

# April 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 COUNCIL AND CAUCUS 7:00 STORM WATER, STREETS, UTILITIES AND R&D 6:00	3 PLANNING COMMISSION 7:00 CAUCUS 6:45	4	5	6
7	8 <del>CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)</del>	9	10	11	12	13
14	15 <b>CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)</b>	16 COUNCIL AND CAUCUS 7:00 B&BC, FINANCE AND SAFETY 6:00	17	18 BZA 7:00 CAUCUS 6:45	19	20
21  EASTER	22	23	24	25	26	27
28	29	30 RECREATION BOARD 6:00				

All meetings will be held at City Hall 14600 State Road, unless otherwise noted.

# May 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 COUNCIL AND CAUCUS 7:00 STORM WATER, STREETS AND UTILITIES 6:00	8 PLANNING COMMISSION 7:00 CAUCUS 6:45	9	10	11
12 MOTHER'S DAY 	13 CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)	14	15	16	17	18
19	20	21 COUNCIL AND CAUCUS 7:00 B&BC, FINANCE AND SAFETY 6:00	22	23 BZA 7:00 CAUCUS 6:45	24	25
26	27 MEMORIAL DAY 	28 RECREATION BOARD 6:00	29	30	31	

All meetings will be held at City Hall 14600 State Road, unless otherwise noted.

**NORTH ROYALTON CITY COUNCIL  
A G E N D A  
APRIL 16, 2019**

7:00 p.m. Caucus

Council Meeting 7:00 p.m.

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**REGULAR ORDER OF BUSINESS**

1. Call to Order.
2. Opening Ceremony (Pledge of Allegiance).
3. Roll Call.
4. Approval of Consent Agenda: Items listed under the Consent Agenda are considered routine. Each item will be read individually into the record and the Consent Agenda will then be enacted as a whole by one motion and one roll call. There will be no separate discussion of these items. If discussion by Council is desired on any Consent Agenda item, or if discussion is requested by the public on any legislative item on the Consent Agenda, that item will be removed from the Consent Agenda and considered in its normal sequence under the Regular Order of Business.
  - a. Approval of Minutes: April 2, 2019
  - b. Receipt and acknowledgement without objection to Ohio Dept. of Liquor Control request for a D2 and D2X transfer permit for RD Ventures LLC, 6120 Royalton Road, North Royalton, Ohio 44133.
  - c. Legislation: Introduce, suspend rules requiring 3 readings and referral to committee, and adopt those legislative items indicated with an asterisk (\*).
5. Communications.
6. Mayor's Report.
7. Department Head Reports.
8. President of Council's Report.
9. Committee Reports:

Building & Building Codes	John Nickell
Finance	Larry Antoskiewicz
Review & Oversight	Dan Kasaris
Safety	Dan Langshaw
Storm Water	Gary Petrusky
Streets	Cheryl Hannan
Utilities	Paul Marnecheck
10. Report from Council Representatives to regulatory or other boards:

Board of Zoning Appeals	Dan Kasaris
Planning Commission	Larry Antoskiewicz
Recreation Board	Paul Marnecheck
11. Public Discussion: Five minute maximum, on current agenda legislation only.
12. LEGISLATION

**THIRD READING CONSIDERATION**

1. **19-24 - AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ENERGY SAVINGS PERFORMANCE CONTRACT WITH LEOPARDO, AND DECLARING AN EMERGENCY. First reading March 5, 2019. Second reading March 19, 2019.**

**SECOND READING CONSIDERATION**

1. **19-38 - AN ORDINANCE APPROVING AND AUTHORIZING A GROUND LEASE AND LEASE-PURCHASE AGREEMENT AND RELATED DOCUMENTS PROVIDING FOR CONSTRUCTING AND INSTALLING A CITY-WIDE ENERGY CONSERVATION PROJECT, INCLUDING ALL NECESSARY APPURTENANCES THERETO, AUTHORIZING AND APPROVING RELATED MATTERS, AND DECLARING AN EMERGENCY. First reading April 2, 2019.**

2. **19-39** - AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$2,911,000 AGGREGATE PRINCIPAL AMOUNT OF BONDS OF THE CITY OF NORTH ROYALTON, TO PAY COSTS OF CONSTRUCTING AND INSTALLING A CITY-WIDE ENERGY CONSERVATION PROJECT, INCLUDING ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY. **First reading April 2, 2019.**

#### **FIRST READING CONSIDERATION**

- \* 1. **19-40** - AN ORDINANCE ACCEPTING THE BID OF KOKOSING MATERIALS, INC., FOR THE PURCHASE OF ASPHALT FOR THE 2019 SEASON THROUGH THE JOINT MUNICIPAL IMPROVEMENT CONSORTIUM AS THE LOWEST AND BEST BID, AND DECLARING AN EMERGENCY.
  - \* 2. **19-41** - AN ORDINANCE AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH FIFTH THIRD BANK FOR DEPOSIT OF PUBLIC FUNDS, REPEALING ORDINANCE 16-49, AND DECLARING AN EMERGENCY.
  3. **19-42** - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF THE REAR PORTION OF PERMANENT PARCEL NO. 482-12-019 CURRENTLY ZONED LOCAL BUSINESS (LB) ZONING CLASSIFICATION TO GENERAL BUSINESS (GB) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT CERINO REALTY, LLC, AND DECLARING AN EMERGENCY.
  4. **19-43** - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF THE REAR PORTION OF PERMANENT PARCEL NO. 482-12-020 CURRENTLY ZONED RESIDENTIAL (R1A) ZONING CLASSIFICATION TO GENERAL BUSINESS (GB) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT CERINO REALTY, LLC, AND DECLARING AN EMERGENCY.
  5. **19-44** - AN ORDINANCE ACCEPTING THE DEDICATION OF APPROXIMATELY 892 FEET OF TREELINE TRAIL AND 1,660 FEET OF MEADOWVIEW DRIVE IN THE PROPOSED MEADOWVIEW SUBDIVISION FROM BDC REAL ESTATE MANAGEMENT AND DEVELOPMENT, AND DECLARING AN EMERGENCY.
13. Miscellaneous.
  14. Adjournment.



AN ORDINANCE ACCEPTING THE BID OF KOKOSING MATERIALS, INC., FOR THE PURCHASE OF ASPHALT FOR THE 2019 SEASON THROUGH THE JOINT MUNICIPAL IMPROVEMENT CONSORTIUM AS THE LOWEST AND BEST BID, AND DECLARING AN EMERGENCY

- WHEREAS: The City of North Royalton is authorized to purchase asphalt through its membership in the Joint Municipal Improvement Consortium (JMIC) which generally occurs at a lower rate than if purchased on the open market; and
- WHEREAS: The bids submitted to the JMIC were obtained in compliance with the competitive bidding requirements of the Ohio Revised Code and Charter of the City of North Royalton; and
- WHEREAS: The city is purchasing this product at a cost which meets or exceeds the specifications of the Ohio Cooperative Purchasing Program of the Department of Administrative Services, as required by House Bill 204; and
- WHEREAS: Council wishes to accept the bid of Kokosing Materials, Inc. for the purchase of asphalt.

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

- Section 1. The 2019 bid of Kokosing Materials, Inc., obtained through the Joint Municipal Improvement Consortium, for asphalt to be supplied to the City of North Royalton, as set forth in Exhibit A and which is in accordance with the specifications on file in the Office of the Service Director, is hereby accepted as the lowest and best bid.
- Section 2. The Mayor is hereby authorized and directed to enter into a contract on behalf of the City of North Royalton with Kokosing Materials, Inc., which shall be in accordance to the bid and specifications as set forth in Section 1 hereof, said contract to be in such form as is approved by the Director of Law.
- Section 3. The Service Director is hereby authorized and directed to forward a certified copy of this Ordinance to Kokosing Materials, Inc.
- Section 4. 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. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to provide for the purchase of asphalt for the 2019 season.

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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:



# City of North Royalton

Mayor Robert A. Stefanik

**Nick Cinquepalmi**

*Service Director*

Service Department

440-582-3002

fax 440-582-3089

**TO:** Streets Committee – Cheryl Hannan, Chairman  
Larry Antoskiewicz, Vice Chair  
John Nickell

**FROM:** Nick Cinquepalmi, Service Director

**DATE:** April 2, 2019

**RE:** 2019 Supplying Asphalt Materials Bid Recommendation

Please find attached tally sheets from the March 29, 2019 bid opening for Supplying Asphalt Materials for 2019 Consortium Bid.

I am recommending the City of North Royalton accept the bid of **KOKOSING MATERIALS, INC** as the lowest and best bid for the 2019 season.

I am requesting that bid recommendation be placed on Council Agenda April 16, 2019 meeting for approval. If there are any questions, do not hesitate to contact me. Thanks.

/aca

Encl.

c: Mayor Robert Stefanik  
Laura Haller, Legislative Director  
File

## BID TABULATION: Supplying Asphalt Materials During 2019/2020

**Purchasing Consortium Member Cities:** Brecksville, Broadview Heights, Independence, North Royalton, Seven Hills

**Bid Opening:** Friday, March 29, 2019 9:00 a.m.

**Present:** Becki Riser, City of Brecksville, Ron Weidig, City of Brecksville, Rob Palladino, Allied Corporation, David Gregg, Kokosing Materials

### KOKOSING MATERIALS, INC.

#### MATERIALS PICKED UP BY CITY AT VENDOR'S PLANT:

##### *VIRGIN MATERIALS:*

**448-1** \$75.00/Ton

**448-2** \$70.00/Ton

**301** \$69.00/Ton

**412** NB

##### *WITH RAP:*

**Surface Course** \$63.50/Ton

**Intermediate Course** \$54.50/Ton

**Base 301 Course** \$54.00/Ton

#### COST PER TON FOR DELIVERY OF MATERIALS TO CITY'S JOB SITES:

\$9.75/Ton

Minimum: 20 Tons

#### COST PER HOUR FOR DELIVERY OF MATERIALS TO CITY'S JOB SITES:

\$105.00/Hour

(24 ton truck)

Minimum: 20 Tons

\$95.00/Hour

(20 ton truck)

Minimum: 20 Tons

Bin Storage Capacity at Plant: Garfield Hts. 1,200 tons/Cleveland 1,500 Tons

Mixing Time/8T Load: N/A

Average Loading Time/8T Load: 5 minutes

Exceptions To Bid Specifications: None

#### **Name & Address of Bidder:**

Kokosing Materials, Inc.  
P.O. Box 334  
Fredericktown, OH 43019  
(740) 694-9585

#### **Plant Location(s):**

##### **Cleveland**

3000 Independence Road  
Cleveland, OH  
(216) 441-8892

##### **Garfield Heights**

13700 McCracken Road  
Garfield Heights, OH  
(216) 587-4900

## ALLIED CORPORATION, INC.

### MATERIALS PICKED UP BY CITY AT VENDOR'S PLANT:

#### *VIRGIN MATERIALS:*

##### Plant 76 & 77

448-1 \$78.00/Ton

448-2 \$72.00/Ton

301 \$71.00/Ton

412 \$110.00/Ton

#### *WITH RAP:*

##### Plant 76 & 77

Surface Course \$72.00/Ton

Intermediate Course \$62.50/Ton

Base 301 Course \$61.50/Ton

### COST PER TON FOR DELIVERY OF MATERIALS TO CITY'S JOB SITES:

\$9.75/Ton

Minimum: 21 Tons

### COST PER HOUR FOR DELIVERY OF MATERIALS TO CITY'S JOB SITES:

\$90.00/Hour

Minimum: 21 Tons

Bin Storage Capacity at Plant: **Plant 76** = 3,000 Tons **Plant 77** = 800 Tons

Mixing Time/8T Load: N/A

Average Loading Time/8T Load: 4 minutes

Exceptions To Bid Specifications: None

### **Name & Address of Bidder:**

Stoneco, Inc., dba Allied Corporation, Inc.  
8920 Canyon Falls Blvd., Suite 120  
Twinsburg, OH 44087  
(330) 425-7861

### **Plant Location(s):**

#### Plant 76

2214 West 3<sup>rd</sup> Street  
Cleveland, OH 44113  
(216) 633-8538

#### Plant 77

4900 West 150<sup>th</sup> Street  
Cleveland, OH 44135  
(216) 265-8990

ORDINANCE NO. 19-41

INTRODUCED BY: Mayor Stefanik

AN ORDINANCE AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH FIFTH THIRD BANK FOR DEPOSIT OF PUBLIC FUNDS, REPEALING ORDINANCE 16-49, AND DECLARING AN EMERGENCY

**WHEREAS:** Fifth Third Bank has made application to the City of North Royalton to enter into an agreement for deposit of public funds; and

**WHEREAS:** The City of North Royalton desires to enter into this agreement with Fifth Third Bank and repeal Ordinance 16-49.

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

**Section 1.** Council hereby authorizes the Mayor and Finance Director to enter into a depository agreement with Fifth Third Bank for deposit of public funds effective through December 31, 2019, pursuant to terms and conditions approved by the Director of Law and substantially similar to a copy of which is attached hereto as Exhibit A and incorporated as if fully rewritten.

Section 2. Ordinance 16-49 is hereby repealed in its entirety.

**Section 3.** 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. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is in the interest of the City of North Royalton to enter into this agreement.

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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:

## **AGREEMENT FOR DEPOSIT OF PUBLIC FUNDS**

**THIS AGREEMENT FOR DEPOSIT OF PUBLIC FUNDS** (this “Agreement”) is made as of April 8, 2019 by and between Fifth Third Bank (the “Financial Institution”) and CITY OF NORTH ROYALTON (the “Customer”).

### **WITNESSETH:**

**WHEREAS**, the Financial Institution has accepted for deposit and safekeeping deposits from the Customer and may be providing certain other services for the Customer, or has proposed to do so;

**WHEREAS**, the Financial Institution has provided the Customer with a copy of the Financial Institution’s balance sheet information as of the date of the latest report filed by the Financial Institution with one or more of its banking regulatory agencies;

**WHEREAS**, pursuant to the Uniform Depository Act of Ohio (the “Depository Act”) and in accordance with the rules promulgated under the Depository Act, such proposal requires the Financial Institution to pledge and deposit with one or more qualifying trustees as security for the repayment of all public moneys to be deposited in the Financial Institution by the Customer security of the kinds specified in Section 135.18, Section 135.182 or any other section of the Ohio Revised Code specifying eligible security, as such may be amended from time to time, in a sum equal to or greater than the minimum amount of security required by the Treasurer of the State of Ohio (the “TOS”) pursuant to the Depository Act and the rules promulgated under the Depository Act, as such may be amended from time to time; and

**WHEREAS**, the Financial Institution intends to participate in the Ohio Pooled Collateral Program (the “OPCP”) pursuant to the Depository Act and rules of the TOS;

**NOW, THEREFORE**, in consideration of the services to be provided by the Financial Institution, including the retention and safekeeping of deposits of the Customer, and the Customer’s new or continued award of deposits with the Financial Institution, the Customer and the Financial Institution agree as follows:

- 1. Eligibility to Receive Funds.** The Financial Institution represents that it is eligible to receive public funds pursuant to Ohio Revised Code Chapter 135. This agreement is subject to the Depository Act, all amendments or supplements thereto, and all rules promulgated and policies adopted pursuant thereto, as well as all other applicable laws and regulations.
- 2. Deposits Awarded and Accepted.** The Customer awards to the Financial Institution, and the Financial Institution accepts, deposits of the Customer in such amounts and of such types as the Customer and the Financial Institution may agree from time to time. The Customer acknowledges having received pricing information and a copy of the terms and conditions of the accounts into which the Customer’s funds will be deposited (the “Accounts”) and agrees that the Account terms and conditions are incorporated herein by reference. To the extent the Account

terms and conditions are inconsistent with the express terms of this Agreement, this Agreement will control.

**3. Limit on Amount of Funds.** The Financial Institution agrees that the total amount of active, interim and inactive deposits to be deposited by the Customer will not cause the total of all public funds held by the Financial Institution to exceed the limit set by Section 135.03 of the Ohio Revised Code or rules promulgated under that Section.

**4. Collateral.** The Financial Institution and the Customer agree that until the Financial Institution commences participation in the OPCP, the Financial Institution will pledge eligible securities for the benefit of the Customer and all other public depositors whose money has been deposited with the Financial Institution and deposit these securities with one or more trustees qualified under the Depository Act and designated by the Financial Institution. The Financial Institution and the Customer further agree that upon the Financial Institution's commencement of participation in the OPCP, the Financial Institution will pledge to the TOS and deposit with one or more trustees qualified under the Depository Act and designated by the Financial Institution, for the benefit of the Customer and all other public depositors whose money has been deposited with the Financial Institution, eligible securities. Notwithstanding the foregoing, if the charter of the Customer requires a pledge of specific collateral for the benefit of the Customer or applicable federal law designates the pledging of specific collateral for the Customer, the Customer and the Financial Institution will make a good faith effort to submit necessary documents with the TOS to apply for and establish a specific pledge account within the OPCP. The Financial Institution and the Customer will comply in all material respects with their respective duties and obligations under the Depository Act, the rules promulgated by the TOS pursuant to the Depository Act, and the terms, conditions, policies and other requirements of the TOS pursuant to the OPCP, as such laws, rules, terms, conditions, policies and other requirements may be amended from time to time. The terms and conditions of this Agreement are subject to the terms and conditions of any agreement or agreements by and between the Financial Institution and the TOS relating to the Accounts, which agreement or agreements are incorporated herein by reference.

**5. Amount of Collateral.** Although the Customer has the right to negotiate a "public unit negotiated collateral requirement" pursuant to Section 135.182 of the Ohio Revised Code, the Customer consents to the pledging of collateral by the Financial Institution equal to any minimum amount required by the TOS, as such amount may be changed from time to time, pursuant to such laws and rules and policies of the TOS promulgated or adopted pursuant to such laws.

**6. Trustee.** The Customer agrees that the Financial Institution may, in its sole discretion, select one or more trustees qualified under Section 135.182 of the Depository Act to hold collateral for all deposits of public fund depositors held by the Financial Institution, including but not limited to those deposits made by the Customer.

**7. Expenses.** Each of the Customer and the Financial Institution will be responsible for and assume its respective expenses incurred as a result of compliance with and participation in the OPCP and any successor program pursuant to Ohio Revised Code Section 135.182 or any amendment or successor provision of Ohio law.

**8. Termination of Participation in the OPCP.** Nothing set forth in this Agreement will require the Financial Institution to continue to participate in the OPCP. If for any reason the Financial Institution is no longer eligible to participate in the OPCP or chooses to opt out of such participation, the Financial Institution will promptly provide the Customer a notice of such event. Upon receipt of such notice, the Customer will provide notice to the Financial Institution within 30 days whether the Customer will withdraw all of its deposits from the Financial Institution or maintain the Customer's deposits at the Financial Institution. If the Customer does not provide such notice to the Financial Institution within the time set forth above whether it intends to remove its deposits, the Customer will be deemed to have agreed to maintain the deposits at the Financial Institution, and the Financial Institution will pledge separate collateral for the deposits of the Customer held by the Financial Institution pursuant to the requirements applicable to separate pledging of collateral set forth in Ohio Revised Code Section 135.18 and in accordance with other applicable laws and regulations.

**9. Change in Laws.** The Financial Institution and the Customer agree that if any state or federal laws, rules or regulations are changed or amended during the term of the Financial Institution's designation as a public depository, and the change of laws, rules, or regulations causes this Agreement to become unlawful, in whole or in part, then this Agreement will be limited so as not to extend beyond the date when such change becomes effective.

**10. Customer Privacy.** The Customer consents to the Financial Institution's provision to the TOS of information supplied by the Customer to the Financial Institution, as may be required by the TOS or applicable laws, rules and policies in connection with the Accounts. The Financial Institution will not be liable to the Customer for, as a result of, or in connection with the provision of such information to the TOS nor any disclosure of such information by the TOS to any other person.

**11. Term.** The term of this Agreement shall end on December 31<sup>st</sup>, 2019. Notwithstanding the foregoing, the parties to this Agreement may agree to renew the Agreement for a new term or change the terms and conditions set forth on Exhibit A without execution of a new agreement by execution and delivery of a writing signed by both parties or by delivery of a written notice of changed terms and conditions by the Financial Institution to the Customer to which the Customer does not deliver written notice of objection to the Financial Institution within 30 days after delivery of the notice from the Financial Institution to the Customer. If neither party notifies the other in writing at least 30 days before the end of the then current term of its intention to renew or terminate this Agreement or to change the terms and conditions of the Agreement for a new term, this Agreement shall automatically renew for a term of two years with the same terms and conditions as in effect immediately before the renewal.

**12. Notices.** All notices, requests and communications to a party under this Agreement must be in writing and will be deemed given if delivered personally, by facsimile, by electronic mail or by registered or certified mail (return receipt requested) to such party at its address as set forth below or such other address as such party may specify by notice to the other party.



To the Financial Institution:

Fifth Third Bank

ATTN: Amber Carter  
38 Fountain Square Plaza  
MD: 10903C  
Cincinnati, Ohio 45263

E-mail: Amber.Carter@53.com  
Facsimile: 513-534-0801

To the Customer:

CITY OF NORTH ROYALTON

ATTN: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

**13. Governing Law and Venue.** The internal laws of the State of Ohio will govern the interpretation, construction, and enforcement of this Agreement and all transactions and agreements contemplated by the Agreement, notwithstanding any state's choice of law rules to the contrary, except to the extent federal law governs. The parties agree that the sole and exclusive venue for any legal action arising out of, in connection with, or relating to this Agreement and/or the transactions and relationships between the parties contemplated by this Agreement, will be the federal district court for the Southern District of Ohio, Cincinnati Division, or any court of general jurisdiction of Hamilton County, Ohio. The parties consent to the jurisdiction of such courts and waive any claim of lack of personal jurisdiction, improper venue, and forum non conveniens.

**14. Assignment.** This Agreement may not be assigned by either party without prior written consent of the other party. Notwithstanding the foregoing, neither a merger of the Financial Institution into another financial institution, nor a sale of the Accounts to another financial institution eligible to receive public funds pursuant to Ohio Revised Code Chapter 135, along with an assignment of this Agreement, will be deemed to be an assignment.

**15. Waivers.** The waiver by either party of a breach of any provision of this Agreement by the other party or its assignee will not operate or be construed as a waiver of any subsequent breach by the breaching party. A waiver by either party will only be valid if it is in writing and signed by an authorized officer of the party making the waiver.

**16. Execution and Delivery.** The execution of this Agreement or any amendment to this Agreement in one or more counterparts and the delivery of copies and of scanned or photocopied signature pages by facsimile, electronic mail or other electronic delivery will constitute effective execution and delivery of this Agreement or any amendment.

**17. Agreements Superseded.** With respect to the subject matter of this Agreement, to the extent that there is any inconsistency between this Agreement and any other agreement between the Customer and the Financial Institution, the terms of this Agreement supersede all previous agreements. For purposes of clarification, with respect to any previous agreement between the Financial Institution and the Customer regarding the types and maximum amount of deposits to be received by the Financial Institution from the Customer, compliance with the Depository Act,

and participation by the Financial Institution and the Customer in the OPCP, this Agreement supersedes all previous oral and written agreements.

**18. Contact Persons.** Information regarding the Customer's contact persons and representatives who are authorized to view, submit or otherwise access information submitted to the Ohio Pooled Collateral System with respect to this Agreement is set forth in Exhibit A. The Customer may designate substitute contact persons and authorized representatives as the Customer deems necessary or appropriate. The Customer will promptly notify the Financial Institution of such substitutions and changes.

(Signatures on following page)

IN WITNESS WHEREOF, the undersigned have caused this Agreement for the Deposit of Public Funds to be executed by their authorized officers as of the day and year first above written.

**FIFTH THIRD BANK**

**CITY OF NORTH ROYALTON**

By: \_\_\_\_\_  
Signature

Joshua Becker  
Type or Print Name

Capital Markets Senior Manager  
Title

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Title

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Title

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Title

ORDINANCE NO. 19-42

INTRODUCED BY: Mayor Stefanik

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF THE REAR PORTION OF PERMANENT PARCEL NO. 482-12-019 CURRENTLY ZONED LOCAL BUSINESS (LB) ZONING CLASSIFICATION TO GENERAL BUSINESS (GB) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT CERINO REALTY, LLC, AND DECLARING AN EMERGENCY

**WHEREAS:** Pursuant to the Codified Ordinances of the City of North Royalton, Chapter 12 Planning and Zoning Code, Section 1266.01, an application for zoning classification change has been received from the owner of Permanent Parcel No. 482-12-019 to amend the zoning map by rezoning the rear portion of the parcel currently zoned Local Business (LB) zoning classification to General Business (GB) zoning classification; and

**WHEREAS:** In conformance with Section 1266.01, this Ordinance shall be referred to the Planning Commission for a public hearing and recommendation; and

**WHEREAS:** Council desires to approve this rezoning request.

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

**Section 1.** Council hereby amends the official zoning map of the City of North Royalton to reflect that the zoning classification of Permanent Parcel No. 482-12-019 as described in Exhibit A which is attached hereto and incorporated herein, is and henceforth shall be General Business (GB) zoning classification from and after the effective date of this Ordinance.

**Section 2.** This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

**Section 3.** 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. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to rezone the property herein described in order to provide for the orderly development of land use 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.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

APPROVED: \_\_\_\_\_  
MAYOR

DATE PASSED: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:

CITY OF NORTH ROYALTON  
APPLICATION FOR ZONING CHANGE REQUEST

APPLICANT: Cerino Realty, LLC OWNER: Same  
ADDRESS: 8922 Ridge Rd ADDRESS: \_\_\_\_\_  
North Royalton Ohio  
PHONE: 440-237-3434 PHONE: \_\_\_\_\_  
SUBJECT PARCEL ADDRESS: 8922 Ridge Rd PARCEL NO. 482-12-019  
EXISTING ZONING DISTRICT: Severe Affect PROPOSED ZONING DISTRICT: \_\_\_\_\_

**INFORMATION TO BE SUBMITTED TO COUNCIL OFFICE:**

General Business

1. Written legal description. Exhibit "A"
2. Survey/Plat Plan drawn as follows:
  - a. Set forth the dimensions of subject property (s) and bearing directions of subject property lines.
  - b. Set forth the surrounding Public Right of Way (s) (if any) along with recorded Right of Way width(s).
  - c. Set forth the surrounding properties, including any directly across any Public Right of Way, along with all such property owners names and addresses. Outline in RED color the boundary of the property included in the requested Zoning amendment.
  - d. Show Permanent Parcel Number of all properties on said survey.
3. Acreage of each parcel proposed for rezoning: See Attached - Exhibit "A"
4. Number, type & disposition of any existing buildings: 3 See Attached Exhibit "B"
5. Any deed restrictions (existing or expired). None Known
6. Proposed use of property and why change is necessary for the preservation and enjoyment of a substantial property right. Also why the change would not be detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
7. Sketch plan, showing proposed type of building, building location, driveways, parking areas, sanitary & storm sewers and water lines.

If the property involved is not registered in the same name in the County records as property owner on application, or an agent or representative applies, written notarized consent from the property owner must be presented with the application.

Applicant shall pay, to the Council Office, a fee of \$400.00 per parcel, for the processing of this application. This fee is **non-refundable** if rezoning is denied.

The applicant agrees to appear upon written or oral request before any legally constituted board, commission or representatives of the City for the purpose of clarifying any points at issue or to assist said board, commission or representative in arriving at a decision on this application.

SIGNATURE OF APPLICANT/AGENT/OWNER: Carmen C. Cerino

Date: 04/03/19

This Application must be reviewed and approved by the Building Commissioner prior to submission to the Council Office to ensure proper zoning district is being requested for proposed use.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Building Commissioner

**COUNCIL OFFICE USE ONLY**

Date received: 4-4-19 Fee Paid: \$400 Receipt No.: 59626

Referred to Engineering Dept. to review legal: 4-8-19 Engineering Dept. approved legal: 4-10-19

Planning Commission Recommendation: \_\_\_\_\_

Building & Building Codes Committee Recommendation: \_\_\_\_\_

City Council Recommendation: \_\_\_\_\_

Referral to Voters: \_\_\_\_\_ Voters: Approved \_\_\_\_\_ Defeated \_\_\_\_\_



Rezoning #1

April 3, 2019

PPN 482-12-019

Laura Haller

8922 RIDGE RD

City of North Royalton

14600 State Road

North Royalton, Ohio 44133

Re: Rezoning Of 8922 Ridge Road

Dear Honorable Laura Haller:

Please find attached a rezoning application for the above mention property to bring the zoning on the two parcels to General Business. This change is in the best interest of the community for the preservation and enjoyment of a substantial property right since . The parcel currently has dual zoning classifications at this point and the change will provide for the health and safety of the community, as well as the coordination of the zoning on these parcels that will further assist the community in planning and general welfare.

Please find attached two applications, one for Parcel Nos. 482-12-019 and 482-12-020 with attached exhibits detailing the description of the coordination requested. Please feel free to contact the undersigned with any questions.

Best regards,

A handwritten signature in dark ink, appearing to read "William E. Snow", is written over a horizontal line.

William E. Snow

Realtor

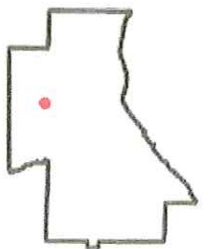
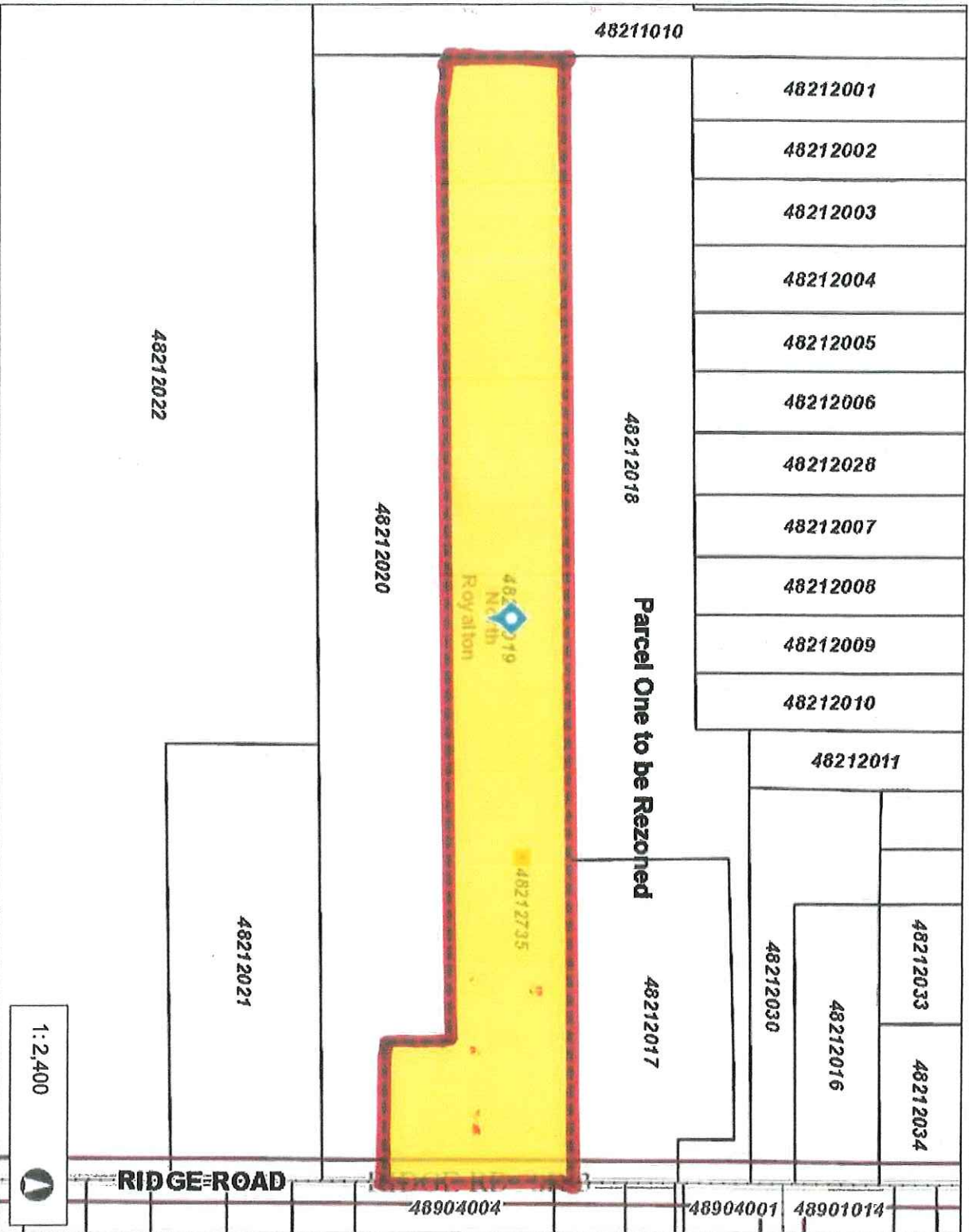
WES

130 North Miller Road, Fairlawn, Ohio 44333 - 330-990-0256





# Cuyahoga County GIS Viewer



Date Created: 3/22/2019

## Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





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Date Created: 9/28/2018

- Legend**
- ☐ Municipalities
  - ☒ Point Parcels
  - ☐ Air Parcels
  - ☐ Right Of Way
  - ☐ Platted Centerlines
  - ☐ Parcels

1-2,400

—Cuyahoga County—  
**Enterprise GIS**  
PUTTING CUYAHOGA COUNTY ON THE MAP



## Exhibit A

### ADDRESS

8922 Ridge Road  
North Royalton, Ohio 44133  
Permanent Parcel No.(s) 482-12-019 L/W 482-12-020  
Order No 253148

### LEGAL DESCRIPTION

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

And known as being part of Original Royalton Township Lot No. 11 and bounded and described as follows:

#### Parcel No. 1

Beginning on the center line of Ridge Road (60 feet wide) at the Southeasterly corner of a parcel of land conveyed to James and Sarah Cherry, by deed dated November 11, 1926 and recorded in Volume 3473, Page 28 of Cuyahoga County Records; thence South  $89^{\circ} 07' 20''$  West, 180 feet along the Southerly line of land so conveyed to James and Sarah Cherry to a corner thereof; thence due North 90 feet along a Westerly line of land so conveyed to James and Sarah Cherry to an inner corner thereof; thence South  $89^{\circ} 07' 20''$  West, 1362.15 feet along a Southerly line of land so conveyed to James and Sarah Cherry to the Southwesterly corner thereof; thence North  $0^{\circ} 00' 20''$  East, 160 feet along the Westerly line of land so conveyed to James and Sarah Cherry to a point; thence North  $89^{\circ} 07' 20''$  East, 1542.13 feet parallel with the Southerly line of land so conveyed to James and Sarah Cherry to a point in the center line of Ridge Road; thence due South 250 feet along the said center line of Ridge Road to the place of beginning and containing 6.036 acres of land, according to a survey made November, 1936, by Cleveland Surveys, Inc., Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

#### Parcel No. 2

Beginning in the center line of Ridge Road at the Northeasterly corner of a parcel of land conveyed by George W. Zeuch et al, to John Verboek by deed dated April 5, 1924 and recorded in Volume 3013, Page 91 of Cuyahoga County Records; thence Northerly along said center line of Ridge Road, 90 feet; thence Westerly parallel with the Northerly line of land so conveyed to John Verboek, 180 feet; thence Northerly parallel with said center line of Ridge Road, 90 feet; thence Westerly parallel with the Northerly line of land so conveyed to John Verboek, 1362 feet; thence Southerly parallel with said center line of Ridge Road, 180 feet to the Northerly line of land so

conveyed to John Verboek; thence Easterly along said Northerly line, 1542 feet to the place of beginning, containing 6 acres of land, be the same more or less, but subject to all legal highways. 6

PPN'S: 482-12-019 and 482-12-020

Exhibit B

Building Details



# CUYAHOGA COUNTY, MyPlace

Search

Entire County

☒ Owner

☐ Parcel

☐ Address

48212019 | CERINO REALTY LLC. | 8922 RIDGE RD | NORTH ROYALTON | 44133

X

Q

View Map

## PROPERTY DATA

General Information

Transfers

Values

Land

Building Information

Building Sketch

Other Improvements

Permits

Property Summary Report

## TAXES

Tax Bill

View/Pay Tax Bill

## LEGAL RECORDINGS

Get a Document List

## ACTIVITY

Informal Reviews

Board of Revisions Cases

482-12-019  
CERINO REALTY LLC.  
8922 RIDGE RD  
NORTH ROYALTON, OH. 44133

# Building Information

**Building ID**

1

**Construction Class**

CLASS C

**Basement Type**

PART

**Total Story Height**

1

**Usable Area**

6515

**Condition**

GOOD

**Date Build**

1910

**Date Remodeled****Exterior Walls**

CNC BLK

**Framing**

FIRE RESISTANT

**Roof Type**

FLAT

**Roof Covering**

COMPOSITION

**Office Area****Mezzanine Area****Mezzanine Finish****Wall Height**

9

**Heat Type**

FORCED-AIR

**Air Conditioning**

CENTRAL

**Number Of Occurances****Office Finish****Retail Area****Retail Finish****Number of Units**

0

**Total Fixtures**

12

**Bathrooms**

0

**Half Baths**

3

# Site Uses

## Use Description

## Floor Level

## Area

REST-BSM-STG

BMT

450

RESTAURANT

1ST

6,515

# Building Information

## Building ID

2

## Construction Class

CLASS C

## Basement Type

SLAB

## Total Story Height

1

## Usable Area

14160

## Condition

GOOD

## Date Build

1972

## Date Remodeled

## Exterior Walls

STUCCO

## Framing

FIRE RESISTANT

## Roof Type

FLAT

## Roof Covering

COMPOSITION

## Office Area

## Mezzanine Area

## Mezzanine Finish

## Wall Height

14

## Heat Type

FORCED-AIR

## Air Conditioning

CENTRAL

## Number Of Occurances

## Office Finish

## Retail Area

## Retail Finish

## Number of Units



**Total Fixtures**

15

**Bathrooms**

0

**Half Baths**

0

## Site Uses

**Use Description**

RESTAURANT

**Floor Level**

1ST

**Area**

14,160

## Building Information

**Building ID**

3

**Construction Class**

CLASS C

**Basement Type**

PART

**Total Story Height**

1

**Usable Area**

12795

**Condition**

GOOD

**Date Build**

1973

**Date Remodeled****Exterior Walls**

STUCCO

**Framing**

FIRE RESISTANT

**Roof Type**

FLAT

**Roof Covering**

COMPOSITION

**Office Area****Mezzanine Area****Mezzanine Finish****Wall Height**

14

**Heat Type**

FORCED-AIR

**Air Conditioning**

CENTRAL

Number Of Occurances

Office Finish

Retail Area

Retail Finish

Number of Units

Total Fixtures

23

Bathrooms

0

Half Baths

0

## Site Uses

Use Description	Floor Level	Area
REST-BSM-FAC	BMT	5,000
RESTAURANT	1ST	7,795

[Top](#)

[View Map](#)

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site.** Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.

WATER DEPARTMENT OFFICIALS SHOULD **NOT** RELY ON THIS SITE TO DETERMINE OWNERSHIP FOR CREATING NEW ACCOUNTS OR CLOSING EXISTING ONES. THE DEED OF RECORD WITH THE COUNTY FISCAL OFFICER, TRANSFER AND RECORDING DEPARTMENT SHOULD BE USED FOR PROOF OF OWNERSHIP. To search for recorded documents, click [here](#).



# Cuyahoga County GIS Viewer

48211009

48212001

48212002

48212003

48212004

48212005

48212006

48212028

48212007

48212008

48212009

48212010

48211010

48212018

48212019

48212735

48212016

48212030

48212017

48212021

48212022

48211024

48212023

48212035

1:2,400



Parcel 48212020  
North  
Royalty

48212020

BRIDGE ROAD

400

0

200

400 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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Date Created: 3/22/2019

## Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels



**Primary Owner** Cerino Realty LLC.  
**Property Address** 8922 Ridge RD North Royalton, OH 44133  
**Tax Mailing Address** CERINO REALTY LLC 8922 RIDGE RD NORTH ROYALTON, OH 44133-1869  
**Legal Description** 11 48212020  
**Property Class** NIGHTCLUB RESTAURANT  
**Parcel Number** 482-12-019  
**Taxset** North Royalton  
**Tax Year** 2018

#### Assessed Values

Land Value	\$241,360
Building Value	\$534,240
Total Value	<u>\$775,600</u>
Homestead Value	\$

#### Market Values

Land Value	\$689,600
Building Value	\$1,526,400
Total Value	<u>\$2,216,000</u>

#### Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	Y

#### Half Year Charge Amounts

Gross Tax	\$39,799.91
Less 920 Reduction	\$10,950.97
Sub Total	<u>\$28,848.94</u>
10% Reduction Amount	\$0.00
Owner Occupancy Credit	\$0.00
Homestead Reduction Amount	\$0.00
Total Assessments	<u>\$0.00</u>
Half Year Net Taxes	<u>\$28,848.94</u>

#### Rates

Full Rate	102.63
920 Reduction Rate	.27515
Effective Rate	74.391307

#### Escrow

Escrow	N
Payment Amount	\$0.00

Tax Balance Summary	Charges	Payments	Balance Due
	<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

#### 2018 (pay in 2019) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
North Royalton				
	Prior year penalty - 2017	\$2,000.00	\$916.67	\$1,083.33
	Prior year tax - 2017	\$20,000.00	\$7,333.36	\$12,666.64
	DELQ BALANCE	\$22,000.00	\$8,250.03	\$13,749.97
	1st half tax	\$28,848.94	\$28,848.94	\$0.00
	1ST HALF BALANCE	\$28,848.94	\$28,848.94	\$0.00
	2nd half tax	\$28,848.94	\$0.00	\$28,848.94
	2ND HALF BALANCE	\$28,848.94	\$0.00	\$28,848.94
		Charges	Payments	Balance Due
Total Balance		<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

\* Taxes are updated within the hour



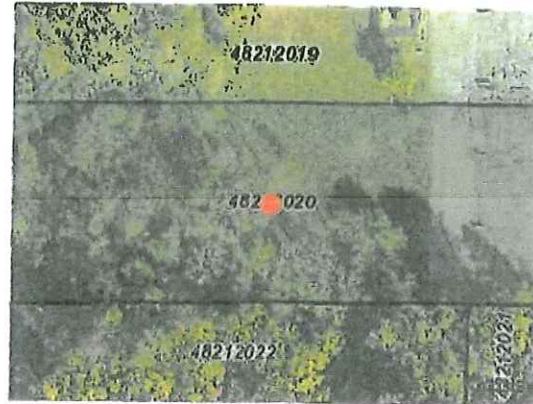
Owner	LISTED WITH
Address	
Land Use	NORTH ROYALTON, OH, 44133
Legal Description	(5799) LW - LISTED WITH
Neighborhood Code	48212019

### SKETCH

### Building C

Sketch not available for this parcel.

## MAP VIEW



## BUILDING INFORMATION

## LAND

Code	Frontage	Depth	Perage	Eq. H.
------	----------	-------	--------	--------

## VALUATION

2018 Values	Available Market Value	Excess Market Value	Adjusted Market Value	Adjusted Taxable Value
Land Value	\$0	\$0	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$0	\$0	\$0
Land Use				LISTED WITH

LISTED WITH

## PERMITS

Tax Year	Exemption	Tax Change	Exempt Change	Percent Complete	Revised Act	Notes
----------	-----------	------------	---------------	------------------	-------------	-------

## IMPROVEMENTS

Year	Description	Rate	Height Dually
------	-------------	------	---------------

## SALES

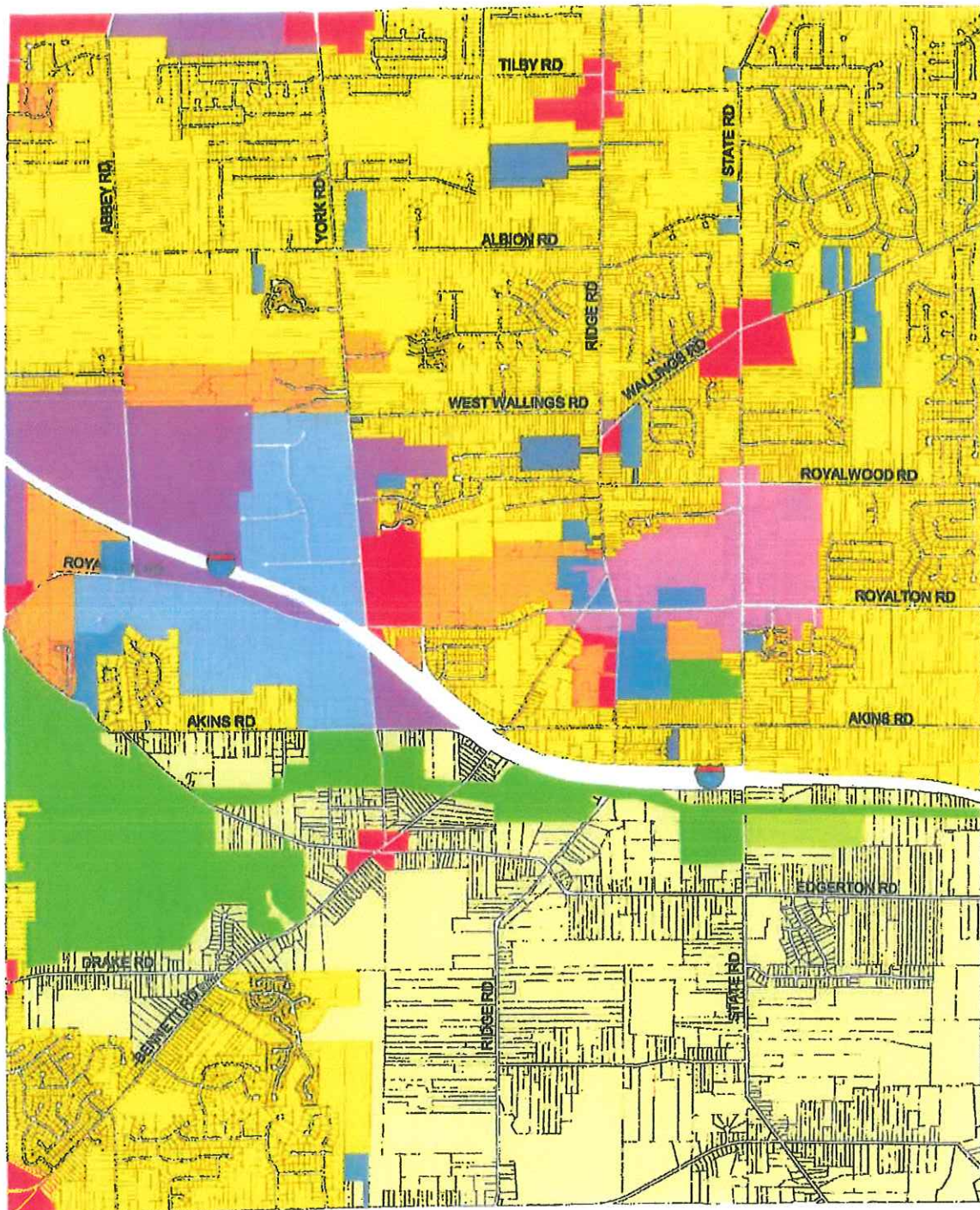
Date	Description	Seller	Price
1/1/1982	Listed With		\$0

## Taxes

2018 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$0.00	\$0.00	\$0.00



# The City of North Royalton



0.5 0 0.5 1 Miles



## LAND USE PLAN

Agricultural  
Industrial  
Institutional  
Multi Family

Research/Office  
Recreational  
Retail / Commercial  
Residential

Rural Residential  
Mixed Office/Industrial  
Mixed Use/Town Center

Utilities  
Parcels

Revised 8/30/2004

Page 38

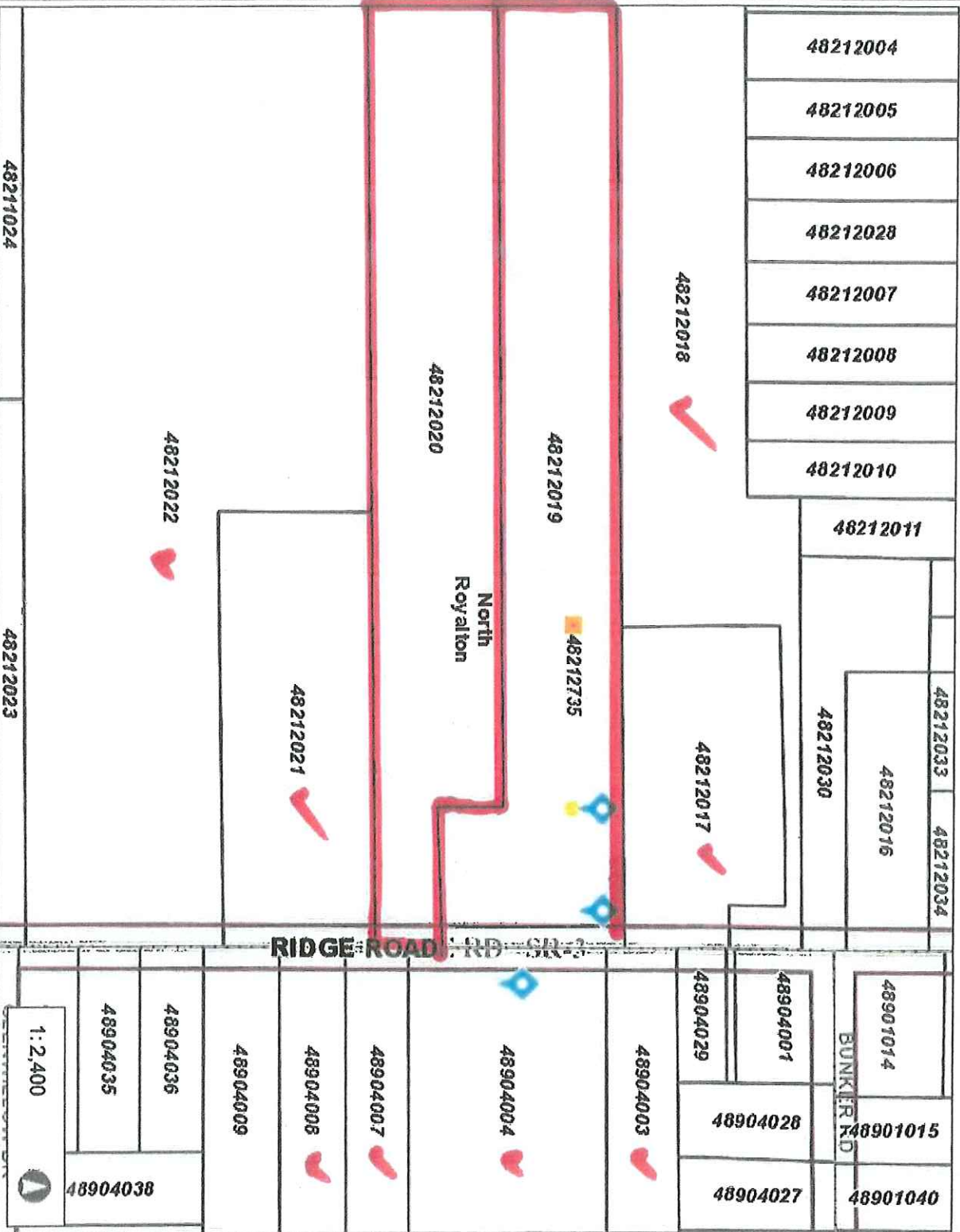
ENGINEERS  
PLANNERS  
ARCHITECTS  
Wilbur Smith Associates

8922 R.R. Rd





# Cuyahoga County GIS Viewer



Date Created: 3/25/2019

### Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
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- ☐ Parcels

400 0 200 400 Feet

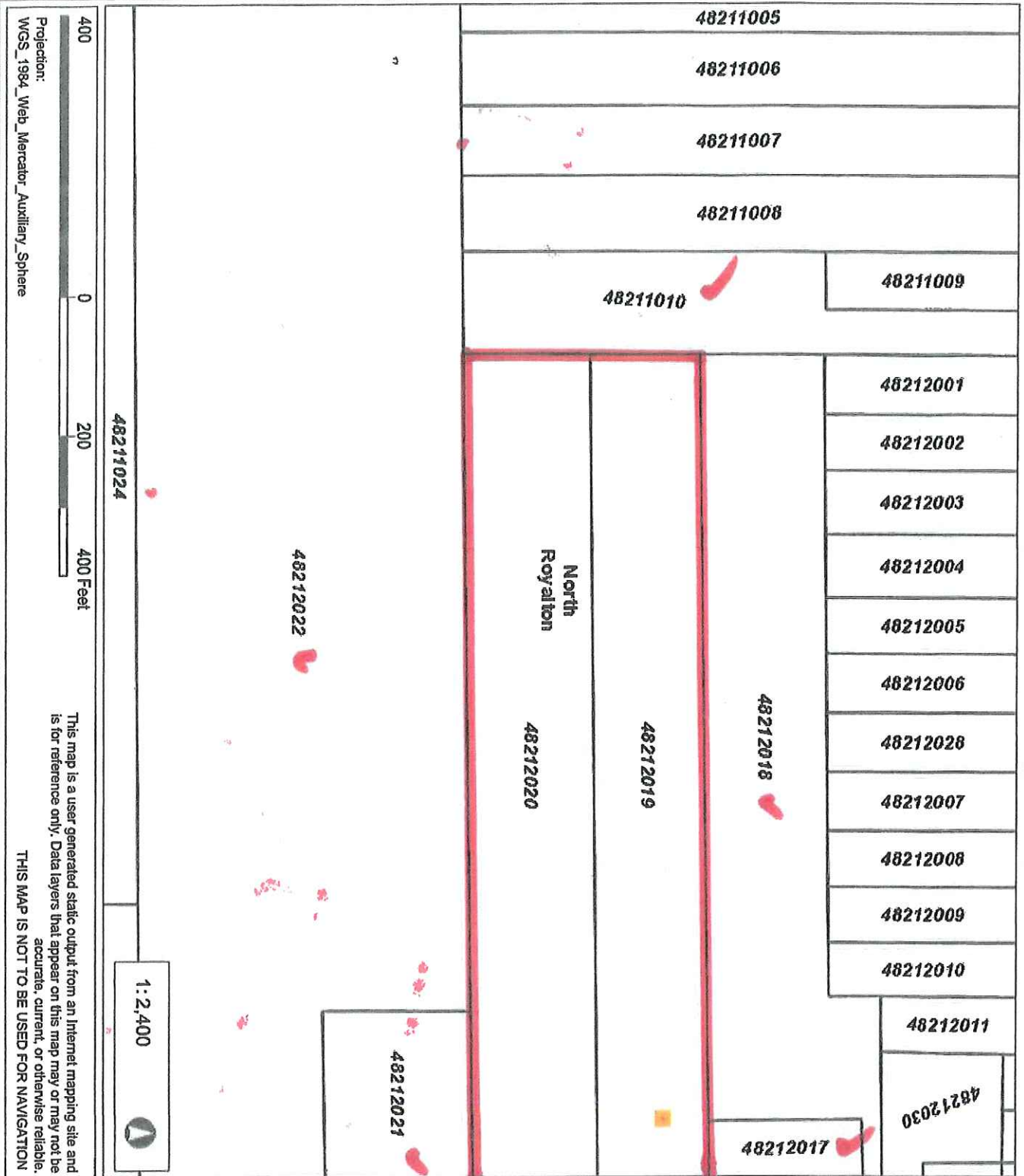
Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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Map of Adjacent Properties (1)



# Cuyahoga County GIS Viewer



400  
0  
200  
400 Feet  
Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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1:2,400



Date Created: 3/25/2019

- Legend**
- ☐ Municipalities
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  - ☐ Air Parcels
  - ☐ Right Of Way
  - ☐ Platted Centerlines
  - ☐ Parcels

Map of Hospital Properties (2)

# Notificando Proprietários

48212022 - ✓✓  
4812021 - ✓✓  
48211010 - ✓✓  
48212018 - ✓✓  
48212017 - ✓✓  
48904003 - ✓✓  
48904004 - ✓✓  
48904007 - ✓✓  
48904008 - ✓✓

ORDINANCE NO. 19-43

INTRODUCED BY: Mayor Stefanik

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF THE REAR PORTION OF PERMANENT PARCEL NO. 482-12-020 CURRENTLY ZONED RESIDENTIAL (R1A) ZONING CLASSIFICATION TO GENERAL BUSINESS (GB) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT CERINO REALTY, LLC, AND DECLARING AN EMERGENCY

**WHEREAS:** Pursuant to the Codified Ordinances of the City of North Royalton, Chapter 12 Planning and Zoning Code, Section 1266.01, an application for zoning classification change has been received from the owner of Permanent Parcel No. 482-12-020 to amend the zoning map by rezoning the rear portion of the parcel currently zoned Residential (R1A) zoning classification to General Business (GB) zoning classification; and

**WHEREAS:** In conformance with Section 1266.01, this Ordinance shall be referred to the Planning Commission for a public hearing and recommendation; and

**WHEREAS:** Council desires to approve this rezoning request.

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

**Section 1.** Council hereby amends the official zoning map of the City of North Royalton to reflect that the zoning classification of Permanent Parcel No. 482-12-020 as described in Exhibit A which is attached hereto and incorporated herein, is and henceforth shall be General Business (GB) zoning classification from and after the effective date of this Ordinance.

**Section 2.** This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

**Section 3.** 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. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to rezone the property herein described in order to provide for the orderly development of land use 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.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

APPROVED: \_\_\_\_\_  
MAYOR

DATE PASSED: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:



CITY OF NORTH ROYALTON  
APPLICATION FOR ZONING CHANGE REQUEST

APPLICANT: Cerina Realty LLC OWNER: Sono  
ADDRESS: 8922 Ridge Rd ADDRESS: \_\_\_\_\_  
North Royalton Ohio  
PHONE: 440-237-3434 PHONE: \_\_\_\_\_  
SUBJECT PARCEL ADDRESS: 8922 Ridge Rd PARCEL NO. 482-12-020  
EXISTING ZONING DISTRICT: Several PROPOSED ZONING DISTRICT: \_\_\_\_\_

**INFORMATION TO BE SUBMITTED TO COUNCIL OFFICE:**

General Board

1. Written legal description. Exhibit "A"
2. Survey/Plat Plan drawn as follows:
  - a. Set forth the dimensions of subject property (s) and bearing directions of subject property lines.
  - b. Set forth the surrounding Public Right of Way (s) (if any) along with recorded Right of Way width(s).
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  - d. Show Permanent Parcel Number of all properties on said survey.
3. Acreage of each parcel proposed for rezoning: See Attach Exhibit "A"
4. Number, type & disposition of any existing buildings: No Buildings
5. Any deed restrictions (existing or expired). None Known of
6. Proposed use of property and why change is necessary for the preservation and enjoyment of a substantial property right. Also why the change would not be detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.
7. Sketch plan, showing proposed type of building, building location, driveways, parking areas, sanitary & storm sewers and water lines.

If the property involved is not registered in the same name in the County records as property owner on application, or an agent or representative applies, written notarized consent from the property owner must be presented with the application.

Applicant shall pay, to the Council Office, a fee of \$400.00 per parcel, for the processing of this application. This fee is non-refundable if rezoning is denied.

The applicant agrees to appear upon written or oral request before any legally constituted board, commission or representatives of the City for the purpose of clarifying any points at issue or to assist said board, commission or representative in arriving at a decision on this application.

SIGNATURE OF APPLICANT/AGENT/OWNER: Carmen C. Cerino

Date: 04/03/19

This Application must be reviewed and approved by the Building Commissioner prior to submission to the Council Office to ensure proper zoning district is being requested for proposed use.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Building Commissioner

**COUNCIL OFFICE USE ONLY**

Date received: 4-4-19 Fee Paid: \$400 Receipt No.: 59626

Referred to Engineering Dept. to review legal: 4-8-19 Engineering Dept. approved legal: 4-10-19

Planning Commission Recommendation: \_\_\_\_\_

Building & Building Codes Committee Recommendation: \_\_\_\_\_

City Council Recommendation: \_\_\_\_\_

Referral to Voters: \_\_\_\_\_ Voters: Approved \_\_\_\_\_ Defeated \_\_\_\_\_



Rezoning #2



April 3, 2019

PAN # 482-12-020

Laura Haller

City of North Royalton

14600 State Road

North Royalton, Ohio 44133

8922 RIDGE RD

Re: Rezoning Of 8922 Ridge Road

Dear Honorable Laura Haller:

Please find attached a rezoning application for the above mention property to bring the zoning on the two parcels to General Business. This change is in the best interest of the community for the preservation and enjoyment of a substantial property right since . The parcel currently has dual zoning classifications at this point and the change will provide for the health and safety of the community, as well as the coordination of the zoning on these parcels that will further assist the community in planning and general welfare.

Please find attached two applications, one for Parcel Nos. 482-12-019 and 482-12-020 with attached exhibits detailing the description of the coordination requested. Please feel free to contact the undersigned with any questions.

Best regards,

A handwritten signature in dark ink, appearing to read "William E. Snow", is written over a horizontal line.

William E. Snow

Realtor

WES



# Cuyahoga County GIS Viewer

48211009

48212001

48212002

48212003

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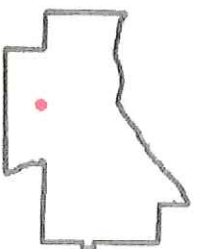


48211010

Parcel 48212020  
North  
Royalton



RR RIDGE ROAD



Date Created: 3/22/2019

## Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
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- ☐ Platted Centerlines
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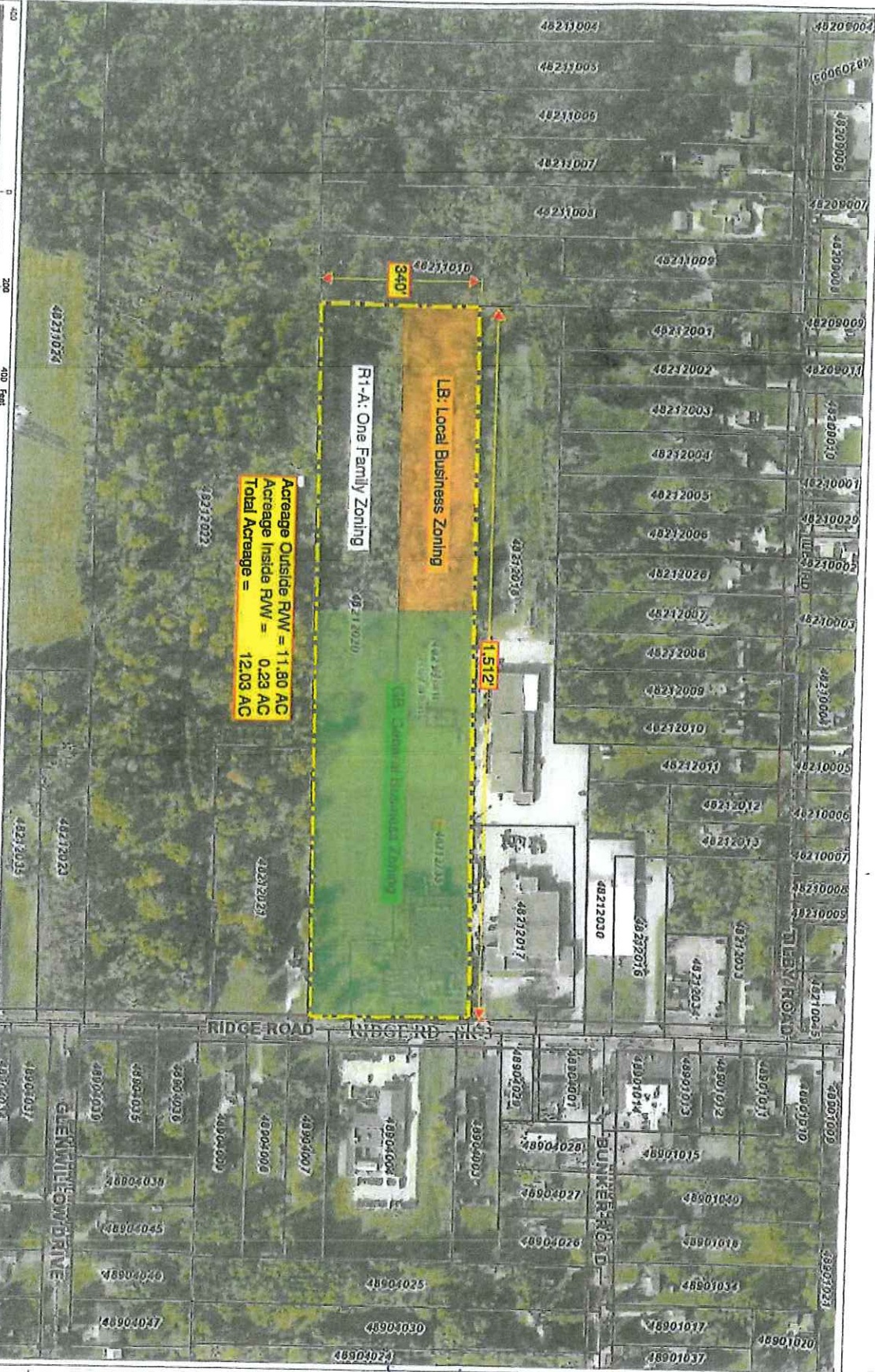
THIS MAP IS NOT TO BE USED FOR NAVIGATION





PPN: 482-12-019

Projection:  
WGS 1984, Web, Mercator, Auxiliary, Sphere



This map is a just generated static output from an internal mapping site and is for reference only. Data layers that appear on the map may not be accurate, current, or available.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Date Created: 9/28/2018
- Legend
- ☐ Municipality
  - ☐ Point Parcels
  - ☐ Air Parcels
  - ☐ Right Of Way
  - ☐ Planned Communities
  - ☐ Parcels

CLC-9  
UB-2  
R1A-25

1:2,400



Cuyahoga County  
Enterprise GIS  
PLANNING DEPARTMENT



## Exhibit A

### ADDRESS

8922 Ridge Road  
North Royalton, Ohio 44133  
Permanent Parcel No.(s) 482-12-019 L/W 482-12-020  
Order No 253148

### LEGAL DESCRIPTION

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

And known as being part of Original Royalton Township Lot No. 11 and bounded and described as follows:

#### Parcel No. 1

Beginning on the center line of Ridge Road (60 feet wide) at the Southeasterly corner of a parcel of land conveyed to James and Sarah Cherry, by deed dated November 11, 1926 and recorded in Volume 3473, Page 28 of Cuyahoga County Records; thence South  $89^{\circ} 07' 20''$  West, 180 feet along the Southerly line of land so conveyed to James and Sarah Cherry to a corner thereof; thence due North 90 feet along a Westerly line of land so conveyed to James and Sarah Cherry to an inner corner thereof; thence South  $89^{\circ} 07' 20''$  West, 1362.15 feet along a Southerly line of land so conveyed to James and Sarah Cherry to the Southwesterly corner thereof; thence North  $0^{\circ} 00' 20''$  East, 160 feet along the Westerly line of land so conveyed to James and Sarah Cherry to a point; thence North  $89^{\circ} 07' 20''$  East, 1542.13 feet parallel with the Southerly line of land so conveyed to James and Sarah Cherry to a point in the center line of Ridge Road; thence due South 250 feet along the said center line of Ridge Road to the place of beginning and containing 6.036 acres of land, according to a survey made November, 1936, by Cleveland Surveys, Inc., Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

#### Parcel No. 2

Beginning in the center line of Ridge Road at the Northeasterly corner of a parcel of land conveyed by George W. Zeuch et al, to John Verboek by deed dated April 5, 1924 and recorded in Volume 3013, Page 91 of Cuyahoga County Records; thence Northerly along said center line of Ridge Road, 90 feet; thence Westerly parallel with the Northerly line of land so conveyed to John Verboek, 180 feet; thence Northerly parallel with said center line of Ridge Road, 90 feet; thence Westerly parallel with the Northerly line of land so conveyed to John Verboek, 1362 feet; thence Southerly parallel with said center line of Ridge Road, 180 feet to the Northerly line of land so

conveyed to John Verboek; thence Easterly along said Northerly line, 1542 feet to the place of beginning, containing 6 acres of land, be the same more or less, but subject to all legal highways.

6

PPN'S: 482-12-019 and 482-12-020

**Primary Owner** Cerino Realty LLC.  
**Property Address** 8922 Ridge RD North Royalton, OH 44133  
**Tax Mailing Address** CERINO REALTY LLC 8922 RIDGE RD NORTH ROYALTON, OH 44133-1869  
**Legal Description** 11 48212020  
**Property Class** NIGHTCLUB RESTAURANT  
**Parcel Number** 482-12-019  
**Taxset** North Royalton  
**Tax Year** 2018

#### Assessed Values

Land Value	\$241,360
Building Value	\$534,240
Total Value	<u>\$775,600</u>
Homestead Value	\$

#### Market Values

Land Value	\$689,600
Building Value	\$1,526,400
Total Value	<u>\$2,216,000</u>

#### Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	Y

#### Half Year Charge Amounts

Gross Tax	\$39,799.91
Less 920 Reduction	\$10,950.97
Sub Total	<u>\$28,848.94</u>

#### Rates

Full Rate	102.63
920 Reduction Rate	.27515
Effective Rate	74.391307

#### Escrow

Escrow	N
Payment Amount	\$0.00

10% Reduction Amount	\$0.00
Owner Occupancy Credit	\$0.00
Homestead Reduction Amount	\$0.00
Total Assessments	<u>\$0.00</u>
Half Year Net Taxes	<u>\$28,848.94</u>

Tax Balance Summary	<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
	<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

#### 2018 (pay in 2019) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
North Royalton				
	Prior year penalty - 2017	\$2,000.00	\$916.67	\$1,083.33
	Prior year tax - 2017	\$20,000.00	\$7,333.36	\$12,666.64
	DELQ BALANCE	\$22,000.00	\$8,250.03	\$13,749.97
	1st half tax	\$28,848.94	\$28,848.94	\$0.00
	1ST HALF BALANCE	\$28,848.94	\$28,848.94	\$0.00
	2nd half tax	\$28,848.94	\$0.00	\$28,848.94
	2ND HALF BALANCE	\$28,848.94	\$0.00	\$28,848.94
		<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
		<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

\* Taxes are updated within the hour





# Cuyahoga County, Ohio - Property Summary Report

Parcel: 482-12-020



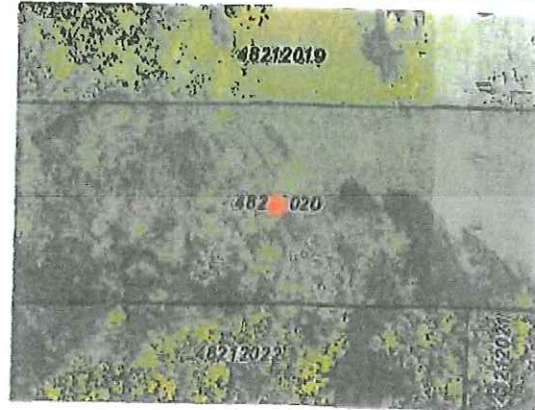
Owner LISTED WITH  
Address  
Land Use NORTH ROYALTON, OH. 44133  
Legal Description (5799) LW - LISTED WITH  
Neighborhood Code 48212019

## SKETCH

Building 0

Sketch not available for this parcel.

## MAP VIEW



## BUILDING INFORMATION

### LAND

Size: 1.00 Acres | Zoning: R-1 | Use: Residential

### VALUATION

2018 Value	2018 Market Value	2018 Assessed Value	2018 Taxable Value	2018 Total Value
Land Value	\$0	\$0	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$0	\$0	\$0
Land Use				\$0

LISTED WITH

### PERMITS

Permit Type: None | Status: None | Description: None

### IMPROVEMENTS

Improvement Type: None | Status: None | Description: None

### SALES

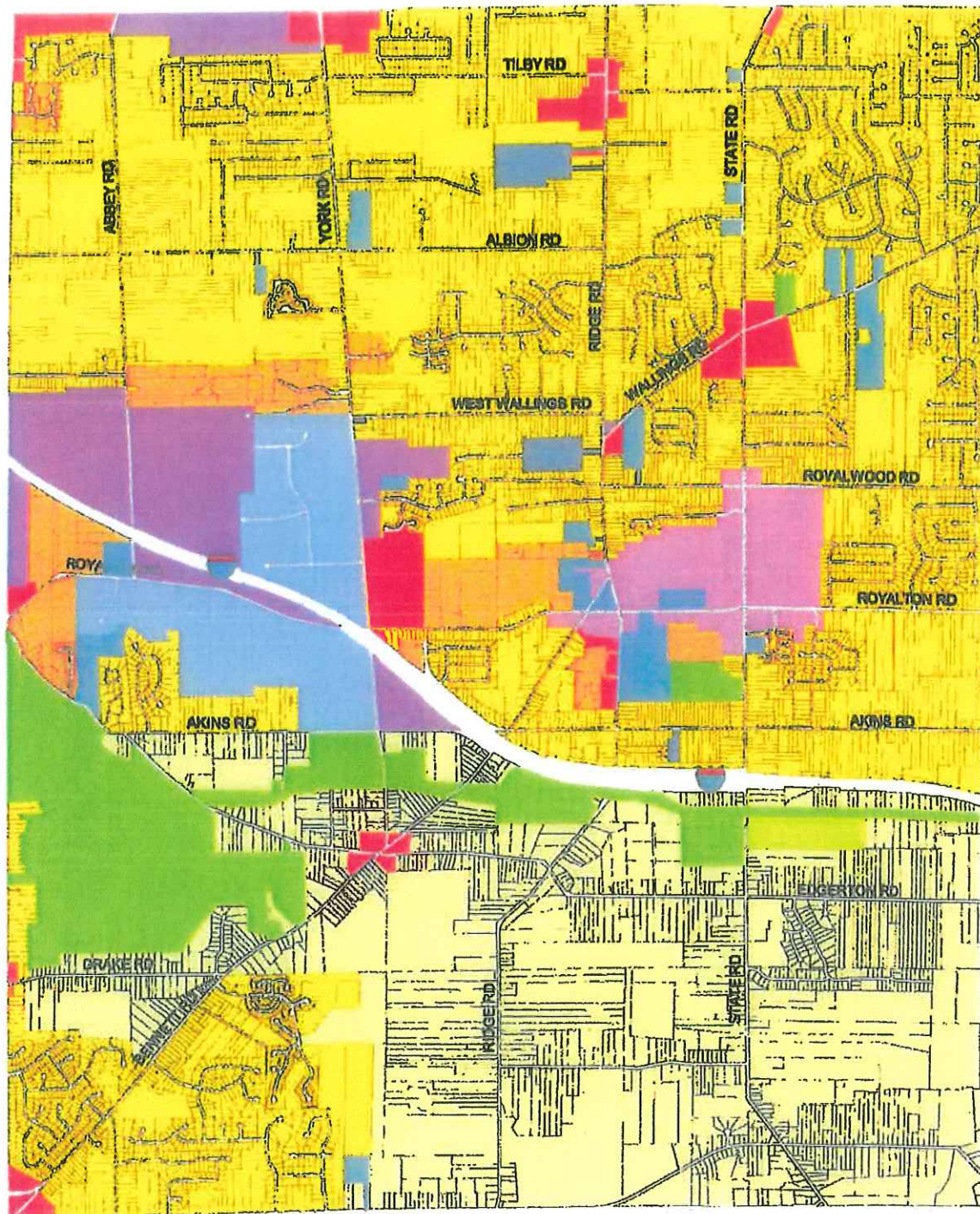
Date	Buyer	Seller	Price
1/1/1982	Listed With		\$0

### TAXES

Tax Balance Summary	2018 Taxes	2018 Change	2018 Payments	2018 Balance Due
	\$0.00	\$0.00	\$0.00	\$0.00



# The City of North Royalton



0.5 0 0.5 1 Miles



## LAND USE PLAN

- |               |                     |                         |
|---------------|---------------------|-------------------------|
| Agricultural  | Research/Office     | Rural Residential       |
| Industrial    | Retail / Commercial | Mixed Office/Industrial |
| Institutional | Residential         | Mixed Use/Town Center   |
| Multi Family  |                     |                         |

- Utilities  
 Parcels

Revised 8/30/2004

Page 38



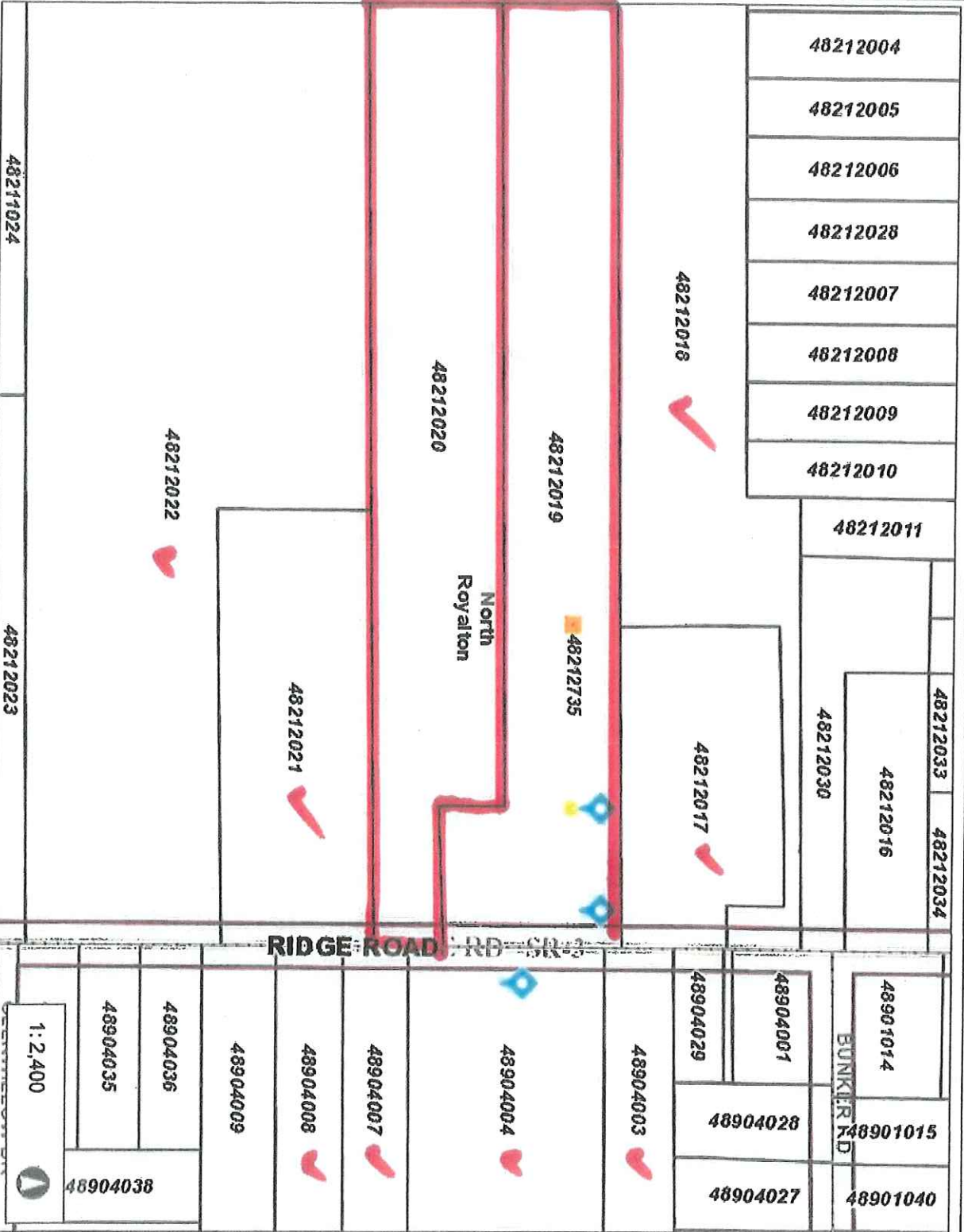
Wilbur Smith Associates

8922 Ridge Rd





# Cuyahoga County GIS Viewer



Date Created: 3/25/2019

### Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels

400 0 200 400 Feet

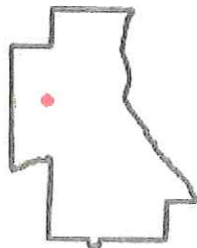
Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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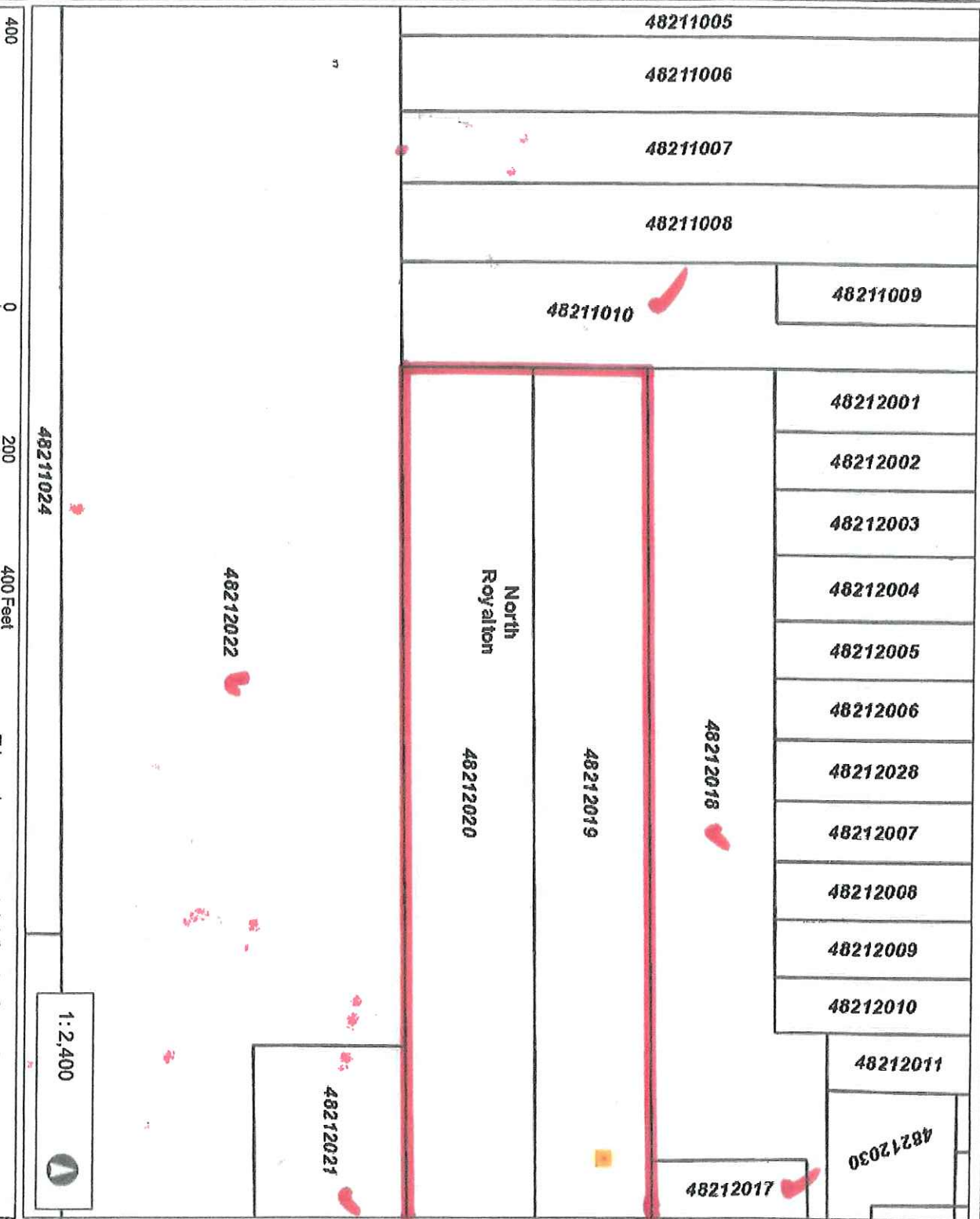
# Cuyahoga County GIS Viewer



Date Created: 3/25/2019

## Legend

- ☐ Municipalities
- ☒ Point Parcels
- ☐ Air Parcels
- ☐ Right Of Way
- ☐ Platted Centerlines
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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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**Legal Description** 11 48212020  
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Total Value	<u>\$2,216,000</u>

#### Flags

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Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	Y

#### Half Year Charge Amounts

Gross Tax	\$39,799.91
Less 920 Reduction	\$10,950.97
Sub Total	<u>\$28,848.94</u>

#### Rates

Full Rate	102.63
920 Reduction Rate	.27515
Effective Rate	74.391307

#### Escrow

Escrow	N
Payment Amount	\$0.00

10% Reduction Amount	\$0.00
Owner Occupancy Credit	\$0.00
Homestead Reduction Amount	\$0.00
Total Assessments	<u>\$0.00</u>
Half Year Net Taxes	<u>\$28,848.94</u>

Tax Balance Summary	<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
	<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

#### 2018 (pay in 2019) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
North Royalton				
	Prior year penalty - 2017	\$2,000.00	\$916.67	\$1,083.33
	Prior year tax - 2017	\$20,000.00	\$7,333.36	\$12,666.64
	DELQ BALANCE	\$22,000.00	\$8,250.03	\$13,749.97
	1st half tax	\$28,848.94	\$28,848.94	\$0.00
	1ST HALF BALANCE	\$28,848.94	\$28,848.94	\$0.00
	2nd half tax	\$28,848.94	\$0.00	\$28,848.94
	2ND HALF BALANCE	\$28,848.94	\$0.00	\$28,848.94
		<b>Charges</b>	<b>Payments</b>	<b>Balance Due</b>
		<b>\$79,697.88</b>	<b>\$37,098.97</b>	<b>\$42,598.91</b>

\* Taxes are updated within the hour





# Cuyahoga County, Ohio - Property Summary Report

Parcel: 482-12-020



Owner LISTED WITH  
Address  
Land Use NORTH ROYALTON, OH. 44133  
Legal Description (5799) LW - LISTED WITH  
Neighborhood Code 48212019

## SKETCH

Building 0

Sketch not available for this parcel.

## MAP VIEW



## BUILDING INFORMATION

### LAND

Acres	Depth	Acreage	Sq Ft
-------	-------	---------	-------

### VALUATION

2018 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$0	\$0	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$0	\$0	\$0
Land Use	LISTED WITH			

### PERMITS

Year	Exempt Change	Percent Complete	Reinspect
------	---------------	------------------	-----------

### IMPROVEMENTS

Year	Size	Height/Depth
------	------	--------------

### SALES

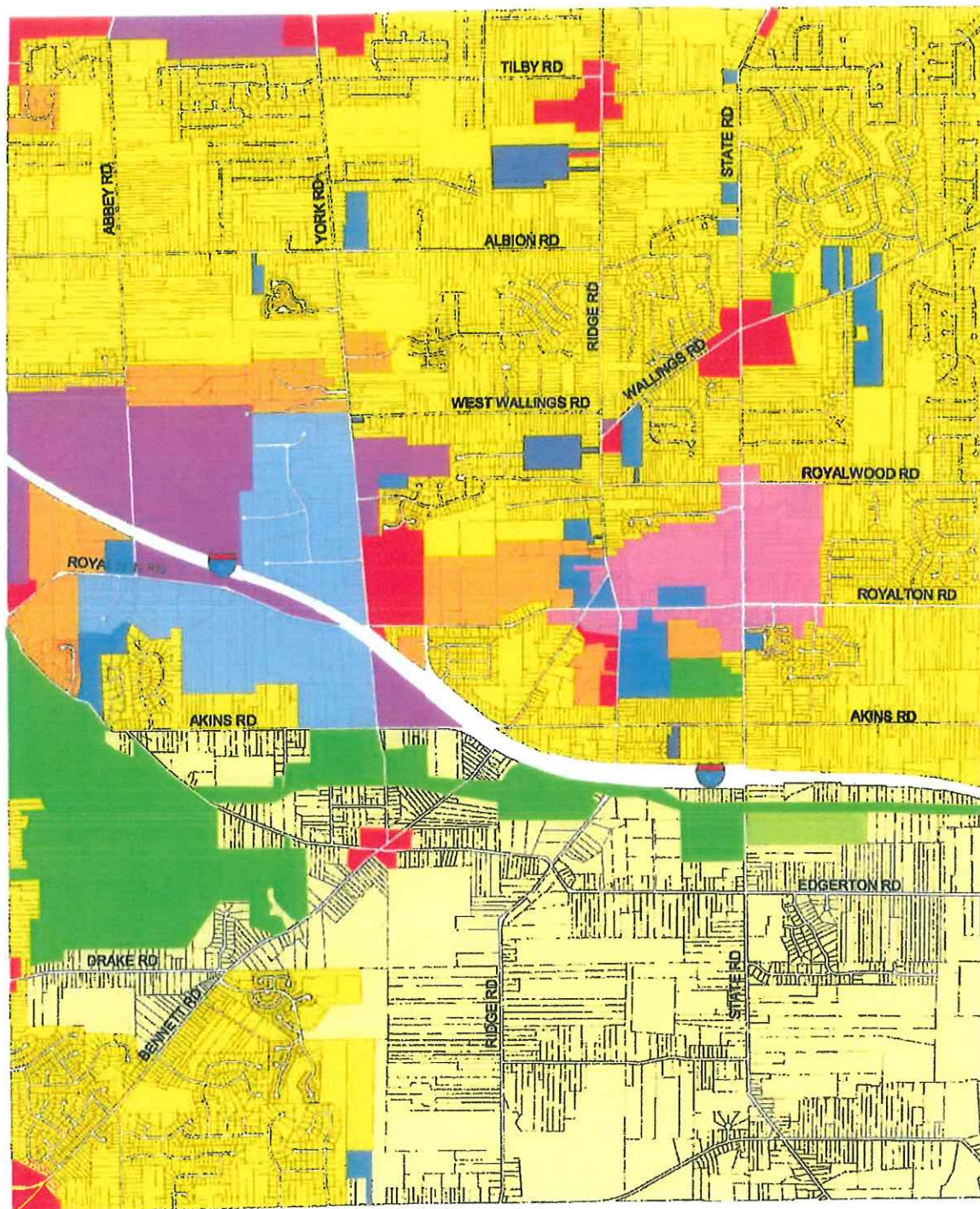
Date	Seller	Buyer
1/1/1982	Listed With	\$0

### Taxes

2018 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$0.00	\$0.00	\$0.00



# The City of North Royalton



0.5 0 0.5 1 Miles



Revised 8/30/2004

## LAND USE PLAN

- |               |                     |                         |
|---------------|---------------------|-------------------------|
| Agricultural  | Research/Office     | Rural Residential       |
| Industrial    | Recreational        | Mixed Office/Industrial |
| Institutional | Retail / Commercial | Mixed Use/Town Center   |
| Multi Family  | Residential         |                         |

- Utilities  
 Parcels

Page 38



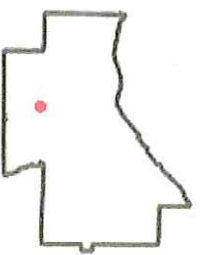
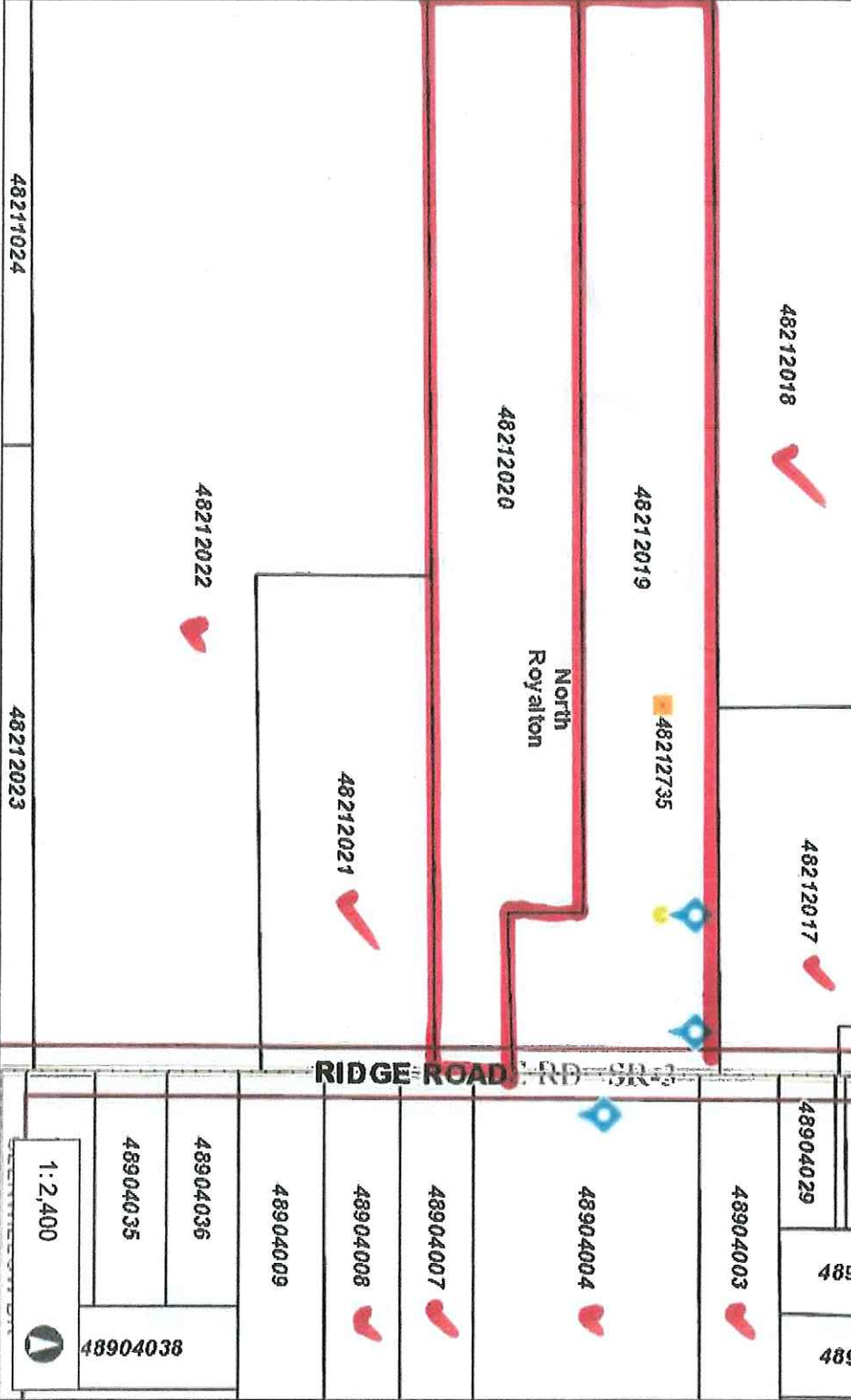
8922 Ridge Rd





# Cuyahoga County GIS Viewer

48212004	48212005	48212006	48212028	48212007	48212008	48212009	48212010
48212011							
48212030							
48212033							
48212034							
48212016							
48901014							
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48901040							
48904001							
48904028							
48904027							
48904029							
48904003							
48904004							
48904007							
48904008							
48904009							
48904036							
48904035							
48904038							



Date Created: 3/25/2019

## Legend

- ☐ Municipalities
- ☒ Point Parcels
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- ☐ Platted Centerlines
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400 0 200 400 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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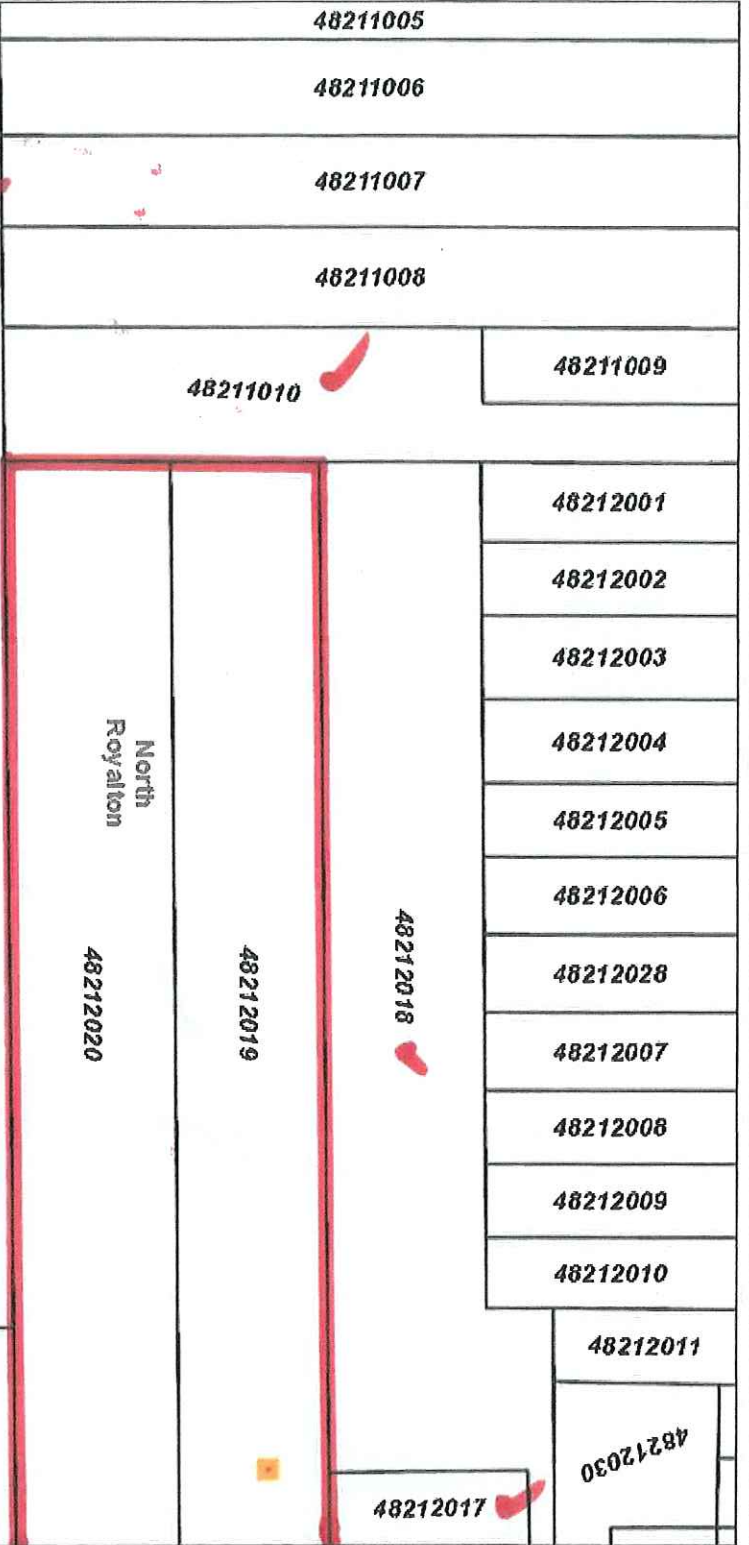
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Map of Adams Properties (1)





# Cuyahoga County GIS Viewer



400 0 200 400 Feet

48211024

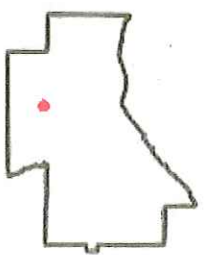
1:2,400



Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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Date Created: 3/25/2019

## Legend

- ☐ Municipalities
- ☒ Point Parcels
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- ☐ Right Of Way
- ☐ Platted Centerlines
- ☐ Parcels

Map of Malone Property (2)

## Notefield Properties

48212022 - ✓✓  
4812021 - ✓✓  
48211010 - ✓✓  
48212018 - ✓✓  
48212017 - ✓✓  
48904003 - ✓✓  
48904004 - ✓✓  
48904007 - ✓✓  
48904008 - ✓✓

AN ORDINANCE ACCEPTING THE DEDICATION OF APPROXIMATELY 892 FEET OF TREELINE TRAIL AND 1,660 FEET OF MEADOWVIEW DRIVE IN THE PROPOSED MEADOWVIEW SUBDIVISION FROM BDC REAL ESTATE MANAGEMENT AND DEVELOPMENT, AND DECLARING AN EMERGENCY

- WHEREAS: There has been submitted to Council a plat signed by all necessary parties thereon, dedicating to the city approximately 892 feet of Treeline Trail and 1,660 feet of Meadowview Drive in the proposed Meadowview Subdivision from BDC Real Estate Management and Development; and
- WHEREAS: The City Engineer has reported to Council that the required improvements are in place, the title insurance and the street right-of-way have been received, and the terms or conditions have been met and Council desires to approve said plat and accept such dedication.

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

- Section 1. The dedication plat for approximately 892 feet of Treeline Trail and 1,660 feet of Meadowview Drive in the proposed Meadowview Subdivision from BDC Real Estate Management and Development as approved by the City Engineer is hereby accepted, approved, and ordered to be recorded by the developer in the Office of the Recorder of Cuyahoga County, Ohio.
- Section 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.
- Section 3. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to provide for the dedication of the aforementioned properties so that work can commence.

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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:



# Builders & Developers Company, Inc.

27201 Royalton Road, Columbia Station, Ohio 44028  
(440) 236-3975 Fax (440) 236-8153

March 21, 2019

Mark Schmitzer, P.E.  
City Engineer  
City of North Royalton  
11545 Royalton Road  
North Royalton, Ohio 44133

Dear Mark Schmitzer:

We respectfully request the Dedication of the Meadowview Subdivision on Abbey Road south of Sprague Road, including Treeline Trail and Meadowview Court and would like to be placed on the next City Council agenda.

Thank you.

A handwritten signature in dark ink, appearing to read 'Richard J. Beran', written in a cursive style.

Richard J. Beran