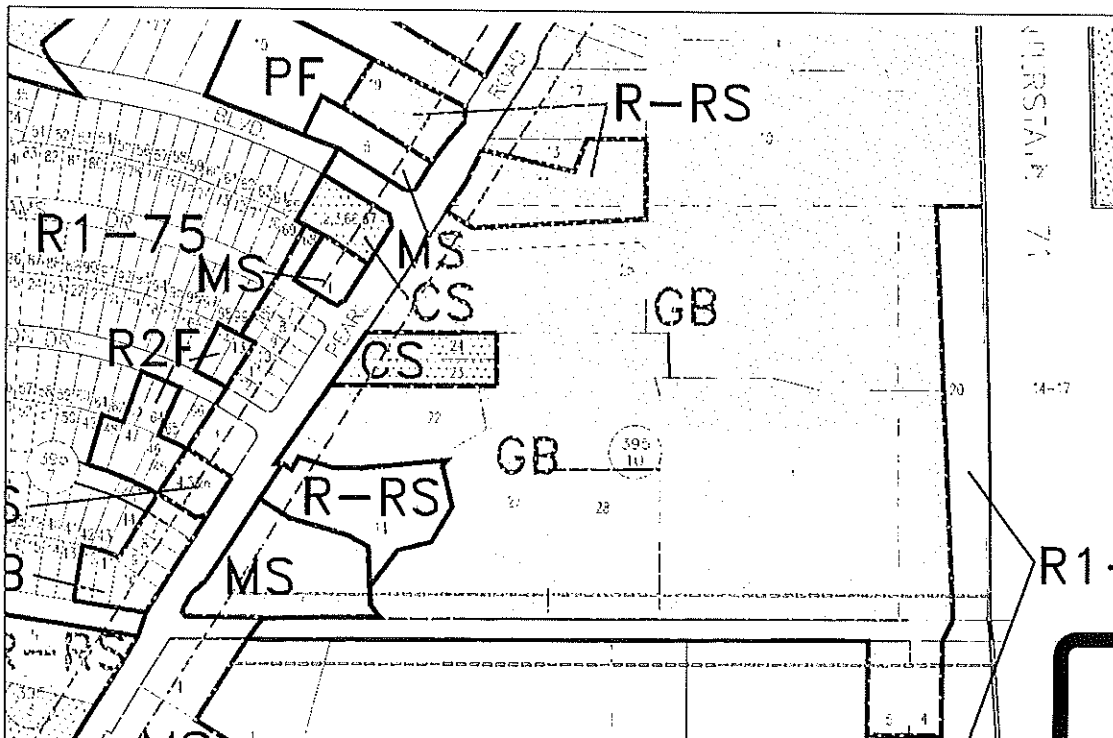


EXHIBIT B

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Lori Daley, Assistant City Engineer

FROM: Marialena Beach, Council Secretary

DATE: March 26, 2024

SUBJECT: Rezoning Application
Owner: Tan Nguyen, CJQ Capitals, LLC
PPN: 395-10-024
Address: 8721 Pearl Road, Strongsville, Ohio 44136
From: Commercial Service (CS) to General Business (GB)

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

Thank you.

MB
Attachments

Cc: Thomas P. Perciak, Mayor
Neal Jamison, Law Director
Daniel J. Kolick, Assistant Law Director
George Smerigan, City Planner
Brent Painter, Economic Development Director
All Members of Council
Mitzi Anderson, Administrator to Boards and Commissions

City of Strongsville

Memorandum

To: Neal Jamison, Law Director

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

From: Lori Daley, Assistant City Engineer

Date: March 27, 2024

Re: Rezoning Application
PPN 395-10-024
8721 Pearl Road
CS to GB

Neal,

The attached legal description included in the Clerk of Council's March 26, 2024 memo accurately describes the parcel to be rezoned.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Mitzi Anderson, Administrator to Boards & Commissions
FROM: Marialena Beach, Council Secretary
DATE: April 16, 2024
SUBJECT: Referral from Council: Ordinance No. 2024-047

At its regular meeting of April 15, 2024, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2024-047 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 8721 PEARL ROAD (PPN 395-10-024) IN THE CITY OF STRONGSVILLE FROM CS (COMMERCIAL SERVICE) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading 04-15-24.*

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

MB
Attachments

MEMORANDUM

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

FROM: Mitzi Anderson, Administrator, Boards & Commissions

SUBJECT: Referral to Council

DATE: April 26, 2024

Please be advised that at its meeting of April 25, 2024, the Strongsville Planning Commission gave Favorable Recommendation to the following:

ORDINANCE NO. 2024-047:

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 8721 Pearl Road (PPN 395-10-024) in the City of Strongsville from CS (Commercial Service) Classification to GB (General Business) Classification, and Declaring an Emergency

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 090

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT LAND AND REAL ESTATE LOCATED NEAR ROYALTON ROAD AND PROSPECT ROAD IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO LB (LOCAL BUSINESS) CLASSIFICATION (PART OF PPN 393-15-028), AND DECLARING AN EMERGENCY.

WHEREAS, the owner of certain vacant land located near Royalton Road and Prospect Road, being part of Permanent Parcel No. 393-15-028, has submitted a petition to the City requesting rezoning of a portion of their property from R1-75 (One Family 75) classification to LB (Local Business) classification; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in each ward in which the change is applicable to property in the ward.

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

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain vacant land and property located near Royalton Road and Prospect Road from R1-75 (One Family 75) classification to LB (Local Business) classification, which property is more fully described in Exhibit "A" and is depicted in Exhibit "B" attached hereto and incorporated herein by reference; and provided that such amendments are approved at a regularly scheduled election by a majority vote of the electors voting thereon in the City of Strongsville and in each ward in which the changes are applicable to the property in the ward.

Section 2. That, after approval by the electors as set forth in Section 1 above, 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 changes 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 meet the deadline for submittal of this issue to the ballot in accordance with law, to provide for the orderly development of lots and lands within the City, and to enhance economic development within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First Reading: June 3, 2024

Second Reading: _____

Third Reading: _____

Public Hearing: _____

Referred to Planning Commission

June 4, 2024
Favorable recommendation by
Approved: Planning Commission
June 11, 2024

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. 2024-090 Amended: _____
1st Rdg. 06-03-24 Ref: PC/P2E
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

PETITION FOR ZONING CHANGE

Ordinance Number: 2024-090

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 R1-75 use to a class LB use.

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

The current LB zoned area is insufficient for proper ingress/egress, parking and overall LB development

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

The property is located on a prominent corner along a commercial corridor and is surrounded by other parcels with commercial zoning designations, including the parcels at each corner of the same intersection

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

- 1. Rezoning Exhibit
- 2. Certified list of property owners
- 3. _____

THE PROPOSED USE OF THE PROPERTY IS: _____

Upscale restaurant with outdoor patio and/or additional commercial development

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

Name: Nick Catanzarite

Address: 469 Literary Rd, Cleveland, OH 44113

Telephone Number: 216-952-3178

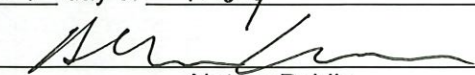

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 28th day of May, 2024.



ADAM COMER
Notary Public
State of Ohio
My Comm. Expires
May 4, 2027


Notary Public

My commission expires: 5/4/2027

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

PROPERTY DESCRIPTION FORM

Ordinance Number: 2024-090

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: SE corner of Royalton Rd & Prospect Rd

Permanent Parcel No: Portion of PPN 393-1⁵~~X~~-028

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Royalton Rd to the north, Prospect Rd to the west

Number and type of buildings which now occupy property (if any): 0

Acreage: 0.83 AC (area to be rezoned)

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

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

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

Owner(s)	Percent of Ownership:
1. <u>Camden Woods, LLC</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

[Signature]
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 28th day of May, 2024.



ADAM COMER
Notary Public
State of Ohio
My Comm. Expires
May 4, 2027

[Signature]
Notary Public

My commission expires 5/4/2027

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

Boundary Description for Rezoning
R1-75 to LB
City of Strongsville, Ohio
0.8306 Acres

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 76: Beginning at the centerline intersection of Royalton Road (State Route 82), varies in width, and Prospect Road (State Route 237), varies in width; thence North 88°08'35" East, along the centerline of Royalton Road, 246.52 feet to a point at the northwesterly corner of a parcel of land conveyed to Camden Woods, LLC. by deed filed March 10, 2023, and recorded in A.F.N. 202303100255 of the Cuyahoga County Recorder's Records also being known as a Northwesterly corner of Parcel 1 of the Camden Woods Subdivision as recorded in A.F.N. 202305300180 and the Principal Place of Beginning of the premises herein to be described:

thence continuing with the centerline of said Royalton Road **North 88°09'48" East**, a distance of **124.00 feet** to a point thereon;

thence **South 00°03'58" East**, a distance of **266.60 feet** to a point thereon;

thence **North 90°00'00" West**, a distance of **28.36 feet** to a point thereon;

thence **South 41°49'37" West**, a distance of **58.90 feet** to a point thereon;

thence **South 88°09'48" West**, a distance of **56.28 feet** to a point being a Southeasterly corner of Parcel 4 of said Camden Woods Subdivision;

thence with an Easterly line of said Parcel 4 **North 00°03'58" West**, a distance of **308.32 feet** to the principal place of beginning, containing 36,179 square feet or 0.8306 acres of land more or less.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS first observed in February 2023. Bearings, as shown, are used to describe angular measurements only.

This description was prepared by Daniel P. Engle, P.S. S-8452 of Davey Resource Group in April of 2021 based on record information only and is not intended to be used for transfer.



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

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

EXHIBIT A

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Lori Daley, Assistant City Engineer
FROM: Marialena Beach, Council Secretary
DATE: May 29, 2024
SUBJECT: Rezoning Application
Owner: Camden Woods, LLC
PPN: 393-15-028
South Corner of Royalton Road & Prospect Road
From: One Family 75 (R1-75) to Local Business (LB)

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

Thank you.

MB
Attachments

Cc: Thomas P. Perciak, Mayor
Neal Jamison, Law Director
Daniel J. Kolick, Assistant Law Director
George Smerigan, City Planner
Brent Painter, Economic Development Director
All Members of Council
Mitzi Anderson, Administrator to Boards and Commissions

City of Strongsville

Memorandum

To: Neal Jamison, Law Director

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

From: Ken Mikula, City Engineer

Date: May 29, 2024

Re: Rezoning Application
Owner: Camden Woods, LLC
PPN: 393-15-028
South Corner of Royalton Road and Prospect Road
From One Family 75 (R1-75) to Local Business (LB)

Neal,

The legal description included in the Clerk of Council's May 29, 2024 memo regarding the above referenced application accurately depicts the area to be rezoned.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Mitzi Anderson, Administrator to Boards & Commissions
FROM: Marialena Beach, Council Secretary
DATE: June 4, 2024
SUBJECT: Referral from Council: Ordinance No. 2024-090

At its regular meeting of June 3, 2024, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2024-090 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT LAND AND REAL ESTATE LOCATED NEAR ROYALTON ROAD AND PROSPECT ROAD IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO LB (LOCAL BUSINESS) CLASSIFICATION (PART OF PPN 393-15-028), AND DECLARING AN EMERGENCY.

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

MB
Attachments

MEMORANDUM

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

FROM: Mitzi Anderson, Administrator, Boards & Commissions

SUBJECT: Referral to Council

DATE: June 12, 2024

Please be advised that at its meeting of June 11, 2024, the Strongsville Planning Commission gave Favorable Recommendation to the following:

ORDINANCE NO. 2024-090:

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Land and Real Estate Located Near Royalton Road and Prospect Road in the City of Strongsville from R1-75 (One Family 75) Classification to LB (Local Business) Classification (Part of PPN 393-15-028), and Declaring an Emergency.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 092

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 1 FOR AN EXTENSION OF THE CONTRACT COMPLETION DATE, WITHOUT CHANGE IN PRICE, AND IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND THE GREAT LAKES CONSTRUCTION CO., FOR IMPROVEMENTS TO THE WESTWOOD LIFT STATION IN CONNECTION WITH THE WESTWOOD LIFT STATION REHABILITATION PROJECT, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 2022-185, Council authorized the Mayor to enter into a contract with The Great Lakes Construction Co. ("Great Lakes") for necessary improvements to the Westwood Lift Station located at 14600 Westwood Drive, in connection with the Westwood Lift Station Rehabilitation Project; and

WHEREAS, Section 2 of the contract documents, which have been executed, provide that the work is to be commenced on or before January 18, 2023, and must be completed within Six Hundred Thirty-Nine (639) consecutive calendar days thereafter, being October 18, 2024; and

WHEREAS, due to a request to provide spark resistant features to the Monorail Hoist in the Sluice Gate Room, Great Lakes has determined that the anticipated time for shipment of the hoist, with the spark resistant features included, will unavoidably extend the time necessary in order to complete the work as required by the contract terms; and

WHEREAS, Great Lakes, therefore, has requested an extension of time of One Hundred Thirty-Three (133) calendar days to complete the work, with a new contract completion date of February 28, 2025, at the same contract price; and

WHEREAS, the City's Construction Manager, MS Consultants, Inc., has advised the Director of Public Service and City Engineer that, due to the circumstances created by the additional request to provide spark resistant features to the Monorail Hoist, an extension of the time to complete work by February 28, 2025 would be warranted and is reasonably required at this time.

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 issue and approve Change Order No. 1 to extend the contract completion time from October 18, 2024 to a new contract completion date no later than February 28, 2025, as determined by the Director of Public Service, City Engineer and the contractor, all in the form attached hereto as Exhibit A, but at the same contract bid price.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 092

Section 2. That the funds for the purposes of said contract have been appropriated and shall be paid from the Sanitary Sewer Fund.

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

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the extension of the contract completion time is immediately necessary to provide sufficient time for the contractor to obtain necessary materials and equipment, to ensure proper quality of the work to be undertaken, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

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

Attest: _____
Clerk of Council

Ord. No. 2024-092 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

CHANGE ORDER #01

Order No. 01
Date: April 25, 2024
Agreement Date: January 10, 2023

Name of PROJECT: City of Strongsville Westwood Lift Station Rehabilitation Project
Spark Resistant Hoist Feature for Sluice Gate Room

OWNER: City of Strongsville, Ohio

CONTRACTOR: The Great Lakes Construction Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

Justification: In addition to the explosion proof equipment included in the Hoist specification, spark resistant materials are being included via this change order.

1. The following time is included for this change based on 4/19/24 initiation:
 - a. Change Order Execution 2 weeks
 - b. Fabrication and Shipment 40 weeks
 - c. Delivery of Hoist 1 week
 - d. Installation and Start-up 2 weeks
2. Schedule for all other work to remain per original contract
3. Existing hoist to remain in operation until materials included in this Change Order become available for installation
4. The value to install the new hoist and spark resistant features will be held in retainage until installation is accepted, as this work will be the only outstanding item beyond the original contract completion date

Change to CONTRACT PRICE: \$0.00

Original CONTRACT PRICE \$2,634,000.00

Current CONTRACT PRICE adjusted by Previous CHANGE ORDERS \$2,634,000.00

The CONTRACT PRICE due to this CHANGE ORDER will be (increased) (decreased) by: \$0.00.

The new CONTRACT PRICE including this CHANGE ORDER will be \$2,634,000.00.

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by One Hundred Thirty-Three (133) calendar days.

The Notice to Proceed date for this Contract is January 18, 2023

The original completion date for this Contract was October 18, 2024

The revised completion date is now February 28, 2025

Requested by:  Adam M. Hest Great Lakes Construction Co.

Recommended by:  Gary A. Lewis 4/25/24 ms consultants, inc.

Accepted by: _____

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2024 - 93
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 2024 AND REPEALING ORDINANCE NUMBER 2024 - 055

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	\$ 22,453,301.00	\$ 10,869,370.00	\$ 21,850,000.00	\$ 55,172,671.00

<u>Special Revenue Funds - 200</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	\$ 1,735,000.00	\$ -	\$ -	\$ 1,735,000.00
204	Street Construction & Maintenance	5,481,850.00	7,048,750.00	-	12,530,600.00
205	State Highway Maintenance	-	450,000.00	-	450,000.00
206	Motor Vehicle License Tax	-	450,000.00	-	450,000.00
207	Emergency Vehicle Fund	-	1,976,788.00	-	1,976,788.00
208	Fire Levy	9,662,800.00	1,373,000.00	-	11,035,800.00
209	Fire Pension	1,800,000.00	-	-	1,800,000.00
211	Clerk of Court	-	23,000.00	-	23,000.00
212	Drainage Levy	-	673,000.00	-	673,000.00
213	Local Fiscal Recovery	677,909.00	-	300,000.00	977,909.00
214	Multi-Purpose Complex	3,472,577.00	2,308,090.00	-	5,780,667.00
215	Southwest General Hospital	-	370,000.00	-	370,000.00
216	Law Enforcement Federal Seizures	-	60,000.00	-	60,000.00
217	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
218	Law Enforcement Drug Fine	-	1,000.00	-	1,000.00
219	Law Enforcement DWI/DUI	-	15,000.00	-	15,000.00
220	Tree Fund	-	183,000.00	-	183,000.00
222	Community Diversion	-	3,000.00	-	3,000.00
223	Bond Escrow	-	718,500.00	-	718,500.00
224	Earned Benefits	405,000.00	-	-	405,000.00
225	One Ohio Settlement Fund	-	30,000.00	-	30,000.00
200	Total Special Revenue Funds	\$ 23,235,136.00	\$ 15,688,128.00	\$ 300,000.00	\$ 39,223,264.00

<u>Debt Service Funds - 300</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	\$ 60,000.00	\$ 4,115,275.00	\$ -	\$ 4,175,275.00
333	Pearl Road TIF # 1	-	580,288.00	-	580,288.00
334	Royalton Road TIF	-	176,700.00	-	176,700.00
335	Pearl Road TIF # 2	-	86,300.00	-	86,300.00
336	Pearl Road TIF # 3	-	45,600.00	-	45,600.00
337	Westwood Commons TIF	-	38,000.00	-	38,000.00
338	Giant Eagle TIF	-	132,620.00	-	132,620.00
339	GETGO TIF	-	20,000.00	-	20,000.00
340	Clover Senior TIF	-	157,100.00	-	157,100.00
341	Pearl Road TIF # 4	-	265,120.00	-	265,120.00
342	Cane's/Chase TIF	-	55,810.00	-	55,810.00
343	Brighton Best TIF	-	3,975.00	-	3,975.00
344	Pearl North TIF	-	108,075.00	-	108,075.00
346	Camden Woods TIF	-	483.00	9,000.00	9,483.00
300	Total Debt Service Funds	\$ 60,000.00	\$ 5,785,346.00	\$ 9,000.00	\$ 5,854,346.00

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

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	\$ 397,200.00	\$ 41,800.00	\$ -	\$ 439,000.00
011411	Mayors Office	329,580.00	16,800.00	-	346,380.00
015412	Police Department	11,856,762.00	2,653,300.00	-	14,510,062.00
011413	Human Resources	288,600.00	74,040.00	-	362,640.00
011414	Finance Department	477,100.00	18,200.00	-	495,300.00
011415	Legal Department	536,700.00	70,350.00	-	607,050.00
011416	Communication & Technology	855,246.00	926,300.00	-	1,781,546.00
011417	Building Department	1,094,260.00	236,600.00	-	1,330,860.00
011418	Mayors Court	171,700.00	252,200.00	-	423,900.00
011420	Rubbish Department	-	3,103,500.00	-	3,103,500.00
011421	Cemetery Department	147,140.00	361,960.00	-	509,100.00
011422	Architectural Board of Review	-	4,000.00	-	4,000.00
011423	Planning Commission	125,943.00	67,500.00	-	193,443.00
011424	Civil Service	-	27,700.00	-	27,700.00
011425	Board of Appeals	-	22,850.00	-	22,850.00
011428	Parks Department	134,800.00	342,500.00	-	477,300.00
011429	Public Safety	227,263.00	-	-	227,263.00
011430	General Miscellaneous	-	2,114,200.00	-	2,114,200.00
011435	Economic Development	213,900.00	93,670.00	-	307,570.00
015415	OPIOID Grant	31,950.00	15,300.00	-	47,250.00
015414	Corrections Officers	1,269,050.00	126,700.00	-	1,395,750.00
015413	Regional Dispatch Center	4,296,107.00	299,900.00	-	4,596,007.00
011468	Non Government Transfers	-	-	21,850,000.00	21,850,000.00
	Total General Fund	\$ 22,453,301.00	\$ 10,869,370.00	\$ 21,850,000.00	\$ 55,172,671.00
031000	Police Pension	1,735,000.00	-	-	1,735,000.00
046419	Street Repairs	4,620,700.00	5,086,750.00	-	9,707,450.00
046426	Traffic Signal Maintenance	127,900.00	262,000.00	-	389,900.00
046427	Snow Removal	-	850,000.00	-	850,000.00
046433	Municipal Garage	733,250.00	850,000.00	-	1,583,250.00
056000	State Highway Maintenance	-	450,000.00	-	450,000.00
066000	Motor Vehicle License Tax	-	450,000.00	-	450,000.00
075000	Emergency Vehicle Fund	-	1,976,788.00	-	1,976,788.00
085000	Fire Levy	9,662,800.00	1,102,800.00	-	10,765,600.00
085001	Fire Station Ward 1	-	57,200.00	-	57,200.00
085002	Fire Station Ward 2	-	44,500.00	-	44,500.00
085003	Fire Station Ward 3	-	40,000.00	-	40,000.00
085004	Fire Station Ward 4	-	128,500.00	-	128,500.00
095000	Fire Pension	1,800,000.00	-	-	1,800,000.00
111000	Clerk of Court	-	23,000.00	-	23,000.00
121000	Drainage Levy	-	673,000.00	-	673,000.00
131000	Local Fiscal Recovery	677,909.00	-	300,000.00	977,909.00
143304	Sports Programs	312,000.00	258,700.00	-	570,700.00
143305	Recreation Administration	550,200.00	701,500.00	-	1,251,700.00
143306	Fitness	444,500.00	150,700.00	-	595,200.00
143310	Aquatics	747,200.00	153,600.00	-	900,800.00
143311	Recreation Programs	138,200.00	98,500.00	-	236,700.00
143430	Special Events	40,000.00	31,190.00	-	71,190.00
143431	Old Town Hall	8,900.00	56,800.00	-	65,700.00
143439	Senior Services	581,800.00	483,100.00	-	1,064,900.00
143451	Recreation Maintenance	649,777.00	345,000.00	-	994,777.00
143500	Program Refunds	-	29,000.00	-	29,000.00
152000	Southwest General Hospital	-	370,000.00	-	370,000.00
165000	Law Enforcement Federal Seizures	-	60,000.00	-	60,000.00
175000	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
185000	Law Enforcement Drug Fine	-	1,000.00	-	1,000.00
195000	Law Enforcement DWI/DUI	-	15,000.00	-	15,000.00
204000	Tree Maintenance	-	183,000.00	-	183,000.00
225000	Community Diversion	-	3,000.00	-	3,000.00
223100	Bond Escrow	-	718,500.00	-	718,500.00
224000	Earned Benefits	405,000.00	-	-	405,000.00
250000	One Ohio Settlement Fund	-	30,000.00	-	30,000.00
	Total Special Revenue Funds	\$ 23,235,136.00	\$ 15,688,128.00	\$ 300,000.00	\$ 39,223,264.00

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

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	60,000.00	4,115,275.00	-	4,175,275.00
333000	Pearl Road TIF # 1	-	580,288.00	-	580,288.00
334000	Royalton Road TIF	-	176,700.00	-	176,700.00
335000	Pearl Road TIF # 2	-	86,300.00	-	86,300.00
336000	Pearl Road TIF # 3	-	45,600.00	-	45,600.00
337000	Westwood Commons TIF	-	38,000.00	-	38,000.00
338000	Giant Eagle TIF	-	132,620.00	-	132,620.00
339000	GETGO TIF	-	20,000.00	-	20,000.00
340000	Clover Senior TIF	-	157,100.00	-	157,100.00
341000	Pearl Road TIF # 4	-	265,120.00	-	265,120.00
342000	Cane's/Chase TIF	-	55,810.00	-	55,810.00
343000	Brighton Best TIF	-	3,975.00	-	3,975.00
344000	Pearl North TIF	-	108,075.00	-	108,075.00
346000	Camden Woods TIF	-	483.00	9,000.00	9,483.00
	Total Debt Service	\$ 60,000.00	\$ 5,785,346.00	\$ 9,000.00	\$ 5,854,346.00
413000	Recreation Capital Improvement	-	147,000.00	-	147,000.00
421000	General Capital Improvement	-	19,901,884.00	-	19,901,884.00
447100	Pearl & Whitney TIF	-	52,625.00	-	52,625.00
447102	Prospect & Albion TIF	-	21,478.00	-	21,478.00
447103	Goodyear & 5/3 TIF	-	51,547.00	-	51,547.00
447104	42/82 TIF	-	112,760.00	-	112,760.00
447105	Dunkin Donuts TIF	-	10,739.00	-	10,739.00
447106	Pearl & Lunn TIF	-	21,478.00	-	21,478.00
447107	Progressive Quality Care	-	31,144.00	-	31,144.00
447108	Infinium TIF	-	2,148.00	-	2,148.00
447109	Sprague Road TIF	-	18,256.00	-	18,256.00
447110	Freddy's TIF	-	6,443.00	-	6,443.00
447111	Arby's TIF	-	5,638.00	-	5,638.00
448108	Town Center Improvement Fund	-	869,920.00	5,753,500.00	6,623,420.00
	Total Capital Projects	\$ -	\$ 21,253,060.00	\$ 5,753,500.00	\$ 27,006,560.00
512501	Engineering and Administration	795,700.00	941,525.00	-	1,737,225.00
512502	Plant Expenditures	5,000,000.00	2,687,000.00	-	7,687,000.00
512503	Line Expenditures	1,361,508.00	903,000.00	-	2,264,508.00
512504	Sewer Capital Improvements	-	500,000.00	-	500,000.00
512505	Sewer Debt Payments	-	81,490.00	-	81,490.00
	Total Sanitary Sewer	\$ 7,157,208.00	\$ 5,113,015.00	\$ -	\$ 12,270,223.00
661000	Health Insurance Reserve	-	6,862,500.00	-	6,862,500.00
664000	Workers Compensation Reserve	-	495,000.00	-	495,000.00
	Total Internal Service	\$ -	\$ 7,357,500.00	\$ -	\$ 7,357,500.00
	GRAND TOTAL	\$ 52,905,645.00	\$ 66,066,419.00	\$ 27,912,500.00	\$ 146,884,564.00

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2024 – 094

By: Mayor Perciak and All Members of Council

A RESOLUTION ADOPTING ALTERNATIVE TAX BUDGET INFORMATION FOR THE CITY OF STRONGSVILLE, OHIO FOR FISCAL YEAR 2025, AND DECLARING AN EMERGENCY.

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

WHEREAS, the Mayor and Director of Finance, therefore, have prepared alternative tax budget information for the City of Strongsville, Ohio, for the fiscal year beginning January 1, 2025; including a Division of Taxes Levied setting forth levies inside and outside the 10 Mill limitation, inclusive of debt levies; a Statement of Fund Activity; Unvoted General Obligation Debt; Voted Debt Outside of the 10 Mill Limit; and Schedule of Interfund Transfers, all for submission to the Cuyahoga County Budget Commission and Cuyahoga County Fiscal Officer.

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

Section 1. That the alternative tax budget information for the City of Strongsville, Ohio, for the fiscal year commencing January 1, 2025, heretofore prepared by the Mayor of this City and submitted to this Council, a copy of which is attached hereto as Exhibit "A" and made a part hereof as if fully rewritten herein, be and the same is hereby ratified, approved, confirmed and adopted as the official alternative tax budget information of the City of Strongsville for the fiscal year beginning January 1, 2025 and ending December 31, 2025 for submission to the Cuyahoga County Budget Commission and Cuyahoga County Fiscal Officer.

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

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

Section 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary in order to comply with all state, county and local requirements concerning tax budgets. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2024 – 094

Page 2

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	_____	_____

RES
Ord. No. 2024-094 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

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

ALTERNATIVE TAX BUDGET INFORMATION

Political Subdivision/Taxing Unit CITY OF STRONGSVILLE

For the Fiscal Year Commencing January 1, 2025

Fiscal Officer Signature Eui Dean Date 6/11/2024

COUNTY OF CUYAHOGA

Background

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

Ohio Revised Code Section 5705.281

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

County Budget Commission Duties

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

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

County Budget Commission Action

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

Alternative Tax Budget Information Filing Deadline

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

GUIDELINES FOR COMPLETING THE ALTERNATIVE TAX BUDGET INFORMATION

SCHEDULE 1

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

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

NOTE:

The general purpose of column 9 is to demonstrate the need to produce property tax revenues to cover the estimated expenditures for the budget year. ORC Section 5705.341 states in part;

"Nothing in this section or any section of the ORC shall permit or require the levying of any rate of taxation, whether within the 10 mill limitation or whether the levy has been approved by the electors, the political subdivision or the charter of a municipal corporation in excess of such 10 mill limitation, unless such rate of taxation for the ensuing fiscal year is clearly required by a budget properly and lawfully, adopted under this chapter or by other information required per ORC 5705.281."

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

SCHEDULE 2

The general purpose of schedule 2 is to produce an Official Certificate of Estimated Resources for all funds.

In column 3, total estimated receipts should include all revenues plus transfers in. All taxing authorities, except school districts, must submit a list of all tax transfers.

SCHEDULE 3

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

SCHEDULE 4

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

SCHEDULE 5

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

City of Strongsville, Cuyahoga County, Ohio
DIVISION OF TAXES LEVIED
For the Year Ending December 31, 2025

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

Schedule 1

I	II	III	IV	V	VI	VII	VIII	IX
Fund	Purpose	Authorized By Voters On MM/DD/YY	Levy Type	Number of Years Levy To Run	Tax Year Begins/Ends	Collection Year Begins/Ends	Maximum Rate Authorized	\$ AMOUNT Requested of Budget Commission
<u>General Fund</u>								
General Fund	Current Expense	11/05/24	Renewal	5	2024 - 2028	2025 - 2029	1.5	\$ 590,000
<u>Special Revenue Funds</u>								
Fire Levy Fund	Current Expense	05/05/09	Renewal	continuing	continuing	continuing	2.0	\$ 2,975,000
Fire Levy Fund	Current Expense	11/08/22	Renewal	5	2023 - 2027	2024 - 2028	1.5	\$ 2,306,000
Drainage Levy Fund	Drainage	11/08/22	Renewal	5	2023 - 2027	2024 - 2028	0.4	\$ 606,000
SW Hospital Fund	SW Hospital	11/05/19	Renewal	5	2020 - 2024	2021 - 2025	1.0	\$ 381,000
Police Pension Fund	Inside Millage						0.3	\$ 560,000
Fire Pension Fund	Inside Millage						0.3	\$ 560,000
Total Special Revenue Funds							5.5	\$ 7,388,000
<u>Debt Service Funds</u>								
General Bond Retirement	Inside Millage						2.3	\$ 4,432,120
Total Debt Service Funds							2.3	\$ 4,432,120
Totals							9.3	\$ 12,410,120

City of Strongsville, Cuyahoga County, Ohio
STATEMENT OF FUND ACTIVITY
For the Year Ending December 31, 2025

Schedule 2

(List All Funds Individually)

I II III IV V VI

Fund By Type	Beginning Estimated Unencumbered Fund Balance	Property Taxes and Local Government Fund Revenue	Other Source Receipts	Total Resources Available For Expenditures	Total Estimated Expenditures and Encumbrances	Ending Estimated Unencumbered Balance
General Fund	\$ 19,500,000.00	\$ 1,240,000.00	\$ 45,000,000.00	\$ 65,740,000.00	\$ 50,927,744.00	\$ 14,812,256.00
Special Revenue Fund Group						
Police Pension	\$ 809,062.00	\$ 560,000.00	\$ 1,200,000.00	\$ 2,569,062.00	\$ 1,680,000.00	\$ 889,062.00
Street Maintenance & Construction	\$ 7,220,546.00	\$ -	\$ 12,000,000.00	\$ 19,220,546.00	\$ 12,600,000.00	\$ 6,620,546.00
State Highway Maintenance	\$ 1,044,002.00	\$ -	\$ 230,000.00	\$ 1,274,002.00	\$ 600,000.00	\$ 674,002.00
Motor Vehicle License	\$ 999,758.00	\$ -	\$ 405,000.00	\$ 1,404,758.00	\$ 600,000.00	\$ 804,758.00
Emergency Vehicle	\$ 1,767,692.00	\$ -	\$ 1,200,000.00	\$ 2,967,692.00	\$ 2,000,000.00	\$ 967,692.00
Fire Levy	\$ 2,122,169.00	\$ 5,281,000.00	\$ 6,000,000.00	\$ 13,403,169.00	\$ 12,000,000.00	\$ 1,403,169.00
Fire Pension	\$ 497,809.00	\$ 560,000.00	\$ 1,200,000.00	\$ 2,257,809.00	\$ 1,870,000.00	\$ 387,809.00
Clerk of Court	\$ 56,691.00	\$ -	\$ 10,000.00	\$ 66,691.00	\$ 25,000.00	\$ 41,691.00
Drainage Levy	\$ 2,428,625.00	\$ 606,000.00	\$ -	\$ 3,034,625.00	\$ 2,000,000.00	\$ 1,034,625.00
Local Fiscal Recovery Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multi-Purpose Complex	\$ 1,927,264.00	\$ -	\$ 5,200,000.00	\$ 7,127,264.00	\$ 6,200,000.00	\$ 927,264.00
SW General Hospital	\$ -	\$ 381,000.00	\$ -	\$ 381,000.00	\$ 381,000.00	\$ -
Law Enforcement Federal Seizure	\$ 88,071.00	\$ -	\$ 5,000.00	\$ 93,071.00	\$ 90,000.00	\$ 3,071.00
Law Enforcement State Seizure	\$ 22,193.00	\$ -	\$ 500.00	\$ 22,693.00	\$ 22,000.00	\$ 693.00
Law Enforcement Mandatory Drug Fine	\$ 16,601.00	\$ -	\$ 100.00	\$ 16,701.00	\$ 16,000.00	\$ 701.00
Law Enforcement DUI/DWI	\$ 12,410.00	\$ -	\$ 250.00	\$ 12,660.00	\$ 12,000.00	\$ 660.00
Tree Maintenance	\$ 51,430.00	\$ -	\$ 120,000.00	\$ 171,430.00	\$ 120,000.00	\$ 51,430.00
Community Diversion	\$ 4,778.00	\$ -	\$ 2,000.00	\$ 6,778.00	\$ 2,000.00	\$ 4,778.00
Bond Escrow	\$ 290,337.00	\$ -	\$ 530,000.00	\$ 820,337.00	\$ 500,000.00	\$ 320,337.00
Earned Benefits	\$ 4,891,144.00	\$ -	\$ -	\$ 4,891,144.00	\$ 800,000.00	\$ 4,091,144.00
OhioOhio Settlement Fund	\$ 22,595.00	\$ -	\$ 20,000.00	\$ 42,595.00	\$ 42,000.00	\$ 595.00
Total Special Revenue Funds	\$ 24,273,177.00	\$ 7,388,000.00	\$ 28,122,850.00	\$ 59,784,027.00	\$ 41,560,000.00	\$ 18,224,027.00

City of Strongsville, Cuyahoga County, Ohio
STATEMENT OF FUND ACTIVITY
For the Year Ending December 31, 2025
(List All Funds Individually)

Schedule 2

Fund By Type	II		III		III		IV		V		VI	
	Beginning Estimated Unencumbered Fund Balance	Property Taxes and Local Government Fund Revenue	Other Source Receipts	Total Resources Available For Expenditures	Total Estimated Expenditures and Encumbrances	Ending Estimated Unencum- bered Balance						
Debt Service Fund Group												
General Bond Retirement	\$ 3,063,585.00	\$ 4,432,120.00	\$ -	\$ 7,495,705.00	\$ 3,750,613.00	\$ 3,745,092.00						
Pearl Road TIF # 1	\$ 901,904.00	\$ -	\$ 720,000.00	\$ 1,621,904.00	\$ 807,800.00	\$ 814,104.00						
Route 82 TIF	\$ 176,013.00	\$ -	\$ 190,000.00	\$ 366,013.00	\$ 48,000.00	\$ 318,013.00						
Pearl Road TIF # 2	\$ 36,579.00	\$ -	\$ 85,000.00	\$ 121,579.00	\$ 83,000.00	\$ 38,579.00						
Pearl Road TIF # 3	\$ 104,101.00	\$ -	\$ 40,000.00	\$ 144,101.00	\$ 42,300.00	\$ 101,801.00						
Westwood Commons TIF	\$ -	\$ -	\$ 40,800.00	\$ 40,800.00	\$ 40,400.00	\$ 400.00						
Giant Eagle TIF	\$ 151,299.00	\$ -	\$ 96,000.00	\$ 247,299.00	\$ 112,800.00	\$ 134,499.00						
GETGO TIF	\$ 44,209.00	\$ -	\$ 36,000.00	\$ 80,209.00	\$ 35,000.00	\$ 45,209.00						
Clover Senior TIF	\$ 165,750.00	\$ -	\$ 140,000.00	\$ 305,750.00	\$ 125,000.00	\$ 180,750.00						
Pearl Road TIF # 4	\$ 272,349.00	\$ -	\$ 180,000.00	\$ 452,349.00	\$ 280,000.00	\$ 172,349.00						
Cane's/Chase	\$ 53,943.00	\$ -	\$ 31,000.00	\$ 84,943.00	\$ 25,000.00	\$ 59,943.00						
Brighton Best	\$ 3,608.00	\$ -	\$ 3,500.00	\$ 7,108.00	\$ -	\$ 7,108.00						
Pearl Road North TIF	\$ 87,780.00	\$ -	\$ 54,000.00	\$ 141,780.00	\$ -	\$ 141,780.00						
82 #2 TIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Cambden Woods TIF Fund	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -						
Total Debt Service Funds	\$ 5,061,120.00	\$ 4,432,120.00	\$ 1,626,300.00	\$ 11,109,540.00	\$ 5,349,913.00	\$ 5,759,627.00						
Capital Project Fund Group												
Recreation Capital Improvement	\$ 850,977.00	\$ -	\$ 20,000.00	\$ 870,977.00	\$ 250,000.00	\$ 620,977.00						
General Capital Improvement	\$ 2,407,091.00	\$ -	\$ 8,000,000.00	\$ 10,407,091.00	\$ 8,000,000.00	\$ 2,407,091.00						
TIF Capital Improvement Funds	\$ 487,547.00	\$ -	\$ 350,000.00	\$ 837,547.00	\$ 420,153.00	\$ 417,394.00						
Town Center Improvement Fund	\$ -	\$ -	\$ 6,000,000.00	\$ 6,000,000.00	\$ 19,205.25	\$ 5,980,794.75						
Total Capital Project Funds	\$ 3,745,615.00	\$ -	\$ 14,370,000.00	\$ 18,115,615.00	\$ 8,689,358.25	\$ 9,426,256.75						
Enterprise Fund Group												
Sanitary Sewer	\$ 14,417,767.00	\$ -	\$ 8,620,900.00	\$ 23,038,667.00	\$ 13,979,980.00	\$ 9,058,687.00						
Internal Service Fund Group												
Health Insurance Reserve	\$ 6,455,884.00	\$ -	\$ 7,000,000.00	\$ 13,455,884.00	\$ 6,800,000.00	\$ 6,655,884.00						
Worker's Compensation Reserve	\$ 258,429.00	\$ -	\$ 400,000.00	\$ 658,429.00	\$ 420,000.00	\$ 238,429.00						
Total Internal Service Fund Group	\$ 6,714,313.00	\$ -	\$ 7,400,000.00	\$ 14,114,313.00	\$ 7,220,000.00	\$ 6,894,313.00						
TOTAL ALL FUNDS	\$ 73,711,992.00	\$ 13,060,120.00	\$ 105,140,050.00	\$ 191,902,162.00	\$ 127,726,995.25	\$ 64,175,166.75						

City of Strongsville, Cuyahoga County, Ohio
Tax Budget
For the Year Ending December 31, 2024

UNVOTED GENERAL OBLIGATION DEBT

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

Schedule 3

I	II	III	IV	V	VI
Purpose of Bonds or Notes	Date of Issue	Final Maturity Date	Principal Amount Outstanding At The Beginning Of The Year	Amount Required To Meet Budget Year Principal & Interest Payments	Amount Receivable From Other Sources To Meet Debt Payments
General Purpose Various Improvement Bonds 2014 Issue	1-Apr-14	1-Dec-26	\$2,695,000	\$1,495,850	\$0
General Purpose Various Improvement Bonds 2015 Issue	22-Oct-15	1-Dec-26	\$2,425,000	\$1,267,550	\$0
General Purpose Various Improvement Bonds 2016 Issue (TIF)	21-Jul-16	1-Dec-29	\$3,240,000	\$581,288	\$0
General Purpose Various Improvement Bonds 2016 Issue	21-Jul-16	1-Dec-34	\$9,785,000	\$405,925	\$0
Totals			\$18,145,000	\$3,750,613	\$0

City of Strongsville, Cuyahoga County, Ohio
Tax Budget

For the Year Ending December 31, 2023

SCHEDULE OF INTERFUND TRANSFERS

Supplemental Schedule

From	Amount	To
Transfers		
General Fund	\$3,000,000	Street Construction, Maintenance & Repair Special Revenue Fund
General Fund	\$6,000,000	Fire Levy Special Revenue Fund
General Fund	\$3,000,000	Multi-Purpose Special Revenue Fund
General Fund	\$1,000,000	Police Pension Special Revenue Fund
General Fund	\$1,200,000	Fire Pension Special Revenue Fund
General Fund	\$100,000	Tree Maintenance Special Revenue Fund
General Fund	\$2,000,000	General Capital Improvement Fund